Rizzetta & Company

Waters Edge
Community Development District

Board of Supervisor's Regular Meeting
October 23, 2025

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

www.watersedgecdd.org

WATERS EDGE
COMMUNITY DEVELOPMENT DISTRICT

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

www.watersedgecdd.org

Board of Supervisors	Vacant	Chairman
	George Anastasopoulos	Vice Chairman
	Gabriel Papadopoulos	Assistant Secretary
	Craig Pettitt	Assistant Secretary
	Vacant	Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	Michael Broadus	Straley Robin & Vericker
District Engineer	Frank Nolte	Stantec

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting / hearing / workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813) 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

Board of Supervisors
Water's Edge Community
Development District

10/16/2025

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, October 23, 2025, at 3:30 p.m. at the Water's Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654**. The following is the agenda for this meeting.

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.** Irrigation Report
     - i. Update on Sprinkler Solutions/ITS Transition
   - **C.** District Engineer Report ..... Tab 2
   - **D.** PSA Landscape Inspection Reports..... Tab 3
   - **E.** District Counsel
   - **F.** District Manager Report ..... Tab 4
4. **BUSINESS ITEMS**
   - **A.** Consideration of 2024-2025 Goals and Objectives Report.. .... Tab 5
   - **B.** Discussion of Dead/Leaning Trees on Biddeford..... .... Tab 6
5. **BUSINESS ADMINISTRATION**
   - **A.** Consideration of Minutes of the Board of Supervisors' Regular Meeting held on September 25, 2025……..Tab 7
   - **B.** Consideration of Operations and Maintenance Expenditures for September 2025……...Tab 8
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,

