



Rizzetta & Company

# **Waters Edge Community Development District**

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**Board of Supervisor's Regular  
Meeting  
July 24, 2025**

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

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

# **WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT**

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

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

## **Board of Supervisors**

Timothy Haslett	Chairman
George Anastasopoulos	Vice Chairman
Gabriel Papadopoulos	Assistant Secretary
Craig Pettitt	Assistant Secretary

## **District Manager**

Wesley Elias	Rizzetta & Company, Inc.
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## **District Counsel**

Michael Broadus	Straley Robin & Vericker
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## **District Engineer**

Frank Nolte	Stantec
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**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) 994-1001. 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](http://www.watersedgecdd.org)

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

7/17/2025

## FINAL 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, July 24, 2025, at 5:00 p.m. at the Water's Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654**. The following is the agenda for this meeting.

### **BOS MEETING**

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**

- A. Aquatics Manager Monthly Report .....Tab 1
- B. District Engineer .....Tab 2
- C. PSA Landscape Inspection Reports.....Tab 3
  - i. Review of Tree Removal Pictures .....Tab 4
- D. Reclaimed Water Usage Reports .....Tab 5
- E. District Counsel
- F. District Manager Report .....Tab 6

### **4. BUSINESS ITEMS**

- A. Public Hearing on Fiscal Year 2025-2026 Final Budget
  - i. Consideration of Resolution 2025-06; Adopting Fiscal Year 2025-2026 Budget .....Tab 7
- B. Public Hearing on Fiscal Year 2025-2026 Assessments
  - i. Consideration of Resolution 2025-07; Levying O&M Assessments for Fiscal Year 2025-2026 .....Tab 8
- C. Consideration of Resolution 2025-08; Setting the Meeting Schedule for Fiscal Year 2025-2026.....Tab 9
- D. Consideration of Revised Pump House Electronics Proposals.....Tab 10
- E. Consideration of Grau and Associates Audit Engagement Letter.....Tab 11
- F. Discussion of Easements

**5. BUSINESS ADMINISTRATION**

- A. Consideration of Minutes of the Board of Supervisors'  
Regular Meeting held on June 26, 2025.....Tab 12
- B. Consideration of Operations and Maintenance  
Expenditures for June 2025.....Tab 13

**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) 994-1001.

Sincerely,

*Wesley Elias*

Wesley Elias  
District Manager



## **Tab 1**



# MONTHLY REPORT

JULY, 2025





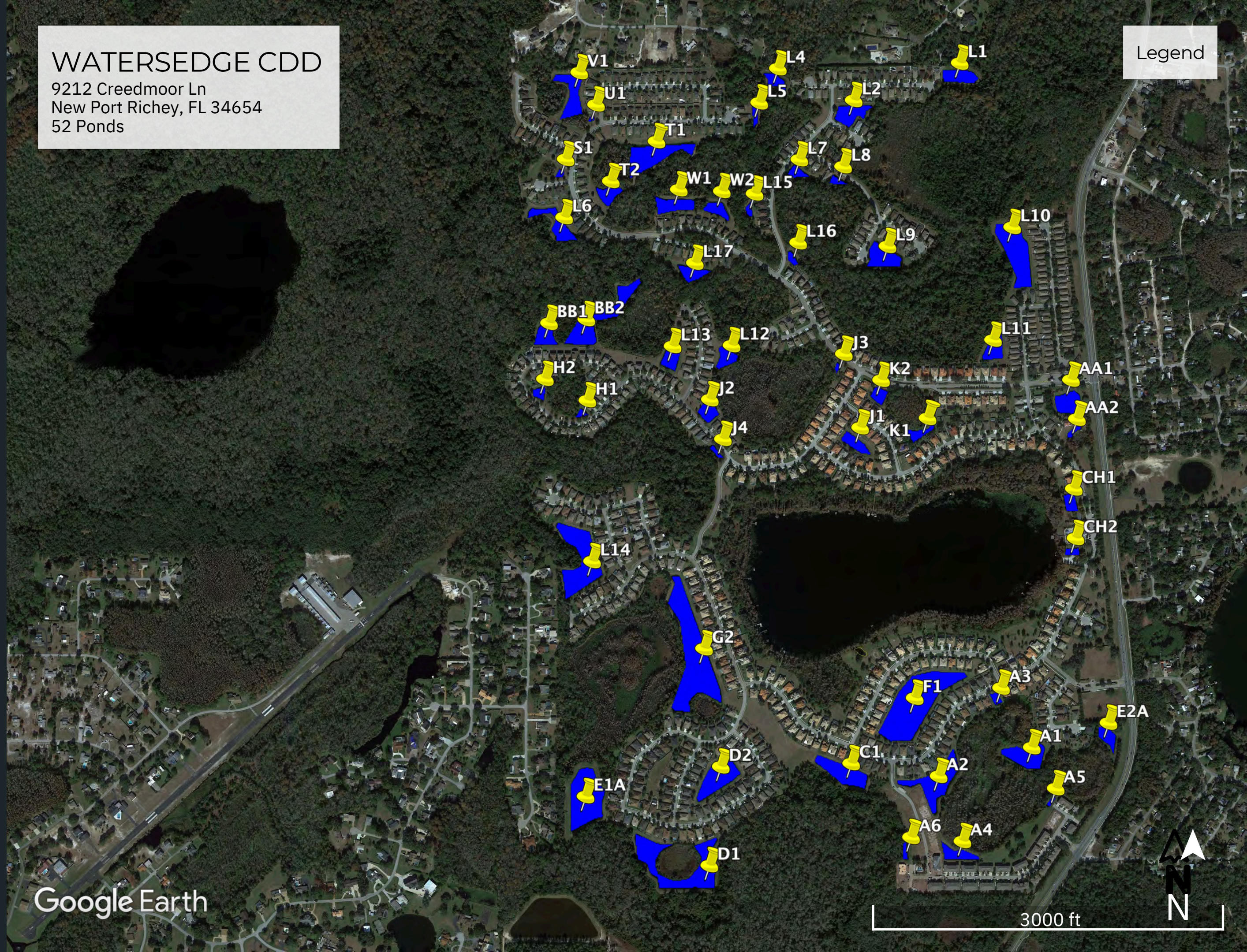
# WATERSEEDGE CDD

9212 Creedmoor Ln  
New Port Richey, FL 34654  
52 Ponds

Legend

Google Earth

3000 ft





Prepared for: Matt Huber  
Prepared By: Devon Craig

## SUMMARY:

Dog days of summer are here. Water temps will be as high as there going to get through the next 3 months. Algae blooms will be aggressively prevented or treated. Remember dissolved oxygen levels are really low and treatments sometimes are strategically done to prevent oxygen loss. As rainy season comes water levels will rise and carry nutrient loads with is. Inspections will be much more frequent.





Pond #L12 Treated for Algae and Shoreline Vegetation.



Pond #L14 Treated for Algae and Shoreline Vegetation.



Pond #L2 Treated for Shoreline Vegetation.



Jun 26, 2025 at 10:07:05 AM



Pond #L9 Treated for Shoreline Vegetation.

Jun 26, 2025 at 9:57:33 AM



Pond #L16 Treated for Algae and Shoreline Vegetation.

Jun 26, 2025 at 1:31:30 PM



Pond #L13 Treated for Algae and Shoreline Vegetation.





Pond #A3 Treated for Algae and Shoreline Vegetation.



Pond #F1 Treated for Algae and Shoreline Vegetation.



Pond #A4 Treated for Shoreline Vegetation.



Jun 26, 2025 at 10:52:09 AM



Pond #T1 Treated for Algae and Shoreline Vegetation.

Jun 26, 2025 at 10:57:55 AM



Pond #L6 Treated for Shoreline Vegetation.

Jun 26, 2025 at 11:37:35 AM



Pond #V1 Treated for Shoreline Vegetation.



Jun 26, 2025 at 10:15:05 AM



Pond #L1 Treated for Algae and Shoreline Vegetation.

Jun 26, 2025 at 10:21:10 AM



Pond #L4 Treated for Algae and Shoreline Vegetation.

Jun 26, 2025 at 10:38:25 AM



Pond #W1 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 Algae and shoreline vegetation.

A1: Was treated for Algae and shoreline vegetation.

A2: Was treated for shoreline vegetation.

A3: Was treated for Algae and shoreline vegetation.

A4: Was treated for Algae and shoreline vegetation.

A5: Was treated for shoreline vegetation.

A6: Was treated for shoreline vegetation.

E1A: Was treated for shoreline vegetation.

F1: Was treated for Algae and shoreline vegetation.

C1: Was treated for shoreline vegetation.

D1: Was treated for shoreline vegetation.

D2: Was treated for shoreline vegetation.

E1A: Was treated for shoreline vegetation.

G2: Was treated for Algae and shoreline vegetation.

L1: Was treated for Spike rush and shoreline vegetation.

L2: Was treated for Algae and shoreline vegetation.

L4: Was treated for Algae and shoreline vegetation.

L5: Was treated for shoreline vegetation.

L6: Was treated for Spike rush and shoreline vegetation.

L7: Was treated for Algae and shoreline vegetation.

L8: Was treated for shoreline vegetation.

L9: Was treated for shoreline vegetation.

L10: Was treated for Algae and shoreline vegetation.

L11: Was treated for Algae and shoreline vegetation.

L12: Was treated for shoreline vegetation.

L13: Was treated for shoreline vegetation.

L14: Was treated for Algae and shoreline vegetation.

L16: Was treated for Algae and shoreline vegetation.

L17: Was treated for Algae and shoreline vegetation.

J1: Was treated for Spike rush and 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 Algae and shoreline vegetation.

K2: Was treated for Algae and shoreline vegetation.

H1: Was treated for shoreline vegetation.

H2: Was treated for shoreline vegetation.

BB1: Was treated for shoreline vegetation.

BB2: Was treated for Spike rush and shoreline vegetation.

S1: Was treated for shoreline vegetation.

T1: Was treated for shoreline vegetation.

T2: Was treated for Algae and shoreline vegetation.

U1: Was treated for shoreline vegetation.

V1: Was treated for Algae and shoreline vegetation.

W1: Was treated for shoreline vegetation.

W2: Was treated for shoreline vegetation.

## **Tab 2**

**Waters Edge Community Development District Engineer's Report:****SWFWMD O&M Permit Renewals**

- Waters Edge 2 Phases 2,3 and 4 (26810.001) Due for renewal on 6/25/25. Proposal approved during April meeting. Repairs expected to be completed in July.
- Waters Edge Townhomes (26810.007) Due for renewal on 6/25/25. Proposal approved during April meeting. Repairs expected to be completed in July.

**Pond A2 – Pond Bank Restoration**

- Contractor expected to complete repair in July.

**Pond F1 – Erosion Report**

- Location of erosion along southern pond bank. Report and proposal attached

**Wetland AA1 – Control Structure Clearing**

- Fallen tree branches inhibiting access to control structure. Report and proposal attached

**Belle Haven Drive – Pipe Clearing**

- Chairman requested staff review storm pipes connecting wetlands underneath Belle Haven Drive for obstructions. Report and proposal attached.

**Tayport Loop Erosion Report**

- Resident requested review of erosion behind their property and adjacent property (11302 and 11308).
- Photos of area included in the agenda.
- Provided square footage to Wesley to obtain proposal for sod replacement along property line (approximately 600 square feet).

# Memorandum

**Date:** June 25, 2025 **Project No:** 238200185

**To:** Waters Edge CDD

**From:** Frank Nolte

**RE:** **Waters Edge CDD: Pond F1 – Erosion Report**

On June 25, 2025, Stantec visited pond F1 to review resident reported erosion along the southern bank. Upon arrival, we met with a resident from 8529 Creedmoor Lane, discussed the recent storm events, and reviewed 3 locations along CDD property.

Over the past 5-7 years, the CDD has repaired approximately 8-10 locations of erosion along Pond F1, varying in size. The cause is believed to be due to heavy downpours, coupled with extremely sandy soils and low water levels. The velocity of water runoff between homes is eroding the exposed sandy soils above the water line. When this happens, the pond bank is not supported underneath, and sections can break apart and fall into the pond.

For an immediate repair, we recommend point repairs at specific locations using the attached pond bank repair method but believe lining the pond with rip rap in the future would be the permanent solution.