Matthew Huber

Matthew Huber
District Manager

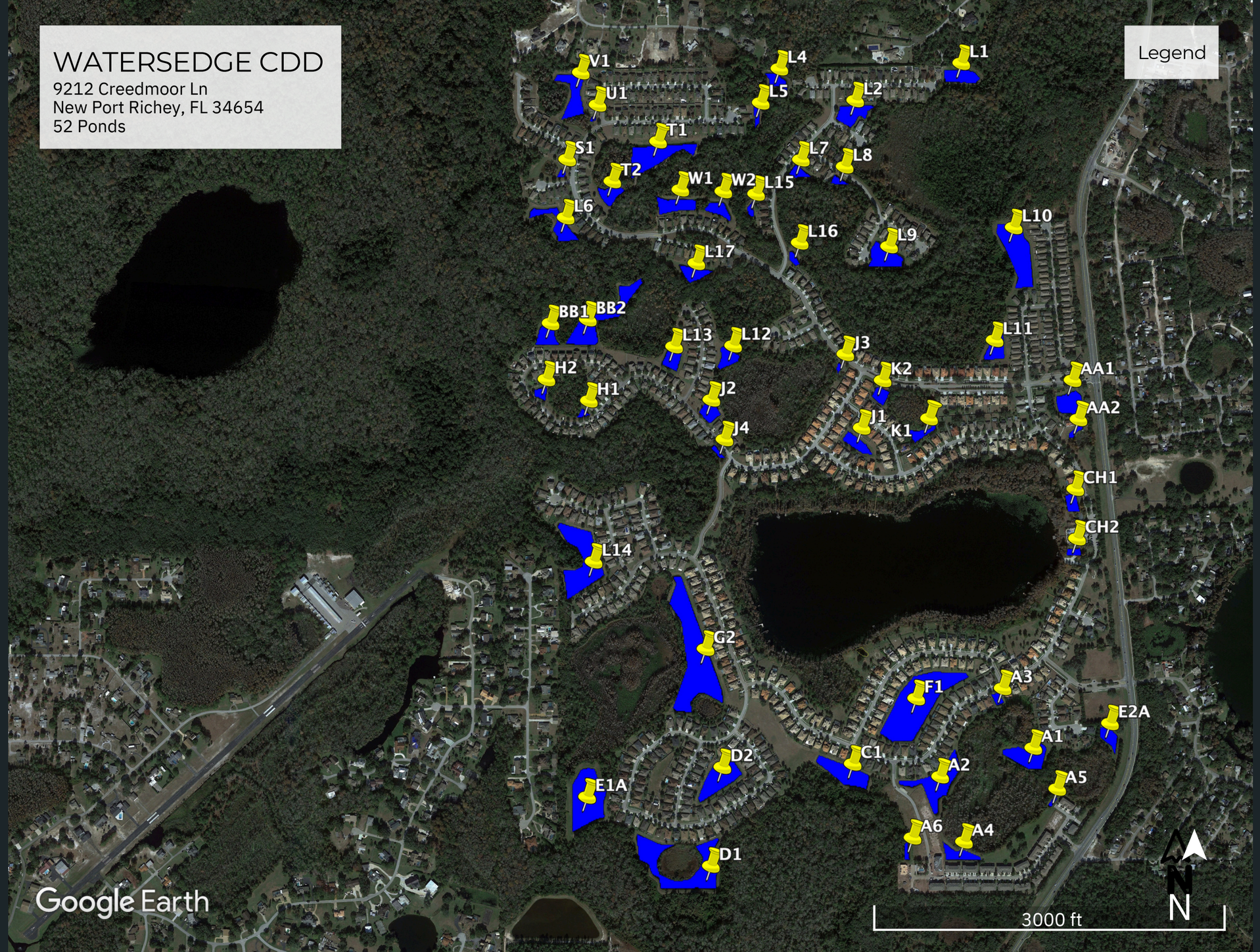
Tab 1

SitexAquatics

LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

OCTOBER, 2025


WATERSEDGE CDD
9212 Creedmoor Ln
New Port Richey, FL 34654
52 Ponds
Legend
V1
U1
L4
L5
L2
L1
T1
S1
T2
L7
L8
W1
W2
L15
L6
L16
L9
L10
L17
BB1
BB2
L13
L12
J3
L11
H2
H1
J2
K2
AA1
AA2
J4
J1
K1
CH1
CH2
L14
G2
F1
A3
E2A
A1
D2
C1
A2
A5
E1A
A6
A4
D1
3000 ft
N
Google Earth

Prepared for: Matt Huber
Prepared By: Devon Craig

SUMMARY:

We are fingers crossed cooler air is coming our way. The water temp will slowly start decreasing, raising dissolved oxygen levels to a somewhat normal level. The biggest thing with the slowdown in rainfall we can keep prevent treatments in ponds long enough to see the benefit and bloom reduction. Prevent treatments in ponds will be applied heavily this month and hopefully we will get long term aesthetics and control with these applications.

Pond #W1 Treated for Algae and Shoreline Vegetation.

Pond #H2 Treated for Algae and Shoreline Vegetation.

Pond #F1 Treated for Algae and Shoreline Vegetation.

Pond #L12 Treated for Algae and Shoreline Vegetation.

Pond #K1 Treated for Shoreline Vegetation.

Pond #L11 Treated for Algae and Shoreline Vegetation.

Pond #L13 Treated for Algae and Shoreline Vegetation.

Pond #J2 Treated for Algae and Shoreline Vegetation.

Pond #J1 Treated for Algae and Shoreline Vegetation.

Pond #AA1 Treated for Shoreline Vegetation.

Pond #L9 Treated for Algae and Shoreline Vegetation.

Pond #L2 Treated for Algae and Shoreline Vegetation.

Pond #W2 Treated for Shoreline Vegetation.

Pond #L14 Treated for Algae and Shoreline Vegetation.

Pond #AA2 Treated for Shoreline Vegetation.

AA1: Was treated for Algae and shoreline vegetation.
AA2: Was treated for shoreline vegetation.
CH1: Was treated for shoreline vegetation.
CH2: Was treated for 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

October 23, 2025

Waters Edge Community Development District Engineer's Report:

SWFWMD O&M Permit Renewals

- Waters Edge 1 Phases 1,5 and 6 (26810.000). Permit due for renewal on November 6th, 2025. Report attached and proposals will be provided prior to the meeting.

Pond A2 – Pond Bank Restoration

- Pond bank repairs completed week of 9/15. Outfall pipe section under water and will be reseated once water levels recede to adequate levels to access. Contractor to provide invoice for 75% of work completed and will invoice remainder once job is fully completed.

MEMORANDUM

To: Angela Savinon, Water's Edge District Manager

From: Frank Nolte, Stantec, District Engineer

Project: Waters Edge Phase 1, 5 and 6

SWFWMD Permit No. 26810.000

Date: October 10, 2025

On September 24, 2025, Stantec staff visited the Waters Edge Community to review the Stormwater Management System in general conformance with SWFWMD Permit No. 26810.000, Stantec reviewed all pond banks, visible drainage structures and conveyance ways. Below are photos and descriptions of the requested maintenance noted during the inspection.

Pond L10

Maintenance Required: Overgrown vegetation and silt build up was noted at the 2-24" FES outfall (L10 & 8-19).

Recommended Repair: Remove vegetation and silt buildup from around the outfall structures FES (L10 & 8-19) 10' in every direction to create a positive discharge to the downstream wetland.

Outfall L10

Outfall 8-19

Pond L10 Cont.

Maintenance Required: Overgrown vegetation and sediment buildup was noted at Control Structure (OCS-L10)

Recommended Repair: Remove vegetation and silt buildup from around Control Structure OCS-L10. Allow 12" of vertical clearance below bottom of skimmer.

OCS-L10

Pond L11

Maintenance Required: Overgrown vegetation and sediment build up was noted at the 18" FES outfall (L11).

Recommended Repair: Remove vegetation and silt buildup from around the outfall structure FES L11, 10' in every direction to create a positive discharge to the downstream wetland.

Outfall L11

Wetland K

Maintenance Required: Overgrown vegetation and silt build up was noted at the 24” FES outfall (Outfall K).

Recommended Repair: Remove vegetation and silt buildup from around the outfall structure FES Outfall K, 10’ in every direction to create a positive discharge to the downstream wetland.

Outfall K

Wetland AA

Maintenance Required: Wetland AA Control Structure OCS-AA missing orifice cap.

Recommended Repair: Replace 4” orifice cap on control structure OCS-AA. See bleed down orifice detail.

OCS-AA

Wetland AA Cont.

Maintenance Required: Concrete Discharge Weir AA has overgrown vegetation and sediment at skimmer.

Recommended Repair: Remove vegetation and silt buildup from around Concrete Discharge Weir AA, 10' in every direction to create a positive discharge to the downstream wetland. Allow 6" of vertical clearance below bottom of skimmer.

Concrete Discharge Weir AA

Wetland AA

Maintenance Required: Overgrown vegetation and silt build up was noted at the 53"x34" FES outfall (FES AA).

Recommended Repair: Remove vegetation and silt buildup from around the outfall structure FES Outfall AA, 10' in every direction to create a positive discharge to the downstream lake.

FES-AA

Pond CH1

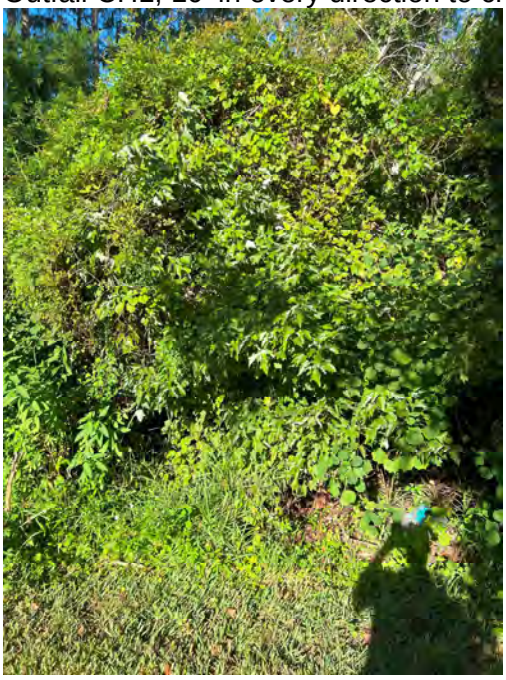
Maintenance Required: Muck buildup was noted at Control Structure (OCS-CH1)

Recommended Repair: Remove muck buildup from around Control Structure OCS-CH1. Allow 12” of vertical clearance below bottom of skimmer.