Frank Nolte  
District Engineer, Stantec



**Location 1 – Rip Rap Only. Approximately 6'x10' around Pipe Outfall**





**Location 2 – Erosion with Rip Rap Repair. Approximately 10'x10'**





**Location 3 – Erosion with Rip Rap Repair. Approximately 10'x10'**





**Waters Edge CDD**  
**Erosion Restoration in Pond F1**



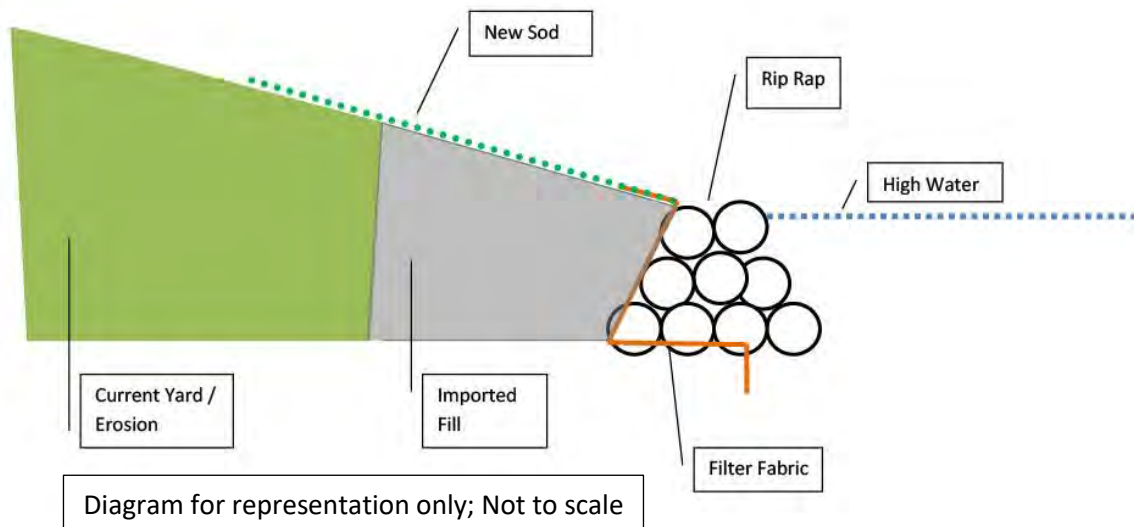
***Locations 1-3 are individual areas of erosion***

***Solid yellow line is approximately 850 linear feet and encompasses all 3 individual areas***

***Dotted yellow line is approximately 1150 linear feet (pond total is 2000 linear feet)***



Option 1	Restore only Locations 2 and 3 using fill, geotextile, and sod per previous repairs	Repairs approx., 10-15 feet wide each	\$2,800
Option 2	Restore Locations 1-3 with limestone rip rap, geotextile, fill, and sod per cross section below	Repairs approx. 20 feet wide each	\$7,400
Option 3	Restore south end of pond (850 linear feet), including Locations 1-3 with rip rap, geotextile, fill, and sod per cross section below	Rip rap from normal low water to approx. 8-12" above normal high water. Backfill and sod to extend bank. See diagram and pictures following.	\$89,250
Option 4	Restore entire pond (2000 linear feet), including Locations 1-3 with rip rap, geotextile, fill, and sod per cross section below	Rip rap from normal low water to approx. 8-12" above normal high water. Backfill and sod to extend bank. See diagram and pictures following.	\$210,000





**Erosion and Stormwater Specialists**  
**Wetland Mitigation**  
**Drainage Solutions**



**730 20<sup>th</sup> Ave N**  
**St Petersburg, FL 33704**  
**813.957.6075**  
**robb@finnoutdoor.com**  
**www.finnoutdoor.com**

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*Previous Similar Work:* Greenfield Plantation, Bradenton



*Previous Similar Work:* Beekman Lakes, Sarasota



**Erosion and Stormwater Specialists**  
**Wetland Mitigation**  
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**730 20<sup>th</sup> Ave N**  
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*Previous Similar Work: Bridgewater, Wesley Chapel*



# Memorandum

**Date:** June 18, 2025 **Project No:** 238200185

**To:** Waters Edge CDD

**From:** Frank Nolte

**RE:** **Waters Edge CDD: Wetland AA1 – Control Structure Clearing Request**

On June 17, 2025, Stantec staff conducted a requested field review of infrastructure throughout the community. While on site, staff observed an obstructed control structure outfall at Wetland AA1, along Creedmoor Ln. It appears that small tree limbs from an adjacent tree fell on top of the grate, obstructing access.

Stantec staff recommends removal of tree limbs on top of grate to allow for unobstructed access to control structure.

Frank Nolte  
District Engineer, Stantec









# Memorandum

**Date:** June 18, 2025 **Project No:** 238200185

**To:** Waters Edge CDD

**From:** Frank Nolte

**RE:** **Waters Edge CDD: Bellehaven Drive Pipe Clearing**

On June 17, 2025, Stantec staff conducted a requested field review of the stormwater crossings connecting wetlands across Bellehaven Drive. Upon arrival, field staff observed light debris located on the south side of the downstream outfalls.

Stantec staff recommends removal of debris, and relocation of rocks to protect the soil surrounding the downstream piping.


Frank Nolte  
District Engineer, Stantec



# Bellehaven Drive Outfall Clearing

Write a description for your map.

## Legend

 Bellehaven Drive Outfall Clearing



Google Earth

Image © 2025 Airbus



300 ft





















ESTIMATE

Finn Outdoor LLC  
730 20th Ave N  
Saint Petersburg, FL 33704

robb@finnoutdoor.com  
+1 (813) 957-6075



Bill to  
Waters Edge CDD

Ship to  
Waters Edge CDD

Estimate details  
Estimate no.: 2358  
Estimate date: 07/07/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Control Structure Maintenance	Wetland AA1 Control Structure -- Remove fallen limbs to restore flow of water	1	\$300.00	\$300.00
2.		Drainage Maintenance	Bellhaven Dr Outfall Pipes -- Remove large rock from all pipes, reuse for erosion/scour protection downstream	1	\$250.00	\$250.00

Total \$550.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by



**11302 and 11308 Tayport Loop**









## **Tab 3**

# PSA HORTICULTURAL

Landscape Consulting & Contract Management  
"Protecting Your Landscape Investment"

8431 Prestwick Place  
Trinity, FL 34655

## LANDSCAPE INSPECTION RESULTS

Date:	July 3, 2025
Client:	Water's Edge HOA/CDD
HOA/CDD:	Tim Haslett
Manager:	Rocco Iervasi
Ameriscape:	Al Suarez
PSA:	Tom Picciano

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

These items must be completed by July 21, 2025. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on July 22, 2025. The contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

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

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

The turf was being neatly mowed, edged, and trimmed. It was cut high for strong growth. At times, the regular rainfall can make it more difficult to get the grass neatly mowed. There were no major concerns regarding the mowing operation.

Bridgeton Park- line trim along with wood line.

Belle Haven at Marblehead area-hard edging was beveled and not vertical.

Slidell- hard edging was not neatly performed. Grass was hanging over the edge. *Photo below.*





Clubhouse parking lot fence line- redefine deadline.

### **3 TURF COLOR**

Belle Haven entry and exit-the St. Augustine turf color ranged from a lightly mottled green to a consistent medium green. Mottled coloring could be start of take all rot or gray leaf spot.

Slidell entry and exit- the St. Augustine turf color was a lightly mottled medium green. Mottled coloring could be start of take all rot or gray leaf spot.

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

Clubhouse parking lot fence line- the St. Augustine turf color ranged from a lightly mottled green to a consistent dark green. Mottled coloring could be start of take all rot or gray leaf spot.

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

The basketball court- the St. Augustine turf color was a lightly mottled medium green. Mottled coloring could be start of take all rot or gray leaf spot.

Clubhouse along the northern section of Moon Lake Road fence-the Bahiagrass turf color ranged from a lightly mottled green to a consistent medium green.

*July*

*July*

*July*



*July*



*June*



*June*



*June*



*May*



*May*



### **3 TURF DENSITY**

Clubhouse front left side and berm area -the St. Augustine turf density was good.

Clubhouse along the northern section of Moon Lake Road fence line – the Bahiagrass turf density remained fair.

Clubhouse parking lot fence line- the St. Augustine turf density was good.

Common area Bahiagrass- the density was good and has improved with the regular rainfall.

Veteran's Park- the Bahiagrass -the density was good and has improved with the regular rainfall.



Slidell- the St. Augustine turf density was good.

Belle Haven gate-the St. Augustine density still ranged from fair to good.

Clubhouse basketball court sidewalk area-the St. Augustine density was good.

## **2 TURF WEED CONTROL**

Broadleaf weeds were present in all viable St. Augustine turf panels. Spot treat only.

Slidell entry drive - spot treat broadleaf weeds.

Continue to treat broadleaf weeds with a weaker tank mix to avoid turf damage in the hot weather. Turf weeds were not in abundance, but they were present in all high visibility turf panels

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

The overall health and vigor of the turf was good. The color of the St Augustine grass ranged from a lightly mottled medium green to a consistent dark green. The Bahiagrass was mostly a consistent medium green. The density of both turf varieties was strong. There was no significant insect activity, but some disease presence was noted in most viable St. Augustine turf panels. The disease activity appears to be gray leaf spot and the beginning of take all rot. Disease can spread very quickly during the current high humidity and rainfall conditions. Treat affected areas with fungicides on a rotational basis every 14-21 days depending on the products label. Broadleaf weed control needs to continue on a spot treatment basis as the weeds were not in great abundance.

Belle Haven entry and exit sides behind and in front of the gates- treat all turf areas with fungicide as some sections appear to have disease symptoms.

Slidell- treat all turf areas with fungicide as some sections appear to have disease symptoms.

Clubhouse parking lot fence line - treat turf with fungicide.

Basketball court lawn-treat turf with fungicide.

Clubhouse left front corner at bike rack - replaced dead turf. **WARRANTY WORK.** *Photo below.*



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

Moon Lake at Belle Haven exit side-cut back Fakahatchee grass and treat for spider mites.

Bridgeton playground - fertilize roebellini palms. They have poor color. *Photo below.*



Belle Haven exit side gate - remove dead juniper.

Veterans Park- fertilize roebellini palm. Monitor its health. One trunk looks to be in decline like the front of clubhouse. *Photo below.*



Clubhouse dumpster enclosure- remove dead juniper.

Clubhouse right front corner- remove dead holly and a holly along the sidewalk.

Clubhouse front walkway - remove dead trunk of roebellini palm. *Photo below.*



Clubhouse left front corner- remove dead juniper.

11704 Belle Haven- ligustrum trees are in very poor health and will eventually need to be removed. *Photo below.*





## **2 BED WEED CONTROL**

Belle Haven median at Moon Lake Road - spray weeds between raised planter and jasmine. *Photo below.*



Belle Haven exit side pedestrian gate- remove bed weeds.

Clubhouse parking lot fence line- remove bed weeds. *Photo below.*



Clubhouse dumpster enclosure area- remove bed weeds and vines.

Walkway between boat ramp and clubhouse - remove volunteer oak growing in iris and remove vines growing and schilling holly.

Boat ramp driveway- treat crack weeds.

Belle Haven lift station - remove bed weeds from firebush.

Slidell median- remove bed weeds from raised planter and azaleas.

11727 Belle Haven- remove volunteer oak tree growing within ornamental grasses.

11533 Belle Haven- treat crack weeds in street.

### **3 IRRIGATION MANAGEMENT**

The turf, shrubs and flowers appear to be receiving sufficient irrigation. Regular rainfall should allow the irrigation times and/or watering days to be reduced. This will lessen the chance of disease activity. There were no leaks or broken heads noted during this inspection.

Clubhouse front left corner - backfill irrigation repair hole in schilling holly hedge. This was also present during the June inspection.

### **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)

Sidewalk to the right of boat ramp driveway- prune out dead sections of holly.

Boat ramp driveway- prune out dead sections of juniper.

Shrubs were neatly pruned and did not require pruning outside of the normal rotational schedule.

### **3 TREE PRUNING**

11704 Belle Haven- prune dead sections out of ligustrum trees. These trees are in very poor health and will eventually need to be removed. *Photo below.*



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

Clubhouse right rear corner-soil along bed lines is eroding. *Photo below.*





Clubhouse right rear corner - soil is eroded along walkway and drainpipe is full of mulch. Clean out pipe. *Photo below.*



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

The seasonal flower display was removed in anticipation of next rotation.

#### **(0) CARRIED FORWARD FROM PRIOR MONTH**

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

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

#### **FOR MANAGER**

None

#### **PROPOSALS**

Left side of boat ramp driveway- submit a proposal to close in juniper bed with sod.

Medians along Belle Haven-submit a proposal to supply and install various “plug-in” plants to fill in the bare spots in the beds. New variety of plants can be introduced if they are planted on both medians.

Clubhouse left side fence line along pool-submit a proposal for install Areca palms.

Belle Haven inbound between pedestrian gate and Creedmoor-submit a proposal to install St. Augustine sod on right side of sidewalk as discussed.



## **SUMMARY**

ASI performed to contractual standards for this inspection. The turf is being neatly mowed, edged, and trimmed. The color and density of both the St. Augustine Turf and the Bahiagrass were strong. There were no signs of significant turf insect activity, but turf disease was present in most viable St. Augustine turf. Disease activity can quickly start in high humidity, high rainfall conditions. Be certain to regularly monitor for signs of disease. Broadleaf weed control was ongoing but continue to spot treat whenever possible with a lower rate tank mix to prevent damage to desirable turf. Shrubs and trees were healthy and actively growing with no significant problems associated with them except for some spider mites on fakahatchee grass. Shrub pruning continues on a rotational basis and no shrubs needed attention outside of the normal schedule. Bed weed control was fair but good when considering the amount of rainfall which contributes to rapid weed growth. There were no major irrigation repair issues noted during this inspection. The regular rainfall will allow for the irrigation run times and possibly watering days to be reduced. Excessive moisture will contribute to disease activity. The seasonal flower was in the process of being replaced. The grounds are well maintained.