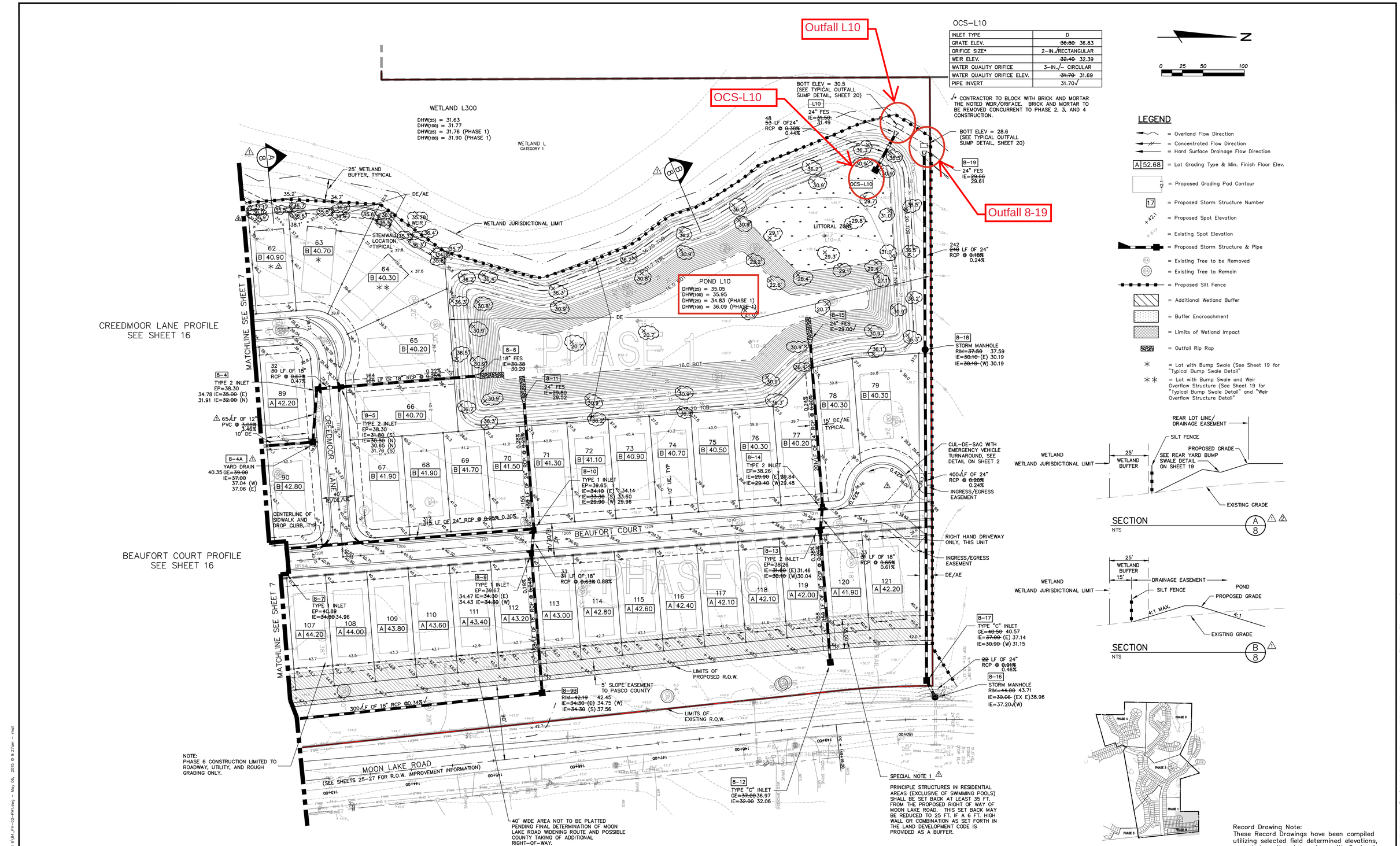
OCS-CH1

Maintenance Required: Overgrown vegetation and silt build up was noted at the 24” FES outfall (Outfall CH1).

Recommended Repair: Remove vegetation and silt buildup from around the outfall structure FES Outfall CH1, 10’ in every direction to create a positive discharge to the downstream lake.



Outfall CH-1



OCS-L10

INLET TYPE	D
GRATE ELEV.	~~36.00~~ 36.83
ORIFICE SIZE*	2-IN.√RECTANGULAR
WEIR ELEV.	~~32.40~~ 32.39
WATER QUALITY ORIFICE	3-IN.√- CIRCULAR
WATER QUALITY ORIFICE ELEV.	~~31.70~~ 31.69
PIPE INVERT	31.70√

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

LEGEND

- = Overland Flow Direction
- = Concentrated Flow Direction
- = Hard Surface Drainage Flow Direction
- A 52.68 = Lot Grading Type & Min. Finish Floor Elev.
- = Proposed Grading Pad Contour
- 17 = Proposed Storm Structure Number
- + 42.1 = Proposed Spot Elevation
- × 6.17 = Existing Spot Elevation
- = Proposed Storm Structure & Pipe
- = Existing Tree to be Removed
- = Existing Tree to Remain
- = Proposed Silt Fence
- = Additional Wetland Buffer
- = Buffer Encroachment
- = Limits of Wetland Impact
- = Outfall Rip Rap
- * = Lot with Bump Swale (See Sheet 19 for "Typical Bump Swale Detail"
- * * = Lot with Bump Swale and Weir Overflow Structure (See Sheet 19 for "Typical Bump Swale Detail" and "Weir Overflow Structure Detail"

SECTION A/8
NTS

SECTION B/8
NTS

SHEET LOCATION MAP

Record Drawing Note:
These Record Drawings have been compiled utilizing selected field determined elevations, as noted on the plans, along with Contractor furnished data noting deviations made during the Construction Phase.

DESIGNED GBW
DRAWN RAH
CHECKED
Q.C.

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

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655
PHONE: (800) 532-1047 WWW.FLDESIGN.COM C.A. NO.7421

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

SHEET DESCRIPTION:
WATERS EDGE MPUD ONE
PHASES I, 5 AND 6
CONSTRUCTION PLANS
PAVING, GRADING, AND DRAINAGE PLAN

NO.	DATE	REVISIONS	APP'D BY
3	11-16-05	ADDED RECORD DRAINAGE DATA	
2	1-14-2005	ADDED REAR LOT CORNER SPOT ELEVATION TO LOT 62	
1	6-22-2004	REVISED CUL-DE-SAC FOR FIRE LANE PAVEMENT	
2	6-4-2004	ADDED REAR LOT BUMP SWALE TO LOT 62. REVISED SECTION "A".	
1	4-26-2004	ADDED SECTIONS "A" AND "B", YARD DRAINS, AND SPECIAL NOTE 1	

JOB NO. 506-60
EPN 84
F.B. & PG.
SHT. 8 OF 27
DATE: 02/04

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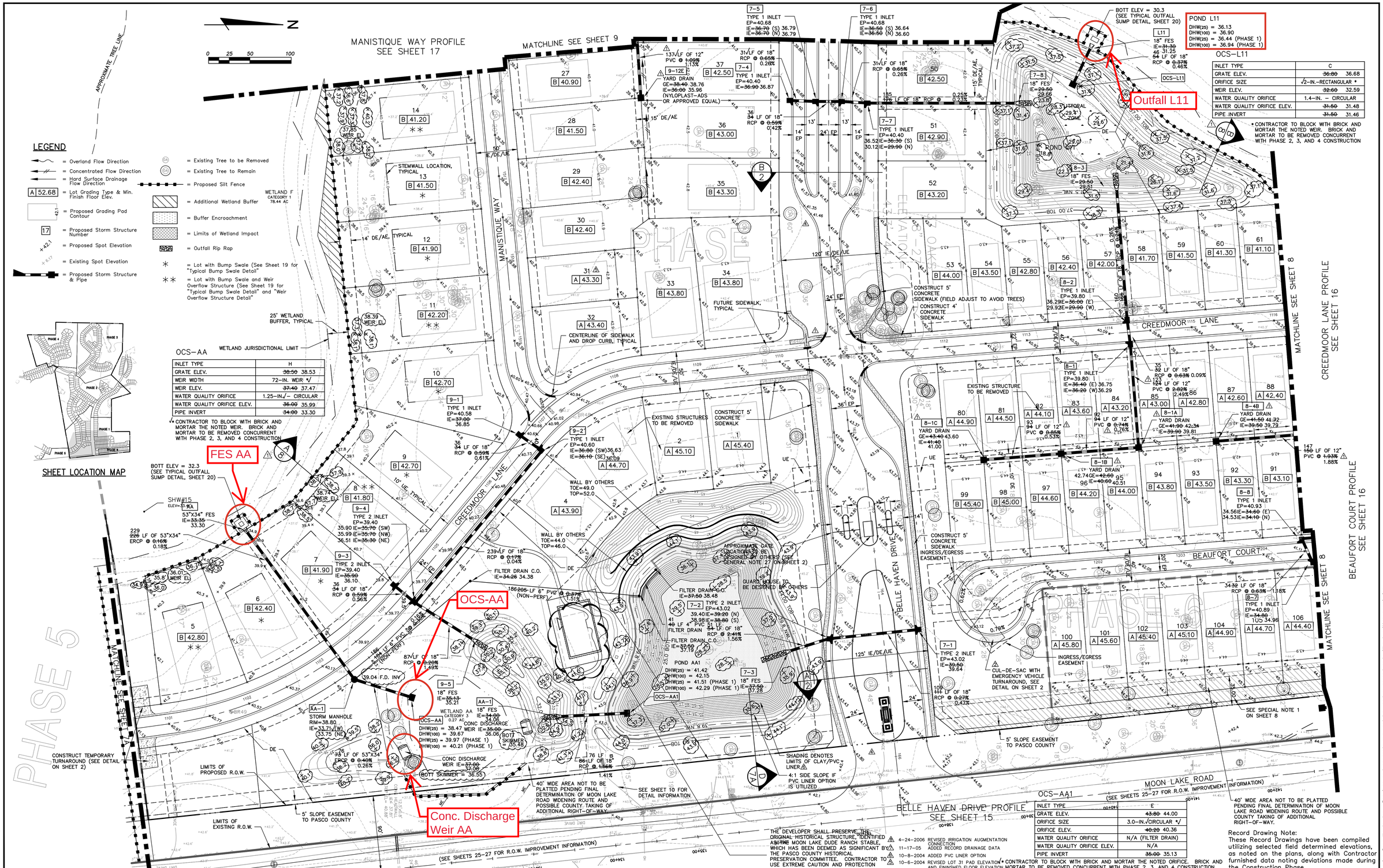