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

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

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

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

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



## **Tab 4**



















## **Tab 5**







	Month	Net Flow Total Gallons	Rain in H2O	Well Total Gal	Reclaimed Pump Gal	Repump Gallons	No Water Days	Rain Lockout Days	Notes
2022	5	250,733,881	4.62	0					
	6	17,390,467	4.21	0					
	7	10,707,038	21.67	0					
	8	10,902,926	15.90	0					
	9	10,349,933	13.84	0					
	10	17,166,030	1.57	0					
	11	17,545,124	6.25	0					
2023	12	14,679,313	0.79	0					
	2	28,952,702	0.11	0					January and February totals
	3	18,880,221	0.00	0					
	4	18,642,445	0.22	0					
	5	19,789,014	3.91	0					
	6	17,727,880	13.71	0					
	7	13,663,073	12.67	0					
	8	20,823,438	1.80	0					
	9	20,572,872	0.00	0					
	10	19,737,109	0.00	0					
	11	10,508,198	0.94	0					
	12	13,144,708	6.46	0					
		202,441,660	39.82						Incomplete?
2024-L	1	15,226,734	3.27	0	12,041,000	12,495,000	1.500	0.00	
	2	14,676,132	4.86	0	16,132,000	17,000,000	2.500	0.00	
	3	17,073,150	5.44	2,583,000	15,601,000	16,531,000	1.000	0.00	
	4	17,886,339	1.93	0	15,732,000	16,668,000	1.500	0.00	
	5	13,193,226	1.83	7,789,000	15,689,000	17,561,000	2.000	0.00	
	6	17,134,492	15.21	1,013,000	11,532,000	12,574,000	1.000	3.50	
	7	13,331,953	18.37	0	12,408,000	13,656,000	0.500	6.50	
	8	12,885,672	23.59	0	11,389,000	12,611,000	2.000	7.50	
	9	13,913,629	9.80	0	13,452,000	14,314,000	2.500	5.50	
	10	13,603,785	2.30	1,882,000	12,692,000	13,561,000	6.500	2.00	Meter issue
	11	18,210,318	0.49	1,899,000	17,947,000	18,599,000	0.750	0.00	Meter issue
	12	17,400,338	0.60	1,756,000	15,826,000	16,606,000	0.500	0.00	Meter issue
		184,535,768	87.69				22.250	25.00	
2025	1	16,281,180	1.96	2,062,000	17,434,000	18,383,000	3.000	0.00	Meter issue
	2	13,733,656	2.56	2,274,000	11,970,000	13,383,000	2.000	1.00	Meter issue
	3	15,015,683	4.14	2,484,000	13,680,000	13,264,000	4.000	1.00	Meter issue
	4	17,152,699	0.44	84,000	16,921,000	18,102,000	3.250	0.00	Meter issue corrected
	5	18,029,151	8.37	179,000	18,713,000	19,518,000	0.750	3.25	Wells used for two test days
	6	15,088,419	13.19	72,000	12,792,000	13,911,000	1.125	4.50	Wells used for test day
	7								
	8								
	9								
	10								
	11								
	12								
		95,300,788	28.70				14.125	9.75	



Chlorine Tablet Inventory															
2023				Paid	2024				Paid Kevin	2025				Notes	Date Paid for
Wk	Date	Inventory	Purchase		Wk	Date	Inventory	Purchase		Wk	Date	Inventory	Purchase		
1					1	01/10/24	39		Y	1	01/05/25	44			3, 10, 17, 24 & 31
2					2				Y	2	01/13/25	43		Empty - Monday	
3					3	01/25/24	38		Y	3	01/18/25	41		Full	
4					4				Y	4	01/26/25	41		Full	
5					5				Y	5	02/01/25	41		1/27 Chlorinator down - 1/29 fixed	7, 14, 21 & 28
6					6	02/14/24	38		Y	6	02/08/25	41		Empty - Told to let it go empty	
7					7	02/21/24	38		Y	7	02/15/25	40		1/2 Full	
8					8	02/28/24	38		Y	8	02/20/25	40		Bottom	
9					9	03/05/24	38		Y	9	03/02/25	38		Full	7, 14, 21 & 28
10					10				Y	10	03/08/25	38		1/2 Full	
11					11				Y	11	03/19/25	37		1/2 Full - Wednesday check	
12					12				Y	12	03/22/25	37		1/4 Full	
13					13				Y	13	03/29/25	37		Bottom	
14					14				Y	14	04/05/25	35		Full	4, 11, 18 & 25
15					15				Y	15	04/13/25	35		1/2 Full	
16					16	04/23/24	34		Y	16	04/20/25	35		1/4 Full	
17					17				Y	17	04/27/25	35		Empty	
18					18	05/05/24	33		Y	18	05/02/25	33		1/2 Full	2, 9, 16 & 30
19					19	05/14/24	33		Y	19	05/10/25	33		Empty	
20					20				Y	20	05/17/25	32		1/4 Full	
21					21	06/01/24	30		N	21	05/24/25	30		Full	
22					22				Y	22	06/01/25	30		Empty	
23					23				Y	23	06/08/25	28		Empty	6, 13, 20 & 27
24					24				Y	24	06/15/25	28		Full	
25					25	06/27/24	28		Y	25	06/22/25	26		Full	
26					26				Y	26	06/28/25	26		1/4 Full	
27					27					27	07/06/25	24		1/2 Full	
28					28	07/18/24	28			28	07/13/25	24		Bottom	
29					29					29					
30					30					30					
31					31	08/10/24	27			31					
32					32					32					
33					33	08/18/24	26			33					
34	08/24/23	25			34	08/25/24	26			34					
35	08/26/23	24			35	08/30/24	26			35					
36	09/08/23	24			36	09/07/24	25			36					
37	09/15/23	21			37	09/15/24	25			37					
38	09/23/23	18			38	09/24/24	23			38					
39	09/30/23	18		Y	39	10/02/24	38	15		39					
40	10/03/23	17		Y	40	10/07/24	48	10		40					
41				Y	41					41					
42	10/17/23	16		Y	42	10/22/24	48			42					
43				-	43					43					
44	11/01/23		24	Y	44	11/03/24	47			44					
45				Y	45	11/10/24	46			45					
46	11/12/23	39		Y	46	11/18/24	45			46					
47				Y	47	11/24/24	45			47					
48				N	48					48					
49				Y	49	12/08/24	45			49					
50				Y	50	12/15/24	45			50					
51				Y	51	12/17/24	Talked to Kevin			51					
52	12/27/23	39		Y	52	12/29/24	44			52					
53					53					53					
54					54					54					



## **Tab 6**





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## UPCOMING DATES TO REMEMBER

**Next Meeting:** August 28th, 2025 at 3:30 pm

# District Manager's Report

July 24th, 2025

# 2025

W  
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E

### FINANCIAL SUMMARY

6/30/2025

General Fund Cash & Investment Balance:	\$ 325,311
--	------------

Reserve Fund & Investment Balance:	\$504,434
------------------------------------	-----------

Debt Service Fund Investment Balance:	\$554,680
--	-----------

<b>Total Cash and Investment Balances:</b>	<b>\$1,395,892</b>
--	--------------------

<b>General Fund Expense Variance:</b>	<b>\$63,765</b>	<b>Under Budget</b>
---------------------------------------	-----------------	---------------------



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**\*Reclaimed Water Fund: \$ 54,127**

- **Mary Sardone withdrew her interest in Vacant Seat, due to work/schedule conflict**



## **Tab 7**

## RESOLUTION 2025-06

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

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

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

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

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Waters



Edge Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

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

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$\_\_\_\_\_, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

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

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

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

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

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

**Passed and Adopted on July 24, 2025.**

Attested By:

**Waters Edge  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2025-2026 Adopted Budget**





Rizzetta & Company

# **Waters Edge Community Development District**

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

---

**Approved Proposed Budget for Fiscal Year 2025/2026**

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

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

## Table of Contents

	<u>Page</u>
<b>General Fund Budget for Fiscal Year 2025/2026</b>	<b>3</b>
<b>Reclaimed Water Fund Budget for Fiscal Year 2025/2026</b>	<b>4</b>
<b>Reserve Fund Budget for Fiscal Year 2025/2026</b>	<b>5</b>
<b>Debt Service Fund Budget for Fiscal Year 2025/2026</b>	<b>6</b>
<b>Assessments Charts for Fiscal Year 2025/2026</b>	<b>7</b>
<b>General Fund Budget Account Category Descriptions</b>	<b>9</b>
<b>Reserve Fund Budget Account Category Descriptions</b>	<b>12</b>
<b>Debt Service Fund Budget Account Category Descriptions</b>	<b>13</b>



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**Proposed Budget**  
**Waters Edge Community Development District**  
 General Fund  
 Fiscal Year 2025/2026

Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 441,506	\$ 441,506	\$ 436,295	\$ 5,211	\$ 457,536	\$ 21,241
6							
7	Assessment Revenue Subtotal	\$ 441,506	\$ 441,506	\$ 436,295	\$ 5,211	\$ 457,536	\$ 21,241
8							
9	OTHER REVENUES						
10							
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Interest Earnings	\$ 25	\$ 33	\$ -	\$ 33	\$ -	\$ -
13							
14	Other Revenue Subtotal	\$ 25	\$ 33	\$ -	\$ 33	\$ -	\$ -
15							
16	TOTAL REVENUES	\$ 441,531	\$ 441,539	\$ 436,295	\$ 5,244	\$ 457,536	\$ 21,241
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
18							
19	EXPENDITURES - ADMINISTRATIVE						
20							
21	Legislative						
22	Supervisor Fees	\$ 9,000	\$ 12,000	\$ 13,000	\$ 1,000	\$ 13,000	\$ -
23	Financial & Administrative						
24	Accounting Services	\$ 10,443	\$ 13,855	\$ 13,764	\$ (91)	\$ 14,177	\$ 413
25	Administrative Services	\$ 3,871	\$ 5,160	\$ 5,161	\$ 1	\$ 5,316	\$ 155
26	Arbitrage Rebate Calculation	\$ 550	\$ 450	\$ 450	\$ -	\$ 450	\$ -
27	Assessment Roll	\$ 5,728	\$ 5,728	\$ 5,728	\$ -	\$ 5,900	\$ 172
28	Auditing Services	\$ 3,350	\$ 3,350	\$ 3,250	\$ (100)	\$ 3,700	\$ 450
29	Disclosure Report	\$ -	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	\$ -
30	District Engineer	\$ 18,778	\$ 28,037	\$ 25,000	\$ (3,037)	\$ 25,000	\$ -
31	District Management	\$ 18,696	\$ 24,928	\$ 24,929	\$ 1	\$ 25,677	\$ 748
32	Dues Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -
33	Financial & Revenue Collections	\$ 4,296	\$ 5,729	\$ 5,728	\$ (1)	\$ 5,900	\$ 172
34	Legal Advertising	\$ 591	\$ 1,018	\$ 500	\$ (518)	\$ 500	\$ -
35	Miscellaneous Mailings	\$ -	\$ 2,600	\$ 3,000	\$ 400	\$ 3,000	\$ -
36	Public Officials Liability Insurance	\$ 3,364	\$ 3,364	\$ 3,458	\$ 94	\$ 3,785	\$ 327
37	Tax Collector /Property Appraiser Fees	\$ 359	\$ 359	\$ 150	\$ (209)	\$ 150	\$ -
38	Trustees Fees	\$ 4,149	\$ 4,149	\$ 3,775	\$ (374)	\$ 4,150	\$ 375
39	Website Hosting, Maintenance, Backup & Email	\$ 5,281	\$ 7,041	\$ 6,500	\$ (541)	\$ 6,500	\$ -
40	Legal Counsel						
41	District Counsel	\$ 14,485	\$ 27,000	\$ 20,000	\$ (7,000)	\$ 20,000	\$ -
42							
43	Administrative Subtotal	\$ 103,116	\$ 146,444	\$ 136,068	\$ (10,376)	\$ 138,880	\$ 2,812
44							
45	EXPENDITURES - FIELD OPERATIONS						
46							
47	Electric Utility Services						
48	Utility - Electric for Reclaimed Pump & Wells	\$ 16,779	\$ 22,372	\$ 27,250	\$ 4,878	\$ 27,250	\$ -
49	Stormwater Control						
50	Aquatic Maintenance	\$ 19,665	\$ 26,220	\$ 26,220	\$ -	\$ 26,220	\$ -
51	Aquatic Plant Replacement	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -

Comments

[illegible]

13 mtgs annually

AMTEC


[illegible]

Electric for overall Pumping System & Wells

Proposed Budget Waters Edge Community Development District General Fund Fiscal Year 2025/2026							
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
52	Fountain Service Repairs & Maintenance	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ 3,500	\$ -
53	Lake/Pond Bank Maintenance	\$ -	\$ 25,000	\$ 8,000	\$ (17,000)	\$ 8,000	\$ -
54	Mitigation Area Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
55	Stormwater System Maintenance	\$ 1,330	\$ 1,773	\$ 7,500	\$ 5,727	\$ 7,500	\$ -
56	<b>Other Physical Environment</b>						
57	Entry & Walls Maintenance	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
58	General Liability Insurance	\$ 3,364	\$ 3,364	\$ 3,458	\$ 94	\$ 3,785	\$ 327
59	Irrigation Maintenance & Repair	\$ 8,826	\$ 11,768	\$ 12,000	\$ 232	\$ 12,000	\$ -
60	Irrigation Repair	\$ -	\$ 6,000	\$ 17,500	\$ 11,500	\$ 17,500	\$ -
61	Landscape - Mulch	\$ -	\$ 12,000	\$ 12,000	\$ -	\$ 12,000	\$ -
62	Landscape Maintenance	\$ 67,140	\$ 89,520	\$ 105,000	\$ 15,480	\$ 108,000	\$ 3,000
63	Landscape Miscellaneous	\$ 37,840	\$ 50,996	\$ 5,000	\$ (45,996)	\$ 25,000	\$ 20,000
64	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 5,000	\$ (5,000)
65	Property Insurance	\$ 11,019	\$ 11,019	\$ 11,799	\$ 780	\$ 11,901	\$ 102
66	Reclaimed Pump Repairs	\$ 6,349	\$ 8,465	\$ 25,000	\$ 16,535	\$ 25,000	\$ -
67	Well Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
68	<b>Contingency</b>						
69	Miscellaneous Contingency	\$ 1,325	\$ 22,767	\$ 15,000	\$ (7,767)	\$ 15,000	\$ -
70							
71	<b>Field Operations Subtotal</b>	\$ 173,637	\$ 291,265	\$ 300,227	\$ 8,962	\$ 318,656	\$ 18,429
72							
73	<b>TOTAL EXPENDITURES</b>	\$ 276,753	\$ 437,709	\$ 436,295	\$ (1,414)	\$ 457,536	\$ 21,241
74							
75	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	\$ 164,778	\$ 3,830	\$ -	\$ 3,830	\$ -	\$ -
76							

Comments
Sitex \$150/monthly, plus repairs
Lake Bank erosion repairs
Egis estimate
Acct Code #: 53900-4609 (ITs/GHS)
Acct Code #: 53900-4791 (ASI Repairs & Chorline Tabs)
60/40 cost share w/HOA.
Egis estimate (policy updated FY22-23)
Repairs to the pump system only
Added West Coast well drilling to actuals
Increase of \$20k for storm damage/\$163k for Pump Replacemer