DESIGNED	GBW
DRAWN	RAH
CHECKED	
Q.C.	

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

NO.	DATE	REVISIONS	APP'D BY
4	7-20-2004	REVISED PAVEMENT GEOMETRY AT ENTRANCE AND FRONTAGE ROADS	
3	7-8-2004	REVISED PAD SIZES ON LOTS 5-14	
2	6-22-2004	REVISED CUL-DE-SAC FOR FIRE LANE PAVEMENT	
1	5-5-2004	ADDED SECTIONS "A/8" AND "B/8", REVISED POND AA1 FILTERDRAIN,	
		ADDED CLAY LINER TO POND AA1. REVISED SIDEWALK ALIGNMENTS	
		ADDED 12" PVC AND YARD DRAIN	

JOB NO. 506-60
EPN 84
F.B. & PG.
SHT. 7 OF 27
DATE: 02/04

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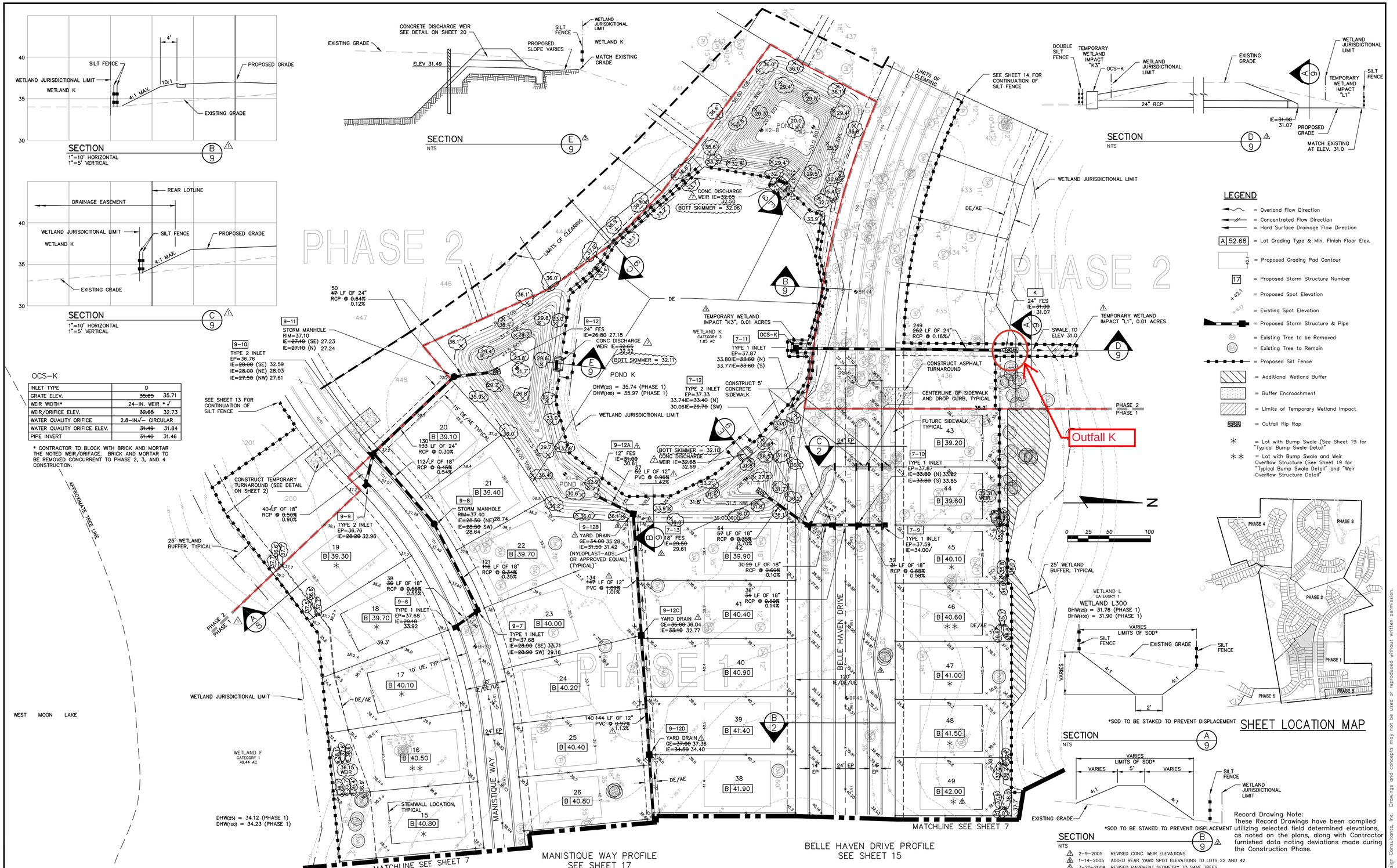

OCS-K

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

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

*SOD TO BE STAKED TO PREVENT DISPLACEMENT

*SOD TO BE STAKED TO PREVENT DISPLACEMENT

Record Drawing Note:
These Record Drawings have been compiled utilizing selected field determined elevations, as noted on the plans, along with Contractor furnished data noting deviations made during the Construction Phase.

NO.	DATE	REVISIONS	APPD BY
7	2-9-2005	REVISED CONC. WEIR ELEVATIONS	
6	1-14-2005	ADDED REAR YARD SPOT ELEVATIONS TO LOTS 22 AND 42	
5	7-20-2004	REVISED PAVEMENT GEOMETRY TO SAVE TREES	
4	7-8-2004	REVISED PAD SIZES ON LOTS 15-19	
3	6-8-2004	ADDED SECTIONS "D/9" AND "E/9".	
2	6-4-2004	ADDED REAR YARD BUMP SWALE TO LOT 49. ADDED SECTION "B".	
1	5-5-2004	ADDED SECTION "A/8", "B/9", "C/9", AND TEMPORARY WETLAND IMPACTS.	
		REMOVED PREVIOUSLY PROPOSED PERMANENT IMPACT INFORMATION FROM	
		WETLAND "K". ADDED DOUBLE ROW SILT FENCE ADJACENT TO WETLAND "K".	
		ADDED 12" PVC PIPE AND YARD DRAINS.	

11-17-2005 ADDED RECORD DRAINAGE DATA

DESIGNED GBW
DRAWN RAH
CHECKED
Q.C.

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JOB NO. 506-60
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F.B. & PG.
SHT. 9 OF 27
DATE 02/04

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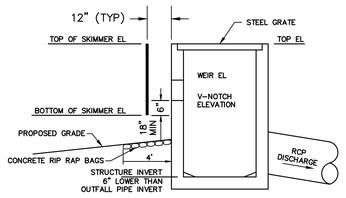

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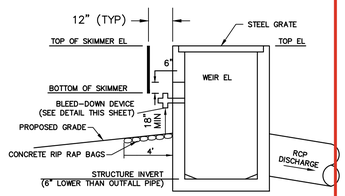

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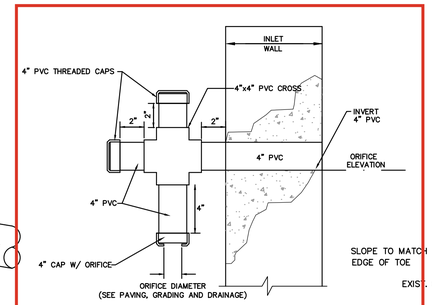
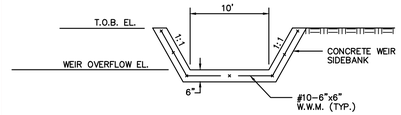


NOTE: PIPE & FITTINGS TO BE SCH. 40 PVC

BLEED-DOWN ORIFICE DETAIL
N.T.S.