Proposed Budget Waters Edge Community Development District Reclaimed Water Fund Fiscal Year 2025/2026								Comments
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 65,002	\$ 65,002	\$ 65,000	\$ 2	\$ 65,000	\$ -	Estimated increase
6								
7	Assessment Revenue Subtotal	\$ 65,002	\$ 65,002	\$ 65,000	\$ 2	\$ 65,000	\$ -	
8								
9	OTHER REVENUES							
10								
11	Interest Earnings							
12	Interest Earnings	\$ 2	\$ 3	\$ -	\$ 3	\$ -	\$ -	
13								
14	Other Revenue Subtotal	\$ 2	\$ 3	\$ -	\$ 3	\$ -	\$ -	
15								
16	TOTAL REVENUES	\$ 65,004	\$ 65,005	\$ 65,000	\$ 5	\$ 65,000	\$ -	
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
18								
19	EXPENDITURES							
20								
21	Water-Sewer Combination Services							
22	Utility - Reclaimed Water	\$ 40,312	\$ 53,749	\$ 65,000	\$ 11,251	\$ 65,000	\$ -	Fund Balance of \$33,751 as of 7/31/23
23								
24	TOTAL EXPENDITURES	\$ 40,312	\$ 53,749	\$ 65,000	\$ 11,251	\$ 65,000	\$ -	
25								
26	EXCESS OF REVENUES OVER EXPENDITURES	\$ 24,692	\$ 11,256	\$ -	\$ 11,256	\$ -	\$ -	
27								

**Proposed Budget**  
**Waters Edge Community Development District**  
 Reserve Fund  
 Fiscal Year 2025/2026

Comments

Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ -
6							
7	Assessment Revenue Subtotal	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ -
8							
9	OTHER REVENUES						
10							
11	Interest Earnings						
12	Interest Earnings	\$ 7,326	\$ 9,768	\$ -	\$ 9,768	\$ -	\$ -
13							
14	Other Revenue Subtotal	\$ 7,326	\$ 9,768	\$ -	\$ 9,768	\$ -	\$ -
15							
16	TOTAL REVENUES	\$ 107,326	\$ 109,768	\$ 100,000	\$ 9,768	\$ 100,000	\$ -
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
18							
19	EXPENDITURES						
20							
21	Contingency						
22	Capital Reserves	\$ 15,750	\$ 21,000	\$ 100,000	\$ 79,000	\$ 100,000	\$ -
23							
24	TOTAL EXPENDITURES	\$ 15,750	\$ 21,000	\$ 100,000	\$ 79,000	\$ 100,000	\$ -
25							
26	EXCESS OF REVENUES OVER EXPENDITURES	\$ 91,576	\$ 88,768	\$ -	\$ 88,768	\$ -	\$ -
27							



# Waters Edge Community Development District

## Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2015	Budget for 2025/2026
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$757,173.72	\$757,173.72
<b>TOTAL REVENUES</b>	<b>\$757,173.72</b>	<b>\$757,173.72</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Debt Service Obligation	\$757,173.72	\$757,173.72
<b>Administrative Subtotal</b>	<b>\$757,173.72</b>	<b>\$757,173.72</b>
<b>TOTAL EXPENDITURES</b>	<b>\$757,173.72</b>	<b>\$757,173.72</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

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

6.0%

### GROSS ASSESSMENTS

**\$804,819.00**

#### Notes:

Annual debt service assessment per lot adopted in connection with the Series 2015 bond issue.

Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

<sup>(1)</sup> Maximum Annual Debt Service less any Prepaid Assessments received

**WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

<b>2025/2026 O&amp;M Budget:</b>		\$622,536.00	<b>2024/2025 O&amp;M Budget:</b>	\$601,295.00
<b>Collection Costs:</b>	2%	\$13,245.45	<b>2025/2026 O&amp;M Budget:</b>	\$622,536.00
<b>Early Payment Discounts:</b>	4%	\$26,490.89		
<b>2025/2026 Total:</b>		<b>\$662,272.34</b>	<b>Total Difference:</b>	<b>\$21,241.00</b>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
<b>Townhome</b>	Series 2015 Debt Service	\$269.00	\$269.00	\$0.00	0.00%
	Operations/Maintenance	\$533.70	\$554.84	\$21.14	3.96%
	<b>Total</b>	<b>\$802.70</b>	<b>\$823.84</b>	<b>\$21.14</b>	<b>2.63%</b>
<b>Single Family 50/55</b>	Series 2015 Debt Service	\$672.00	\$672.00	\$0.00	0.00%
	Operations/Maintenance	\$533.70	\$554.84	\$21.14	3.96%
	Irrigation	\$78.67	\$78.67	\$0.00	0.00%
	<b>Total</b>	<b>\$1,284.37</b>	<b>\$1,305.51</b>	<b>\$21.14</b>	<b>1.65%</b>
<b>Single Family 60</b>	Series 2015 Debt Service	\$807.00	\$807.00	\$0.00	0.00%
	Operations/Maintenance	\$533.70	\$554.84	\$21.14	3.96%
	Irrigation	\$78.67	\$78.67	\$0.00	0.00%
	<b>Total</b>	<b>\$1,419.37</b>	<b>\$1,440.51</b>	<b>\$21.14</b>	<b>1.49%</b>
<b>Single Family 65</b>	Series 2015 Debt Service	\$874.00	\$874.00	\$0.00	0.00%
	Operations/Maintenance	\$533.70	\$554.84	\$21.14	3.96%
	Irrigation	\$78.67	\$78.67	\$0.00	0.00%
	<b>Total</b>	<b>\$1,486.37</b>	<b>\$1,507.51</b>	<b>\$21.14</b>	<b>1.42%</b>
<b>Single Family 70</b>	Series 2015 Debt Service	\$941.00	\$941.00	\$0.00	0.00%
	Operations/Maintenance	\$533.70	\$554.84	\$21.14	3.96%
	Irrigation	\$78.67	\$78.67	\$0.00	0.00%
	<b>Total</b>	<b>\$1,553.37</b>	<b>\$1,574.51</b>	<b>\$21.14</b>	<b>1.36%</b>
<b>Single Family 80</b>	Series 2015 Debt Service	\$1,076.00	\$1,076.00	\$0.00	0.00%
	Operations/Maintenance	\$533.70	\$554.84	\$21.14	3.96%
	Irrigation	\$78.67	\$78.67	\$0.00	0.00%
	<b>Total</b>	<b>\$1,688.37</b>	<b>\$1,709.51</b>	<b>\$21.14</b>	<b>1.25%</b>



TOTAL O&M BUDGET		\$557,536.00	TOTAL IRRIGATION BUDGET		\$65,000.00
COLLECTION COSTS @	2%	\$11,862.47	COLLECTION COSTS @	2%	\$1,382.98
EARLY PAYMENT DISCOUNT @	4%	\$23,724.94	EARLY PAYMENT DISCOUNT @	4%	\$2,765.96
TOTAL O&M ASSESSMENT		<u>\$593,123.40</u>	TOTAL IRRIGATION ASSESSMENT		<u>\$69,148.94</u>

UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2015
		DEBT SERVICE <sup>(1)</sup>
Townhome	190	190
Single Family 50/55	88	88
Single Family 60	346	344
Single Family 65	212	212
Single Family 70	133	133
Single Family 80	100	99
	<b>1069</b>	<b>1066</b>

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	190.00	17.77%	\$105,419.50
1.00	88.00	8.23%	\$48,825.87
1.00	346.00	32.37%	\$191,974.46
1.00	212.00	19.83%	\$117,625.97
1.00	133.00	12.44%	\$73,793.65
1.00	100.00	9.35%	\$55,483.95
	<b>1069.00</b>	<b>100.00%</b>	<b>\$593,123.40</b>

ALLOCATION OF IRRIGATION ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
0.00	0.00	0.00%	\$0.00
1.00	88.00	10.01%	\$6,922.76
1.00	346.00	39.36%	\$27,219.04
1.00	212.00	24.12%	\$16,677.56
1.00	133.00	15.13%	\$10,462.81
1.00	100.00	11.38%	\$7,866.77
	<b>879.00</b>	<b>100.00%</b>	<b>\$69,148.94</b>

PER LOT ANNUAL ASSESSMENT			
O&M	IRRIGATION	SERIES 2015	TOTAL <sup>(3)</sup>
		DEBT SERVICE <sup>(2)</sup>	
\$554.84	\$0.00	\$269.00	\$823.84
\$554.84	\$78.67	\$672.00	\$1,305.51
\$554.84	\$78.67	\$807.00	\$1,440.51
\$554.84	\$78.67	\$874.00	\$1,507.51
\$554.84	\$78.67	\$941.00	\$1,574.51
\$554.84	\$78.67	\$1,076.00	\$1,709.51

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

**(35,587.40)**

**(4,148.94)**

**Net Revenue to be Collected**

**\$557,536.00**

**65,000.00**

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

<sup>(2)</sup> Annual debt service assessment per lot adopted in connection with the Series 2015 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

<sup>(3)</sup> Annual assessment that will appear on November 2025 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

## GENERAL FUND BUDGET

### ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

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

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

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

---

### EXPENDITURES – ADMINISTRATIVE:

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

## **EXPENDITURES - FIELD OPERATIONS:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

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

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### EXPENDITURES:

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



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## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

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

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### EXPENDITURES – ADMINISTRATIVE:

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



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## **Tab 8**

## RESOLUTION 2025-07

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

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

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

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

**WHEREAS**, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

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

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

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

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

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);



**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

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

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

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

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

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

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

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

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

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

**Passed and Adopted on July 24, 2025.**

Attested By:

**Waters Edge  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2025-2026 Budget**





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# **Waters Edge Community Development District**

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

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**Approved Proposed Budget for Fiscal Year 2025/2026**

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

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

## Table of Contents

	<u>Page</u>
<b>General Fund Budget for Fiscal Year 2025/2026</b>	<b>3</b>
<b>Reclaimed Water Fund Budget for Fiscal Year 2025/2026</b>	<b>4</b>
<b>Reserve Fund Budget for Fiscal Year 2025/2026</b>	<b>5</b>
<b>Debt Service Fund Budget for Fiscal Year 2025/2026</b>	<b>6</b>
<b>Assessments Charts for Fiscal Year 2025/2026</b>	<b>7</b>
<b>General Fund Budget Account Category Descriptions</b>	<b>9</b>
<b>Reserve Fund Budget Account Category Descriptions</b>	<b>12</b>
<b>Debt Service Fund Budget Account Category Descriptions</b>	<b>13</b>



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**Proposed Budget**  
**Waters Edge Community Development District**  
 General Fund  
 Fiscal Year 2025/2026

Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 441,506	\$ 441,506	\$ 436,295	\$ 5,211	\$ 457,536	\$ 21,241
6							
7	Assessment Revenue Subtotal	\$ 441,506	\$ 441,506	\$ 436,295	\$ 5,211	\$ 457,536	\$ 21,241
8							
9	OTHER REVENUES						
10							
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Interest Earnings	\$ 25	\$ 33	\$ -	\$ 33	\$ -	\$ -
13							
14	Other Revenue Subtotal	\$ 25	\$ 33	\$ -	\$ 33	\$ -	\$ -
15							
16	TOTAL REVENUES	\$ 441,531	\$ 441,539	\$ 436,295	\$ 5,244	\$ 457,536	\$ 21,241
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
18							
19	EXPENDITURES - ADMINISTRATIVE						
20							
21	Legislative						
22	Supervisor Fees	\$ 9,000	\$ 12,000	\$ 13,000	\$ 1,000	\$ 13,000	\$ -
23	Financial & Administrative						
24	Accounting Services	\$ 10,443	\$ 13,855	\$ 13,764	\$ (91)	\$ 14,177	\$ 413
25	Administrative Services	\$ 3,871	\$ 5,160	\$ 5,161	\$ 1	\$ 5,316	\$ 155
26	Arbitrage Rebate Calculation	\$ 550	\$ 450	\$ 450	\$ -	\$ 450	\$ -
27	Assessment Roll	\$ 5,728	\$ 5,728	\$ 5,728	\$ -	\$ 5,900	\$ 172
28	Auditing Services	\$ 3,350	\$ 3,350	\$ 3,250	\$ (100)	\$ 3,700	\$ 450
29	Disclosure Report	\$ -	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	\$ -
30	District Engineer	\$ 18,778	\$ 28,037	\$ 25,000	\$ (3,037)	\$ 25,000	\$ -
31	District Management	\$ 18,696	\$ 24,928	\$ 24,929	\$ 1	\$ 25,677	\$ 748
32	Dues Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -
33	Financial & Revenue Collections	\$ 4,296	\$ 5,729	\$ 5,728	\$ (1)	\$ 5,900	\$ 172
34	Legal Advertising	\$ 591	\$ 1,018	\$ 500	\$ (518)	\$ 500	\$ -
35	Miscellaneous Mailings	\$ -	\$ 2,600	\$ 3,000	\$ 400	\$ 3,000	\$ -
36	Public Officials Liability Insurance	\$ 3,364	\$ 3,364	\$ 3,458	\$ 94	\$ 3,785	\$ 327
37	Tax Collector /Property Appraiser Fees	\$ 359	\$ 359	\$ 150	\$ (209)	\$ 150	\$ -
38	Trustees Fees	\$ 4,149	\$ 4,149	\$ 3,775	\$ (374)	\$ 4,150	\$ 375
39	Website Hosting, Maintenance, Backup & Email	\$ 5,281	\$ 7,041	\$ 6,500	\$ (541)	\$ 6,500	\$ -
40	Legal Counsel						
41	District Counsel	\$ 14,485	\$ 27,000	\$ 20,000	\$ (7,000)	\$ 20,000	\$ -
42							
43	Administrative Subtotal	\$ 103,116	\$ 146,444	\$ 136,068	\$ (10,376)	\$ 138,880	\$ 2,812
44							
45	EXPENDITURES - FIELD OPERATIONS						
46							
47	Electric Utility Services						
48	Utility - Electric for Reclaimed Pump & Wells	\$ 16,779	\$ 22,372	\$ 27,250	\$ 4,878	\$ 27,250	\$ -
49	Stormwater Control						
50	Aquatic Maintenance	\$ 19,665	\$ 26,220	\$ 26,220	\$ -	\$ 26,220	\$ -
51	Aquatic Plant Replacement	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -

A large green rectangular area with the word "Comments" centered in white text.

[illegible]

13 mtgs annually

AMTEC



Electric for overall Pumping System & Wells

**Proposed Budget**  
**Waters Edge Community Development District**  
 General Fund  
 Fiscal Year 2025/2026

Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
52	Fountain Service Repairs & Maintenance	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ 3,500	\$ -
53	Lake/Pond Bank Maintenance	\$ -	\$ 25,000	\$ 8,000	\$ (17,000)	\$ 8,000	\$ -
54	Mitigation Area Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
55	Stormwater System Maintenance	\$ 1,330	\$ 1,773	\$ 7,500	\$ 5,727	\$ 7,500	\$ -
56	Other Physical Environment						
57	Entry & Walls Maintenance	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
58	General Liability Insurance	\$ 3,364	\$ 3,364	\$ 3,458	\$ 94	\$ 3,785	\$ 327
59	Irrigation Maintenance & Repair	\$ 8,826	\$ 11,768	\$ 12,000	\$ 232	\$ 12,000	\$ -
60	Irrigation Repair	\$ -	\$ 6,000	\$ 17,500	\$ 11,500	\$ 17,500	\$ -
61	Landscape - Mulch	\$ -	\$ 12,000	\$ 12,000	\$ -	\$ 12,000	\$ -
62	Landscape Maintenance	\$ 67,140	\$ 89,520	\$ 105,000	\$ 15,480	\$ 108,000	\$ 3,000
63	Landscape Miscellaneous	\$ 37,840	\$ 50,996	\$ 5,000	\$ (45,996)	\$ 25,000	\$ 20,000
64	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 5,000	\$ (5,000)
65	Property Insurance	\$ 11,019	\$ 11,019	\$ 11,799	\$ 780	\$ 11,901	\$ 102
66	Reclaimed Pump Repairs	\$ 6,349	\$ 8,465	\$ 25,000	\$ 16,535	\$ 25,000	\$ -
67	Well Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
68	Contingency						
69	Miscellaneous Contingency	\$ 1,325	\$ 22,767	\$ 15,000	\$ (7,767)	\$ 15,000	\$ -
70							
71	Field Operations Subtotal	\$ 173,637	\$ 291,265	\$ 300,227	\$ 8,962	\$ 318,656	\$ 18,429
72							
73	TOTAL EXPENDITURES	\$ 276,753	\$ 437,709	\$ 436,295	\$ (1,414)	\$ 457,536	\$ 21,241
74							
75	EXCESS OF REVENUES OVER EXPENDITURES	\$ 164,778	\$ 3,830	\$ -	\$ 3,830	\$ -	\$ -
76							

**Comments**

Sitex \$150/monthly, plus repairs
-----------------------------------

Lake Bank erosion repairs
---------------------------

Egis estimate
---------------

Acct Code #: 53900-4609 (ITs/GHS)
-----------------------------------

Acct Code #: 53900-4791 (ASI Repairs & Chorline Tabs)

60/40 cost share w/HOA.
-------------------------

Egis estimate (policy updated FY22-23)
--

Repairs to the pump system only

Added West Coast well drilling to actuals
---

Increase of \$20k for storm damage/\$163k for Pump Replacement




Proposed Budget Waters Edge Community Development District Reclaimed Water Fund Fiscal Year 2025/2026								Comments
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 65,002	\$ 65,002	\$ 65,000	\$ 2	\$ 65,000	\$ -	Estimated increase
6								
7	Assessment Revenue Subtotal	\$ 65,002	\$ 65,002	\$ 65,000	\$ 2	\$ 65,000	\$ -	
8								
9	OTHER REVENUES							
10								
11	Interest Earnings							
12	Interest Earnings	\$ 2	\$ 3	\$ -	\$ 3	\$ -	\$ -	
13								
14	Other Revenue Subtotal	\$ 2	\$ 3	\$ -	\$ 3	\$ -	\$ -	
15								
16	TOTAL REVENUES	\$ 65,004	\$ 65,005	\$ 65,000	\$ 5	\$ 65,000	\$ -	
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
18								
19	EXPENDITURES							
20								
21	Water-Sewer Combination Services							
22	Utility - Reclaimed Water	\$ 40,312	\$ 53,749	\$ 65,000	\$ 11,251	\$ 65,000	\$ -	Fund Balance of \$33,751 as of 7/31/23
23								
24	TOTAL EXPENDITURES	\$ 40,312	\$ 53,749	\$ 65,000	\$ 11,251	\$ 65,000	\$ -	
25								
26	EXCESS OF REVENUES OVER EXPENDITURES	\$ 24,692	\$ 11,256	\$ -	\$ 11,256	\$ -	\$ -	
27								

**Proposed Budget**  
**Waters Edge Community Development District**  
 Reserve Fund  
 Fiscal Year 2025/2026

Comments

Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ -
6							
7	Assessment Revenue Subtotal	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ -
8							
9	OTHER REVENUES						
10							
11	Interest Earnings						
12	Interest Earnings	\$ 7,326	\$ 9,768	\$ -	\$ 9,768	\$ -	\$ -
13							
14	Other Revenue Subtotal	\$ 7,326	\$ 9,768	\$ -	\$ 9,768	\$ -	\$ -
15							
16	TOTAL REVENUES	\$ 107,326	\$ 109,768	\$ 100,000	\$ 9,768	\$ 100,000	\$ -
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
18							
19	EXPENDITURES						
20							
21	Contingency						
22	Capital Reserves	\$ 15,750	\$ 21,000	\$ 100,000	\$ 79,000	\$ 100,000	\$ -
23							
24	TOTAL EXPENDITURES	\$ 15,750	\$ 21,000	\$ 100,000	\$ 79,000	\$ 100,000	\$ -
25							
26	EXCESS OF REVENUES OVER EXPENDITURES	\$ 91,576	\$ 88,768	\$ -	\$ 88,768	\$ -	\$ -
27							



# Waters Edge Community Development District

## Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2015	Budget for 2025/2026
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$757,173.72	\$757,173.72
<b>TOTAL REVENUES</b>	<b>\$757,173.72</b>	<b>\$757,173.72</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Debt Service Obligation	\$757,173.72	\$757,173.72
<b>Administrative Subtotal</b>	<b>\$757,173.72</b>	<b>\$757,173.72</b>
<b>TOTAL EXPENDITURES</b>	<b>\$757,173.72</b>	<b>\$757,173.72</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

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

6.0%

### GROSS ASSESSMENTS

**\$804,819.00**

#### Notes:

Annual debt service assessment per lot adopted in connection with the Series 2015 bond issue.

Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

<sup>(1)</sup> Maximum Annual Debt Service less any Prepaid Assessments received

**WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

<b>2025/2026 O&amp;M Budget:</b>		\$622,536.00	<b>2024/2025 O&amp;M Budget:</b>	\$601,295.00
<b>Collection Costs:</b>	2%	\$13,245.45	<b>2025/2026 O&amp;M Budget:</b>	\$622,536.00
<b>Early Payment Discounts:</b>	4%	\$26,490.89		
<b>2025/2026 Total:</b>		<b>\$662,272.34</b>	<b>Total Difference:</b>	<b>\$21,241.00</b>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
<b>Townhome</b>	Series 2015 Debt Service	\$269.00	\$269.00	\$0.00	0.00%
	Operations/Maintenance	\$533.70	\$554.84	\$21.14	3.96%
	<b>Total</b>	<b>\$802.70</b>	<b>\$823.84</b>	<b>\$21.14</b>	<b>2.63%</b>
<b>Single Family 50/55</b>	Series 2015 Debt Service	\$672.00	\$672.00	\$0.00	0.00%
	Operations/Maintenance	\$533.70	\$554.84	\$21.14	3.96%
	Irrigation	\$78.67	\$78.67	\$0.00	0.00%
	<b>Total</b>	<b>\$1,284.37</b>	<b>\$1,305.51</b>	<b>\$21.14</b>	<b>1.65%</b>
<b>Single Family 60</b>	Series 2015 Debt Service	\$807.00	\$807.00	\$0.00	0.00%
	Operations/Maintenance	\$533.70	\$554.84	\$21.14	3.96%
	Irrigation	\$78.67	\$78.67	\$0.00	0.00%
	<b>Total</b>	<b>\$1,419.37</b>	<b>\$1,440.51</b>	<b>\$21.14</b>	<b>1.49%</b>
<b>Single Family 65</b>	Series 2015 Debt Service	\$874.00	\$874.00	\$0.00	0.00%
	Operations/Maintenance	\$533.70	\$554.84	\$21.14	3.96%
	Irrigation	\$78.67	\$78.67	\$0.00	0.00%
	<b>Total</b>	<b>\$1,486.37</b>	<b>\$1,507.51</b>	<b>\$21.14</b>	<b>1.42%</b>
<b>Single Family 70</b>	Series 2015 Debt Service	\$941.00	\$941.00	\$0.00	0.00%
	Operations/Maintenance	\$533.70	\$554.84	\$21.14	3.96%
	Irrigation	\$78.67	\$78.67	\$0.00	0.00%
	<b>Total</b>	<b>\$1,553.37</b>	<b>\$1,574.51</b>	<b>\$21.14</b>	<b>1.36%</b>
<b>Single Family 80</b>	Series 2015 Debt Service	\$1,076.00	\$1,076.00	\$0.00	0.00%
	Operations/Maintenance	\$533.70	\$554.84	\$21.14	3.96%
	Irrigation	\$78.67	\$78.67	\$0.00	0.00%
	<b>Total</b>	<b>\$1,688.37</b>	<b>\$1,709.51</b>	<b>\$21.14</b>	<b>1.25%</b>



TOTAL O&M BUDGET		\$557,536.00	TOTAL IRRIGATION BUDGET		\$65,000.00
COLLECTION COSTS @	2%	\$11,862.47	COLLECTION COSTS @	2%	\$1,382.98
EARLY PAYMENT DISCOUNT @	4%	\$23,724.94	EARLY PAYMENT DISCOUNT @	4%	\$2,765.96
TOTAL O&M ASSESSMENT		<u>\$593,123.40</u>	TOTAL IRRIGATION ASSESSMENT		<u>\$69,148.94</u>

UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2015 DEBT SERVICE <sup>(1)</sup>
Townhome	190	190
Single Family 50/55	88	88
Single Family 60	346	344
Single Family 65	212	212
Single Family 70	133	133
Single Family 80	100	99
	<b>1069</b>	<b>1066</b>

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	190.00	17.77%	\$105,419.50
1.00	88.00	8.23%	\$48,825.87
1.00	346.00	32.37%	\$191,974.46
1.00	212.00	19.83%	\$117,625.97
1.00	133.00	12.44%	\$73,793.65
1.00	100.00	9.35%	\$55,483.95
	<b>1069.00</b>	<b>100.00%</b>	<b>\$593,123.40</b>

ALLOCATION OF IRRIGATION ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
0.00	0.00	0.00%	\$0.00
1.00	88.00	10.01%	\$6,922.76
1.00	346.00	39.36%	\$27,219.04
1.00	212.00	24.12%	\$16,677.56
1.00	133.00	15.13%	\$10,462.81
1.00	100.00	11.38%	\$7,866.77
	<b>879.00</b>	<b>100.00%</b>	<b>\$69,148.94</b>

PER LOT ANNUAL ASSESSMENT			
O&M	IRRIGATION	SERIES 2015	TOTAL <sup>(3)</sup>
		DEBT SERVICE <sup>(2)</sup>	
\$554.84	\$0.00	\$269.00	\$823.84
\$554.84	\$78.67	\$672.00	\$1,305.51
\$554.84	\$78.67	\$807.00	\$1,440.51
\$554.84	\$78.67	\$874.00	\$1,507.51
\$554.84	\$78.67	\$941.00	\$1,574.51
\$554.84	\$78.67	\$1,076.00	\$1,709.51

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

**(35,587.40)**

**(4,148.94)**

**Net Revenue to be Collected**

**\$557,536.00**

**65,000.00**

<sup>(1)</sup> Reflects the number of total lots with Series 2015 debt outstanding.

<sup>(2)</sup> Annual debt service assessment per lot adopted in connection with the Series 2015 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

<sup>(2)</sup> Annual assessment that will appear on November 2025 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

## GENERAL FUND BUDGET

### ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

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

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

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

---

### EXPENDITURES – ADMINISTRATIVE:

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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



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## **EXPENDITURES - FIELD OPERATIONS:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

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

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### EXPENDITURES:

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



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## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

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

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### EXPENDITURES – ADMINISTRATIVE:

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



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## **Tab 9**

**RESOLUTION 2025-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERS  
EDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE  
ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025-2026; AND  
PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board desires to adopt a Fiscal Year 2025-2026 annual meeting schedule attached hereto as **Composite Exhibit A**.

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

1. The Fiscal Year 2025-2026 annual meeting schedule attached hereto and incorporated by reference herein as **Composite Exhibit A** is hereby approved and will be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

**PASSED AND ADOPTED** this 24th day of July 2025.

**ATTEST:**

**WATERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

---

Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**Composite Exhibit A:** Fiscal Year 2025-2026 Annual Meeting Schedule



**EXHIBIT "A"**  
**BOARD OF SUPERVISORS' MEETING DATES**  
**WATERS EDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**

**October 23, 2025**  
**November 20, 2025**  
**December 18, 2025**  
**January 22, 2026**  
**February 26, 2026**  
**March 26, 2026**  
**April 23, 2026**  
**May 28, 2026**  
**June 25, 2026 \*5:00 p.m**  
**July 23, 2026 \*5:00 p.m.**  
**August 27, 2026**  
**September 24, 2026**

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

## **Tab 10**





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

(727) 521-3320

Fax: (727) 521-6219

July 17, 2025

Waters Edge Pump Station VFD Panel Proposal – cont.

ATTN: Waters Edge CDD

#### Pump Station Controls Previously Completed

2020 – Retrofit on pump station controls. Includes all software and logic for the Clarity remote monitoring and reporting system. New water level transducers and pressure transducers installed. New HMI interface screen for manual operation and on-site diagnostics. All station components controls integrated.

2021 – Injection System installed. Included was all hardware and programming to integrate Clarity software for automatic operation, program adjustment and monitoring.

#### New Components VFD Panel Proposal

1 – New Electrical Control Panel

1 – New 3-Phase Electrical Monitor

3 – New Variable Frequency Drives for each pump, including contactors

1 – New 5HP Pony Pump Starter

1 – New Air Conditioning Unit, replacing the heat exchanger.

1 – Latest Version/Upgrade Clarity Operating Software

All installation and programming of new pump station software included.



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

(727) 521-3320

Fax: (727) 521-6219

July 17, 2025

Waters Edge Pump Station VFD Panel Proposal

ATTN: Waters Edge CDD

Proposed Scope of Work

Irrigation Technical Services (ITS) hereby proposes to provide all components and labor to install a new control panel for the Waters Edge pump station. Included in this installation are new variable frequency drives for all main pumps, new air conditioning unit instead of the heat exchanger, new enclosure. Also included is an upgrade to the new platform for the controls and remote monitoring. The relocation of the incoming power, if needed is included in this proposal.

TERMS

Total price including tax for performing replenishment is \$105,814.00. Price is valid for 14 days.

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

Balance of \$105,814.00 shall be due and payable within ten (10) business days of acceptance of the project's completion. Failure to inspect and approve the project within 2 business days shall constitute acceptance.

ACCEPTANCE

Irrigation Technical Services

Jamie Newberg – General Manager – 727-521-3320

---

Owner/Agent

Waters Edge CDD



Sprinkler Solutions of Florida Inc.  
401 N. Parsons Ave. Suite 106 A  
Brandon, FL 33510  
(813) 503-1228  
jeff@ssofla.com

# Estimate

## #12265

### 07/09/2025

## Replace Control Panel For Pump Station

### Customer

Waters Edge  
9019 Creedmoor Ln.,  
New Port Ritchey, FL

### Service Location

Waters Edge  
9142 Creedmoor Ln,  
New Port Ritchey, FL 34654

### Custom Built Control Panel

\$119,804.00 ☐

### Description

(Control panel custom built with OPEN SOURCE logic to control (3) 60 hp main pumps and (1) 5 hp jockey pump.)

(To Include the following:)

(A custom-built industrial enclosure equipped with cooling fans is designed to dissipate heat in accordance with manufacturer recommendations. The enclosure meets NEMA 3 standards.)

((3) 60 HP 480 Volt VFD Drives (( 1 VFD Drive for each pump )))

((1) 5 HP 480 Volt Drive ( This allows the drives to control the jockey pump as needed and to monitor operation and give a complete data picture of the pumping operation ))

(Wet Well level control Circuit with display on panel)

(Provide an on-site monitoring screen at the cabinet, displaying pump status, wet well level and pressure, as well as flow rate.)

(Uninterruptible Power Supply (UPS) for Logic and display to alert when power is interrupted at pump station)

(HOA ( HAND- OFF- Auto ) Switch for each pump)

(Flow sensor isolator for flow data sharing with other devices)

(Phase monitoring on each drive to protect from a phase loss condition)

(Virtual remote access to show: Drive running, Amp draw for each motor. motor speed, Current flow (GPM), totalized flow (GPM) Wet Well level, discharge pressure ( Pre-Filter ), Pressure ( Post filter ).)

(Virtual remote access to allow: The shut down of pump station if needed)

(5 years of access to virtual remote access.)



(Chemical treatment relay.... programmed to run with any pump running)
(Filter flush relay controller by filter differential)
(Pressure transducer at pump discharge header)
(Pressure transducer at filter discharge header)
(*The current build time for panels is approximately 6–8 weeks. Installation will be scheduled once a delivery date has been confirmed.*)
(Please note that this proposal involves relocating the panel to a position immediately adjacent to the existing pump house.)
(1) This service includes the removal and proper disposal of the existing panel.)
(2) Collaborate with the board to tailor the Mobile application to their requirements.)
(3) All software shall be non-proprietary.)
(4) A two-year warranty is provided for parts and workmanship. Exclusions: 1) Damage resulting from lightning, power surges, flooding, or other acts of God. 2) Any work performed by third parties on the control panel during the warranty period. 3) Accidents or actions caused by external parties.)
(5) Includes one year of preventative maintenance on the control panel, comprising four scheduled visits.)

## Estimate Total

**\$119,804.00**

(Estimate Total represents all options. Actual total may be different.)

## Terms and Conditions

40% of total balance due at signing of contract due to this being custom built for application.  
Remaining balance due in full within 15 days of completion.

This proposal includes:

All parts and labor associated with the removal/disposal of prior equipment.

All parts and labor associated with the installation of new equipment.

Services needed by additional trades.

\*\*Customer to maintain 480 volts 3- phase at the cabinet.

\*Quote is Good for 30 days from issue date.

**Jeff Hewett**  
Manager  
(813) 967-5863  
jeff@ssofla.com

Signature indicates agreement to contract  
work & acknowledges details, terms &  
conditions on all pages of this document.

**Customer:**

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

## **Tab 11**





# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

June 19, 2025

To Board of Supervisors  
Waters Edge Community Development District  
3434 Colwell Ave, Suite 200  
Tampa FL 33614

We are pleased to confirm our understanding of the services we are to provide Waters Edge Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2025, with an option for four (4) additional annual renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Waters Edge Community Development District as of and for the fiscal year ended September 30, 2025, with an option for four (4) additional annual renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement and the District shall pay Grau & Associates for work and/or services actually rendered up until the effective termination of this agreement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement and the District shall pay Grau & Associates for work and/or services actually rendered up until the effective termination of this agreement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

#### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

#### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.



Our fee for these services will not exceed \$3,700 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. The fees for the fiscal years ended September 30, 2026, 2027, 2028 and 2029 will not exceed \$3,800, \$3,900, \$4,000 and \$4,100 respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. Any changes to the fees specified in this paragraph will be mutually agreed upon by Grau & Associates and the District.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment after such 60-day period, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for reasonable out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a mutually determined new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

Nothing in this agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, Florida Statutes, or other applicable legal requirements, and nothing in this agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

In all matters relating to this agreement, Grau & Associates shall be acting as an independent contractor. Neither Grau & Associates nor any of its personnel are employees of the District under the meaning or application of any legal requirement. Grau & Associates shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Grau & Associates shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this agreement.

Amendments to and waivers of the provisions contained in this agreement may be made only by an instrument in writing which is executed by both Grau & Associates and the District.

This agreement shall be governed by and construed in accordance with the laws of the State of Florida without reference to the principles of conflict of laws.

Grau & Associates understands and agrees that all documents of any kind provided to and by the District in connection with this Agreement may be public records, and, accordingly, Grau & Associates agrees to comply with all applicable legal requirements in handling such records, including, but not limited to, Section 119.0701, Florida Statutes. Grau & Associates acknowledges that the designated public records custodian for the District is Lesley Gallagher ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall (1) keep and maintain public records required by the District; (2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; (3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by applicable legal requirement for the duration of the term of this agreement and following the term of this agreement if Grau & Associates does not transfer the records to the Public Records Custodian of the District; and (4) upon completion of the services contemplated by this agreement, transfer to the District, at no cost to the District, all public records in Grau & Associates' possession or, alternatively, keep, maintain, and meet all applicable legal requirements for retaining public records. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 533-2950, [MONOLAN@RIZZETTA.COM](mailto:MONOLAN@RIZZETTA.COM), OR AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.**

Grau & Associates agrees to comply with Section 20.055(5), Florida Statutes, and to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to Section 20.055, Florida Statutes.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Waters Edge Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



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Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Waters Edge Community Development District.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
**951 Yamato Rd Ste 280**  
**Boca Raton, FL 33431-1809**

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791



## **Tab 12**

**WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT**  
**June 26, 2025, - Minutes of Meeting**

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**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 to be held on **Thursday, June 26, 2025, 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:

Timothy Haslett	<b>Board Supervisor, Chairman</b>
George Anastasopoulos	<b>Board Supervisor, Vice Chairman</b> <i>(via phone)</i>
Craig Pettitt	<b>Board Supervisor, Assistant Secretary</b>
Gabriel Papadopoulos	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Wesley Elias	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Michael Broadus	<b>District Counsel, Straley, Robin &amp; Vericker</b> <i>(via phone)</i>
Audience	<b>Not Present</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Elias called the meeting to order at 5:00 p.m. and confirmed there was a quorum.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no audience members present.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatics Managers Monthly Report**

The Board reviewed the monthly aquatics report. There were no questions or concerns at this time.

**B. District Engineer**

The Board reviewed the engineer report. Mr. Nolte presented the Finn Outdoor proposal or erosion/pond bank restoration in the amount of \$950.00. After a brief discussion, the Board would like one proposal for each of the following: Pond F1 - \$400, Wetland AA1 - \$300 and Belhaven Outfall Pipes - \$250. Mr. Nolte will work with Finn Outdoor on this and will provide the revised proposals at the next meeting.

**C. PSA Inspection Reports**

The Board reviewed the PSA report. There were no questions or concerns at this time.

**D. Reclaimed Water Usage Report**

Mr. Haslett presented the water usage reports to the Board. There were no questions or concerns at this time.

**E. District Counsel**

No Report.

**F. District Manager**

Mr. Elias advised that the next meeting is July 24, 2025, at 5:00 pm and reviewed his monthly report with the Board.

**FOURTH ORDER OF BUSINESS**

**Consideration of Pump House  
Electronics Replacement Proposals**

Mr. Elias presented three proposals to the Board for the Pump House Electronics Replacement. They were as follows: ITS - \$105,814.00, Ballenger - \$142,250.00 and Sprinkler Solutions - \$142,772.00. The Board held a brief discussion and requested that each vendor provide an itemized proposal. This has been tabled to the July 24, 2025 meeting.

**FIFTH ORDER OF BUSINESS**

**Consideration of ITS Proposal for  
Pump House Filter Repair**

<p>On a motion by Mr. Anastasopoulos, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors approved the ITS Proposal for Pump House Filter Repair in the amount of \$66,938.00, for Waters Edge Community Development District.</p>
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**WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT**  
**June 26, 2025, - Minutes of Meeting**

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**SIXTH ORDER OF BUSINESS**

**Consideration of ASI Proposal for Bell  
Haven Entrance**

On a motion by Mr. Pettitt, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors approved the ASI Proposal for Plant Removal and Sod Installation in the amount of \$9,869.13, for Waters Edge Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Chlorine Tablet  
Proposal**

The Board reviewed the chlorine tablet proposal for twenty-five buckets in the amount of \$5,864.00. After a brief discussion, they agreed they would like a revised proposal with a total of fifty buckets not to exceed \$11,730.00. Mr. Elias will reach out to the vendor and request a revised proposal.

On a motion by Mr. Pettitt, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors approved the Chlorine Tablet Proposal for fifty buckets not to exceed \$11,730.00, for Waters Edge Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Proposal for Laurel Oak  
Tree Removal**

On a motion by Mr. Papadopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors ratified the Proposal for Laurel Oak Tree Removal in the amount of \$1,750.00, for Waters Edge Community Development District.

**NINTH ORDER OF BUSINESS**

**Discussion of Board Member Goals  
and Objectives**

The Board reviewed the District Goals and Objectives for FY 2023-2024 and chose the same goals as the previous year, they are as follows: Website Maintenance, Budget Conscious, Respect others and Promote efficient communication.

On a Motion by Mr. Papadopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors approved the same goals as the previous year, they are as follows: Website Maintenance, Budget Conscious, Respect others and Promote Efficient Communication during a Meeting, for Waters Edge Community Development District.

**WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT**  
**June 26, 2025, - Minutes of Meeting**

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**TENTH ORDER OF BUSINESS**

**Consideration of Resume for Open  
Seat #3**

The Board reviewed and discussed a resume provided by Ms. Mary Sardone. Ms. Sardone introduced herself to the Board and held a brief discussion regarding the open seat. Ms. Sardone mentioned she would need to check with her employer to see if there will be a work/meeting conflict. She will get back to Mr. Elias as soon as possible.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-05;  
Designating Officers of the District**

This item has been tabled.

**TWELFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Budget  
Workshop Meeting held on May 15,  
2025**

On a motion by Mr. Papadopoulos , seconded by Mr. Pettitt, with all in favor, the Board of Supervisors approved the minutes for the Budget Workshop meeting that was held on May 15, 2025, for Waters Edge Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Audit  
Committee Meeting held on May 22,  
2025**

On a motion by Mr. Anastasopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors approved the minutes for the Audit Committee meeting that was held on May 22, 2025, for Waters Edge Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Regular Meeting  
held on May 22, 2025**

On a motion by Mr. Anastasopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors approved the minutes for the regular Board meeting that was held on May 22, 2025, for Waters Edge Community Development District.

**WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT**  
**June 26, 2025, - Minutes of Meeting**

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**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for May  
2025**

On a motion by Mr. Pettitt, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for May 2025 (\$37,735.04), for Waters Edge Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Audience Comments & Supervisor  
Requests**

There were no audience or Board Member comments at this time.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Papadopoulos, seconded by Mr. Pettit, with all in favor, the Board of Supervisors adjourned the meeting at 6:42 p.m., for Waters Edge Community Development District.

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

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



## **Tab 13**

# **Waters Edge Community Development District**

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

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

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

## **Operations and Maintenance Expenditures**

**June 2025**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$31,575.23**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

## Waters Edge Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Enumerate	300101	INV41419	Engage SMA Subscription 06/25	\$ 217.25
GHS Environmental LLC	300097	2025-345	Monthly Meter Readings 05/25	\$ 150.00
High Trim, LLC	300103	6177	Tree Removal 04/25	\$ 2,365.00
Irrigation Technical Services, Inc.	300105	35592	Pump Station Maintenance 06/25	\$ 600.00
Irrigation Technical Services, Inc.	300098	35678	Pump Station Maintenance 05/25	\$ 600.00
Pasco County Tax Collector	300104	2024 Postage Assessment 345	2024 Postage Assessment	\$ 209.64
Pasco County Utilities	20250604-1	22369202 ACH	9019 Creedmoor Reclaim Lane 04/25	\$ 5,830.89
Rizzetta & Company, Inc.	300096	INV0000099669	District Management Fees 06/25	\$ 4,371.83
Sitex Aquatics, LLC	300099	10110-B	Monthly Lake Maintenance 06/25	\$ 2,185.00
Sprinkler Solutions of Florida, Inc.	300106	48214	Preventative Pump Maintenance 04/25	\$ 950.00
Stantec Consulting Services, Inc.	300102	2406784	Engineering Services 05/25	\$ 936.00



## Waters Edge Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Straley Robin Vericker	300107	26600	Legal Services 05/25	\$ 2,647.50
The Observer Group, Inc.	300108	25-01242P	Legal Advertising 06/25	\$ 284.38
The Observer Group, Inc.	300108	25-01264P	Legal Advertising 06/25	\$ 65.63
Waters Edge Master HOA, Inc.	300100	060125-345	Shared Cost Landscape Services 05/25	\$ 8,084.14
Withlacoochee River Electric Cooperative, Inc.	20250606-1	Monthly Summary 05/25 ACH 345	Monthly Electric Summary 05/25	<u>\$ 2,077.97</u>
<b>Report Total</b>				<u><b>\$ 31,575.23</b></u>

# ENUMERATE...

5540 Rio Vista Dr  
Clearwater FL 33760-3107  
United States

## Invoice

**Invoice #:** INV41419  
**Status:** Open

### Bill To

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

Date	Terms	Due Date
6/4/2025		6/4/2025

Item	Qty	Rate	Amount
<b>Engage SMA Subscription Fee</b> Service Period 6/4/2025 - 7/3/2025	1	\$217.25	\$217.25
<b>Engage SMA Per Door</b> Service Period 6/4/2025 - 7/3/2025	1	\$0.00	\$0.00

<b>Subtotal</b>	\$217.25
<b>Tax Total (%)</b>	\$0.00
<b>Total</b>	\$217.25
<b>Amount Due</b>	\$217.25

**RECEIVED**  
06-06-2025



### To pay by check, use remit address below:

Enumerate  
PO Box 952684  
ATLANTA GA 31192-2684

For billing inquiries, please email: [billingteam@goenumerate.com](mailto:billingteam@goenumerate.com)

5540 Rio Vista Dr  
Clearwater FL 33760-3107  
United States

Customer Payment

Payment #: PYMT41562  
Date: 6/13/2025

Billing Address

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

Date	Type	Ref No.	Orig. Amt.	Amt. Due	Payment
6/4/2025	Invoice	INV41419	\$217.25	\$217.25	\$217.25
				Total	\$217.25





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

# Invoice

Date: 6/2/2025  
Invoice #: 2025-345

To:

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

Project: Waters Edge  
Proposal #: 13-124;2025  
P.O. #:

Due Date	Service Date:
7/2/2025	May 2025

Task #	Description	Project Compl...	Amount
Task 1	Monthly Meter Readings	41.67%	150.00
		RECEIVED 06-02-2025	

<b>PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE</b>	<b>Total</b>	<b>\$150.00</b>
<b>Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!</b>	<b>Payments/Credits</b>	<b>\$0.00</b>
	<b>Balance Due</b>	<b>\$150.00</b>



# INVOICE #6177

ISSUED:

04/02/2025

DUE:

04/02/2025

RECIPIENT:

**Waters Edge CDD**

3434 Colwell Ave  
Unit 200  
Tampa, FL 33614

SENDER:

**High Trim LLC**

6717 U.S. Hwy 19  
New Port Richey, Florida 34652

Phone: 727-514-3889

Email: [manager@hightrimtreeservice.com](mailto:manager@hightrimtreeservice.com)

Website: [www.hightrimtreeservice.com](http://www.hightrimtreeservice.com)

SERVICE ADDRESS:

9019 Creedmoor Lane  
New Port Richey, Florida 34654

**For Services Rendered**

Product/Service	Description	Qty.	Unit Price	Total
04/17/2025				
Arborist Letter/Permit Fee	Removal of 10" pine @10931 oysterbay cr  Tree has low vigor and is in decline with a hard lean towards home owners property	1	\$300.00	\$300.00
Tree Removal	10931 oysterbay cr Removal of 10" pine Behind home flush cut no stump grind , you will have to access the tree from the pond area	1	\$1,325.00	\$1,325.00*
Tree Trimming	11400 chrisfield pl  Removal of vines from lower canopies  Cut vines at a minimum of 15' throughout the pathway behind home	1	\$425.00	\$425.00*
Haul Debris	Bridgeton In across from park  Remove to fallen tree trunks back to cut back line	1	\$315.00	\$315.00



# INVOICE #6177

ISSUED:

04/02/2025

DUE:

04/02/2025

\* Non-taxable

**Total**

**\$2,365.00**

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](#)

PAST DUE

**RECEIVED**  
06-09-2025





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

## Service Invoice

Invoice#: 35592

Date: 06/16/2025

Record#: 34447

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

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

---

**Due Date:** 07/16/2025

**Employee:**

**Order#:**

---

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edge Pump PM - June 2025	1.0000	600.000000	600.00	N

**Notes:**

ITS completed pump station maintenance

**RECEIVED**  
06/16/2025

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
<b>Amount Due</b>	<b>600.00</b>



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

## Service Invoice

Invoice#: 35678

Date: 06/02/2025

Record#: 34513

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

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

---

**Due Date:** 07/02/2025

**Employee:**

**Order#:**

---

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Waters Edge Water Management May 2025	1.0000	600.000000	600.00	N

**Notes:**

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

*Thank you for your prompt payment!*

**RECEIVED**  
06-02-2025

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



**MIKE FASANO**

**TAX COLLECTOR**  
**PASCO COUNTY FLORIDA**

POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

June 16, 2025

Water's Edge CDD  
Rizzetta & Co  
3434 Colwell Ave Suite 200  
Tampa, FL 33614-8390

Re: Water's Edge CDD Postage Assessment

Pursuant to F.S. 197.3632, this letter will serve as an invoice for \$209.64 for the cost of collection of Water's Edge CDD Postage Assessment for the 2024 Tax Year.

Should you have any questions, please feel free to contact my office.

**RECEIVED**  
06/17/2025

Best wishes,

Mike Fasano  
Tax Collector

MF/mg

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER  
DADE CITY  
TELEPHONE 352.521.4360

CENTRAL PASCO GOVERNMENT CENTER  
LAND O'LAKES  
TELEPHONE 813.235.6020

WEST PASCO GOVERNMENT CENTER  
NEW PORT RICHEY  
TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK  
WESLEY CHAPEL  
TELEPHONE 813.235.6020

TAX COLLECTOR BUILDING  
GULF HARBORS  
TELEPHONE 727.847.8165





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

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

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344

1 0 1  
45-46024

WATERS EDGE CDD

Service Address: **9019 CREEDMOOR RECLAIM LANE**  
Bill Number: 22369202  
Billing Date: 5/14/2025  
Billing Period: 3/24/2025 to 4/23/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional 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	3/24/2025	385520	4/23/2025	400471	30	14951

Usage History		
Water		
April 2025		14951
March 2025		15076
February 2025		14128
January 2025		14905
December 2024		17282
November 2024		17414
October 2024		13095
September 2024		9832
August 2024		12405
July 2024		12299
June 2024		18451
May 2024		11440

Transactions		
Previous Bill		5,879.64
Payment 05/01/25		-5,879.64 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	14,951 Thousand Gals X \$0.39	5,830.89
<b>Total Current Transactions</b>		5,830.89
<b>TOTAL BALANCE DUE</b>		<b>\$5,830.89</b>

**RECEIVED**  
05-15-2025



Please return this portion with payment

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

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

Account # 1006710  
Customer # 01381392  
Balance Forward 0.00  
Current Transactions 5,830.89

**Total Balance Due \$5,830.89**  
**Due Date 6/2/2025**

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

**The Total Due will be electronically  
transferred on 06/02/2025.**

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

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

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

Invoice

Date	Invoice #
6/2/2025	INV0000099669

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,187.00	\$1,187.00
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	\$4,371.83
		Total	\$4,371.83

RECEIVED  
05-28-2025

# INVOICE

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

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



**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.: 10110-B  
Terms: Net 30  
Invoice date: 06/01/2025  
Due date: 07/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Aquatic Maintenance</b>	Monthly Lake Maintenance-52 Waterways	1	\$2,185.00	\$2,185.00
					<b>Total</b>	<b>\$2,185.00</b>

RECEIVED  
06-01-2025





Sprinkler Solutions of Florida Inc.  
401 N. Parsons Ave. Suite 106 A  
Brandon, FL 33510  
(813) 503-1228  
jeff@ssofla.com

**Invoice**  
**#48214**  
**06/05/2025**

**PO #: Belle Haven, Biddeford, Creedmore**  
**Request #: 69062**

#### Bill To

Waters Edge  
3434 Colwell Avenue Suite 200,  
Tampa, FL 33614

#### Service Location

Waters Edge  
11428 Biddeford PL,  
New Port Richey, FL 34654

#### Items

Description	Rate	Total
(Preventative pump maintenance for the pumps listed below (April 22 2025))	(1) x \$1,000.00	\$1,000.00
(Waters Edge Belle Haven pump, 11406 Belle Haven Dr)	(1) x \$0.00	\$0.00
(****Waters Edge pump maintenance. Belle Haven submersible pump. 25 HP 460 volt three phase full load 47 amps. Checked all wire connections. Power no load 490/494/496 - 284/284/285 Power full load 488/492/493 - 283/284/282 Amps 33/31/34 4" flow meter 121,305,000 S/N Pressure tank good at 40 PSI. Tested VFD and pump. All ran good. VFD went to sleep when mainline was full. Found 4" gate valve closed and VFD was on off when I arrived. Closed gate valve and turned VFD off after maintenance. Power is still on for VFD cooling fan.)	(1) x \$0.00	\$0.00
(Biddeford pump, 11428 Biddeford Pl,)	(1) x \$0.00	\$0.00
(****Please split time equally between Belle Haven and Biddeford pump maintenance. I forgot to change hub in time)	(1) x \$0.00	\$0.00
(Creedmore Pump, 9142 Creedmoor Ln)	(1) x \$0.00	\$0.00
(****Waters Edge pump maintenance. Creedmoor Ln submersible pump. 7.5 HP, max amps 13.2 Water meter S/N 72914630, total flow 41,128,100 Power no load 492/495/497 - 286/285/287 Power full load 491/494/495 - 284/284/285 Amps 12.2/11.9/12.8 Found 2" pressure vacuum breaker and 2" AMIAD filter leaking. Took apart pressure vacuum breaker and cleaned out inside. Used dielectric grease on o-rings. Pressure vacuum breaker is now not leaking. Took apart 2" AMIAD filter and cleaned screen and o-rings. Found some rust in filter screen. Could not get o-rings to stop leaking. O-rings and 3/4" ball valve on filter lid need replaced. I will need to research replacement parts. If this pump is ever going to be used as backup pump for irrigation the pressure tank and 40 to 60 PSI pressure switch will need replaced. Also needs new 0 to 160 pressure gauge. As of now this pump only provides backup water to irrigation pond.)	(1) x \$0.00	\$0.00
(****Discount as agreed to with Wesley for the 1st service)	(1) x -\$50.00	-\$50.00

<b>Subtotal</b>	<b>\$950.00</b>
Invoice Total	\$950.00
Payments	\$0.00

## Completion Notes

Wesley this was sent to Mathew should it have been sent to You....

Matthew,

I apologize for the delay in sending invoice we had a personnel change in the office and this invoice was missed.

**Total Due**

**\$950.00**

## Terms and Conditions

Invoice: Terms are due upon receipt. If not paid in 15 days a \$50.00 late charge will be applied. We greatly appreciate your prompt payment.

**RECEIVED**  
06-23-2025



## INVOICE

Invoice Number	2406784
Invoice Date	June 5, 2025
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

**Alternative 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:**

\$936.00

**For Period Ending:**

May 30, 2025

---

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

**Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager**



INVOICE

Invoice Number 2406784  
Project Number 238200185

Top Task 2025 2025 FY General Consulting

Professional Services

Category/Employee	Hours	Rate	Current Amount
Nolte, Robert (Frank)	6.00	156.00	936.00
	6.00		936.00
Professional Services Subtotal	6.00		936.00

Top Task 2025 Total 936.00

Total Fees & Disbursements \$936.00

INVOICE TOTAL (USD) \$936.00

RECEIVED  
06-09-2025

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-05-06	238200185	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	156.00	312.00	COORDINATION WITH CONTRACTOR AND DISTRICT CHAIRMAN FOR REVISED PROPOSAL FOR O&M AND POND BANK REPAIRS.
2025-05-12	238200185	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	COORDINATION WITH CONTRACTOR FOR AGREEMENT TO REPAIR POND BANK AND OTHER O&M REPAIRS.
2025-05-15	238200185	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	156.00	312.00	PREPARING FOR AND ATTENDING BUDGET MEETING
2025-05-22	238200185	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	PREPARING FOR AND ATTENDING MONTHLY CDD MEETING
					6.00		\$936.00	
Total Project 238200185					6.00		\$936.00	

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Waters Edge CDD  
C/O RIZZETTA & COMPANY  
3434 Colwell Ave. Suite 200  
Tampa, FL 33614

June 10, 2025

Client: 001219

Matter: 000001

Invoice #: 26600

Page: 1

RE: GENERAL

For Professional Services Rendered Through May 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
5/9/2025	MB	REVIEW FINN OUTDOOR POND BANK AND O/M PROPOSALS; PREPARE POND BANK REPAIR AND MAINTENANCE SERVICES AGREEMENT WITH FINN OUTDOOR.	2.4	\$732.00
5/22/2025	MB	ATTENDANCE AT DISTRICT BOARD MEETING.	2.9	\$884.50
5/23/2025	MB	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM DISTRICT MANAGER REGARDING BOUCHARD COMPLAINT; REVIEW BROCHARD SUMMONS AND COMPLAINT.	0.9	\$274.50
5/27/2025	MB	REVIEW AND RESPOND TO EMAIL FROM THE DISTRICT CHAIR REGARDING BOUCHARD LAWSUIT.	0.3	\$91.50
5/28/2025	MS	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER AND LONG FORM PUBLICATION AD FOR BUDGET; REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	3.8	\$665.00
Total Professional Services			10.3	\$2,647.50



June 10, 2025  
Client: 001219  
Matter: 000001  
Invoice #: 26600

Page: 2

---

Total Services	\$2,647.50	
Total Disbursements	\$0.00	
Total Current Charges		\$2,647.50
Previous Balance		\$1,085.50
Less Payments		(\$1,085.50)
<b>PAY THIS AMOUNT</b>		<b>\$2,647.50</b>

RECEIVED  
06-10-2025

*Please Include Invoice Number on all Correspondence*

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 25-01242P

Date 06/20/2025

**Attn:**  
Waters Edge CDD Rizzetta  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 25-01242P

\$284.38

### Public Board Meetings

**RE:** Waters Edge Board of Supervisors Meeting on July 24, 2025

**Published:** 6/20/2025

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

**Total**

**\$284.38**

Payment is expected within 30 days of the  
first publication date of your notice.

**RECEIVED**  
06-19-2025

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

### NOTICE

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Serial Number  
25-01242P

# Business Observer

Published Weekly  
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

RECEIVED  
JUN 25 2025

BY: .....

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Public Board Meetings

in the matter of Waters Edge Board of Supervisors Meeting on July 24, 2025

in the Court, was published in said newspaper by print in the

issues of 6/20/2025

See Attached

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

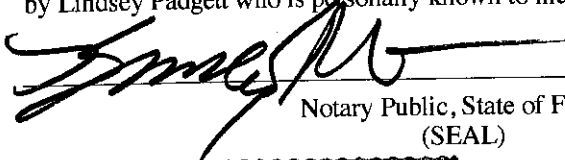


Lindsey Padgett

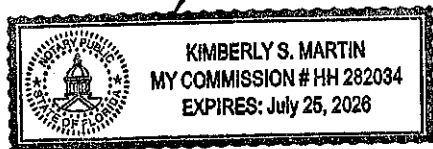
Sworn to and subscribed, and personally appeared by physical presence before me,

20th day of June, 2025 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida  
(SEAL)



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

The Board of Supervisors (the "Board") of the Waters Edge Community Development District (the "District") will hold a public hearing and a meeting on July 26, 2021, at 9:00 p.m. at Waters Edge Clubhouse, 5019 Overseas Lane, New Port Richey, Florida 34654.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2021-2026 proposed budget and the proposed levy of its annually recurring annual ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held when the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.watersedgecd.org/>, or may be obtained by contacting the District Manager's office via email at [we@watersedgecd.org](mailto:we@watersedgecd.org) or via phone at (813) 994-1001 ext. 7860.

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

	Proposed maximum annual FY 2024-2026 O&M Assessment	Last Year's FY 2024-2025 O&M Assessment	% Increase	Annual \$ Increase	Monthly \$ Increase
Truckhouses	\$554.54	\$533.70	3.90%	\$21.14	\$1.76
SF 30/36"	\$554.54	\$533.70	3.90%	\$21.14	\$1.76
SF 60"	\$554.54	\$533.70	3.90%	\$21.14	\$1.76
SF 65"	\$554.54	\$533.70	3.90%	\$21.14	\$1.76
SF 70"	\$554.54	\$533.70	3.90%	\$21.14	\$1.76
SF 80"	\$554.54	\$533.70	3.90%	\$21.14	\$1.76

If approved this amount will serve as the "maximum rate" for future O&M Assessments and no mailed notice will be provided unless there is a proposed increase or another criterion within Section 197.563(2)(a), Florida Statutes is triggered.

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2021 County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

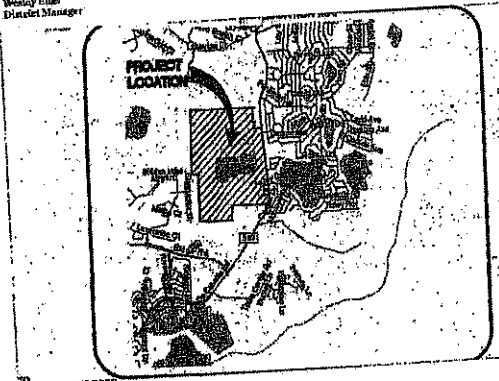
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 197, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Wesley Ellis  
District Manager



RECEIVED  
JUN 25 2021

BY: .....

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 25-01264P

Date 06/27/2025

**Attn:**  
Waters Edge CDD Rizzetta  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 25-01264P

\$65.63

### Public Board Meetings

**RE:** Waters Edge Board of Supervisors Meeting on July 24, 2025

**Published:** 6/27/2025

**RECEIVED**  
06/26/2025

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

**Total**

**\$65.63**

Payment is expected within 30 days of the  
first publication date of your notice.

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

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

The Board of Supervisors (the “**Board**”) of the Waters Edge Community Development District (the “**District**”) will hold a public hearing and a meeting on July 24, 2025, at 5:00 p.m. at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting [www.watersedgecd.org](http://www.watersedgecd.org), or may be obtained by contacting the District Manager's office via email at [welias@rizzetta.com](mailto:welias@rizzetta.com) or via phone at (813) 994-1001.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Wesley Elias  
District Manager  
June 27, 2025

25-01264P

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

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Serial Number  
25-01264P

# Business Observer

Published Weekly  
New Port Richey, Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey, Pasco County, Florida; that the attached copy of advertisement,

being a Public Board Meetings

in the matter of Waters Edge Board of Supervisors Meeting on July 24, 2025

in the Court, was published in said newspaper by print in the

issues of 6/27/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

RECEIVED  
JUN 30 2025

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

The Board of Supervisors (the "Board") of the Waters Edge Community Development District (the "District") will hold a public hearing and a meeting on July 24, 2025, at 5:00 p.m. at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

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

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Wesley Elias  
District Manager  
June 27, 2025

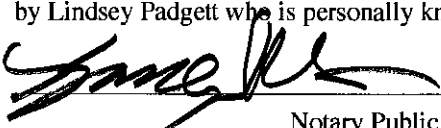
25-01264P

  
Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

27th day of June, 2025 A.D.

by Lindsey Padgett who is personally known to me.

  
Notary Public, State of Florida  
(SEAL)



# INVOICE

6/1/2025

***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	148990	5/1/2025	MAY LAWN SERVICE-GENERAL	\$ 5,725.60
		148990	5/1/2025	IRRIGATION INSPECTIONS	\$ 1,281.60
		148990	5/1/2025	HARDWOOD PRUNING	\$ 214.80
1	Ameriscape				\$ -
1	Ameriscape	148991	5/1/2025	PEST CONTROL (AGRONOMY)	\$ 490.14
1	PSA	1574	5/1/2025	MAY 01 INSPECTION	\$ 252.00
4	KEVIN L	NA	NA	Chlorine tab service- \$30.00/week- Kevin Labrum MAY 2, 9, 16, 30. KEVIN OFF 5/23	\$ 120.00
Total:					8,084.14

**RECEIVED**  
06-02-2025





9702 Harney Road, Thonotosassa, FL 33592

Invoice 148990

Date	PO#
05/01/25	
Sales Rep	Terms
Dominick Portoghese	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
#109466 - Landscape Management with Irrigation & Pruning May 2025				\$18,055.00

Description	Amount
General Maintenance	14,314.00
Irrigation Inspections	3,204.00
Hardwood Pruning	537.00

APPROVED	
ASSOC	
G/L #	8210-007
BK ACCT	
OPER	RESV
AMT	18055

Subtotal	\$18,055.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$18,055.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$18,055.00</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$42,404.46	\$1,015.00	\$0.00	\$0.00	\$0.00



9702 Harney Road, Thonotosassa, FL 33592

Invoice 148991

Date	PO#
05/01/25	
Sales Rep	Terms
Dominick Portoghese	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
#109467 - Landscape Management - Agronomy Program [Only] May 2025				\$1,225.34

APPROVED
ASSOC
G/L # 8210-007
BK ACCT
OPER RESV
AMT 1225.34

Subtotal	\$1,225.34
Sales Tax	\$0.00
<b>Total</b>	<b>\$1,225.34</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$1,225.34</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$42,404.46	\$1,015.00	\$0.00	\$0.00	\$0.00

# INVOICE

PSA Horticultural

8431 Prestwick Pl

Trinity, FL 34655

tom@psagrounds.com

(727) 505-1532

# PSA HORTICULTURAL

## Bill to

Water's Edge Homeowners Association C/O

Management and Associates

720 Brooker Creek Boulevard, Suite 206

Oldsmar, Florida 34677

MAY 01 2025

Rocco

## Invoice details

Invoice no.: 1574

Terms: Net 30

Invoice date: 05/01/2025

Due date: 05/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	05/01/2025	Water's Edge Landscape Inspection	May 2025 Landscape Inspection	1	\$630.00	\$630.00

Total

\$630.00

## Note to customer

We truly appreciate your business!

PSA Services:

Specification Development

Landscape Inspections

Special Project Consulting

APPROVED	
ASSOC	
G/L #	8020-000
BK ACCT	
OPER	RESV
AMT	630-

## WREC Waters Edge CDD

May 2025

Account	Dates	Rate	Bill Date	Due Date	Amount Due
2189378	04/21/25 - 05/21/25	GS	5/27/2025	6/17/2025	\$ 69.31
2189381	04/21/25 - 05/21/25	GS	5/27/2025	6/17/2025	\$ 64.05
2189382	04/21/25 - 05/21/25	GS	5/27/2025	6/17/2025	\$ 47.48
2189384	04/21/25 - 05/21/25	GS	5/27/2025	6/17/2025	\$ 1,897.13
					<b>\$ 2,077.97</b>

GS 53100 - 4301 \$ 2,077.97Total **\$ 2,077.97**





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

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

Bill Date **05/27/2025**  
Amount Due **69.31**  
Current Charges Due **06/17/2025**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/21	85650	05/21	85921				271

Comparative Usage Information  
Average kWh

Period	Days	Per Day
May 2025	30	9
Apr 2025	31	9
May 2024	32	9

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



2 0 0 9 6 1 6 7

You have 24-hour access to manage your account on-line through Smarhub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 67.17  
Payment 67.17CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 271 KWH @ 0.06090 16.50  
Fuel Adjustment 271 KWH @ 0.04400 11.92  
FL Gross Receipts Tax 1.73

Total Current Charges 69.31  
Total Due E.F.T. 69.31

RECEIVED  
05-28-2025

DO NOT PAY

Total amount will be electronically transferred on or after 06/06/2025.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 05/27/2025

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 **06/06/2025**  
**TOTAL CHARGES DUE 69.31**  
**DO NOT PAY**

000218937800000693100000693100



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

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

Bill Date **05/27/2025**  
Amount Due **64.05**  
Current Charges Due **06/17/2025**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

Comparative Usage Information  
Average kWh

Period	Days	Per Day
May 2025	30	7
Apr 2025	31	1
May 2024	32	67

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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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/21	13942	05/21	14164				222

Previous Balance 41.92  
Payment 41.92CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 222 KWH @ 0.06090 13.52  
Fuel Adjustment 222 KWH @ 0.04400 9.77  
FL Gross Receipts Tax 1.60

Total Current Charges 64.05  
Total Due E.F.T. 64.05

**RECEIVED**  
05-28-2025

DO NOT PAY

Total amount will be electronically transferred on or after 06/06/2025.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 05/27/2025

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	06/06/2025
TOTAL CHARGES DUE	64.05
DO NOT PAY	

000218938100000640500000640503



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

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

Bill Date **05/27/2025**  
Amount Due **47.48**  
Current Charges Due **06/17/2025**

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
May 2025	30	2
Apr 2025	31	1
May 2024	32	63

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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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/21	13812	05/21	13880				68

Previous Balance 42.75  
Payment 42.75CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 68 KWH @ 0.06090 4.14  
Fuel Adjustment 68 KWH @ 0.04400 2.99  
FL Gross Receipts Tax 1.19

Total Current Charges 47.48  
Total Due E.F.T. 47.48

RECEIVED  
05-28-2025

DO NOT PAY

Total amount will be electronically transferred on or after 06/06/2025.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 05/27/2025

District: BP17

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

Electronic Funds Transfer on or after **06/06/2025**  
**TOTAL CHARGES DUE 47.48**  
**DO NOT PAY**

000218938200000474800000474807



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

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

Bill Date **05/27/2025**  
Amount Due **1,897.13**  
Current Charges Due **06/17/2025**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/21	56069	05/21	71679		90.64	91	15610

Comparative Usage Information  
Average kWh

Period	Days	Per Day
May 2025	30	520
Apr 2025	31	482
May 2024	32	451

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



2 0 0 9 6 1 6 7

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Previous Balance 1,715.97  
Payment 1,715.97CR  
Balance Forward 0.00

Customer Charge 44.16  
Demand Charge 91 KW @ 6.65000 605.15  
Energy Charge 15,610 KWH @ 0.03290 513.57  
Fuel Adjustment 15,610 KWH @ 0.04400 686.84  
FL Gross Receipts Tax 47.41

Total Current Charges 1,897.13  
Total Due E.F.T. 1,897.13

**RECEIVED**  
05-28-2025

**DO NOT PAY**

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

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See Reverse Side For Mailing Instructions

**Bill Date: 05/27/2025**

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 **06/06/2025**  
**TOTAL CHARGES DUE 1,897.13**  
**DO NOT PAY**

000218938400018971300018971308