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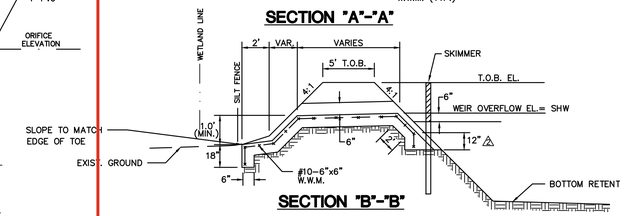

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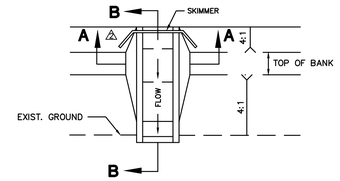
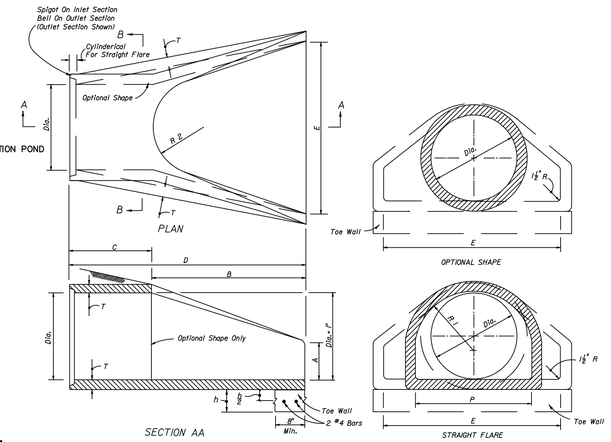
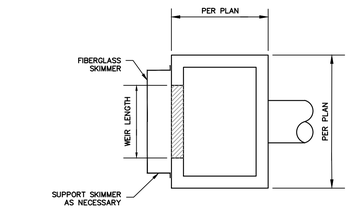


PLAN VIEW

CONCRETE DISCHARGE WEIR DETAIL FOR SUMPS
N.T.S.

DIA.	T	REINF. REINF. SQ IN/LF	BELL Or SPIGOT	A	B	C	D	E	P	R 1	R 2	FLAT	WEIGHT (LBS.)	h	TOE WALL CLASS I CONC (Misc.) CY.
18"	2 1/4"	0.07	2 1/4"	9"	2'-3"	3'-10"	6'-1"	3'-0"	29"	15 1/4"	12"	4"	990	15"	.11
24"	3"	0.07	2 7/8"	9 1/2"	3'-7 1/2"	5'-6"	6'-1 1/2"	4'-0"	33 3/8"	16 3/8"	14"	4 1/2"	1520	18"	.17
30"	3 1/2"	0.148	3"	1"	4'-6"	1'-3 1/2"	6'-1 1/2"	5'-0"	37"	18 1/2"	15"	5"	2190	21"	.24
48"	5"	0.148	4 1/4"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	56 1/2"	28 1/4"	22"	5 3/4"	6550	24"	.39

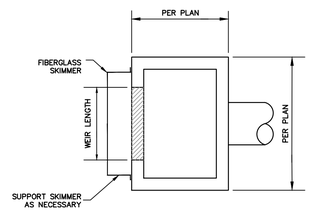




PLAN

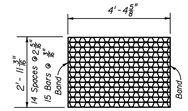
TYPICAL DROP STRUCTURE FDOT TYPE "D"
N.T.S.

DROP STRUCTURE WITH V-NOTCH DETAIL
N.T.S.



PLAN

TYPICAL DROP STRUCTURE FDOT TYPE "D"
N.T.S.

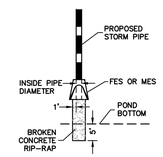


TYPE D
Straight Bars 2"x 3/8"
Reticuline Bars 1 1/4" x 3/8"
Bands 1/2" x 1/2"
Approx. Weight 180 Lbs.

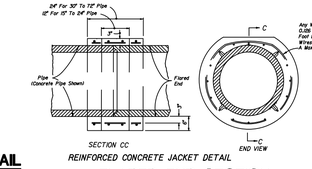
NOTICE: Steel Grates Are Required On Inlets With Traversable Slots And On Inlets where Bicycle Traffic is Anticipated.

TYPE "D" INLET STEEL GRATE
PER F.D.O.T. INDEX #232
N.T.S.

DROP STRUCTURE WITH BLEED-DOWN ORIFICE DETAIL
N.T.S.

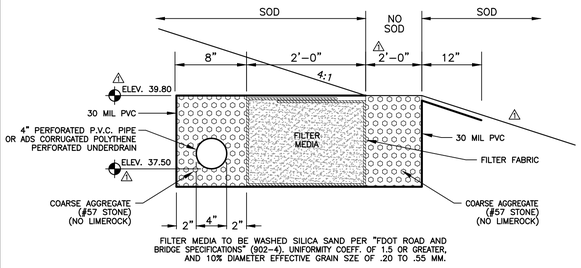


OUTFALL RIP RAP DETAIL
N.T.S.



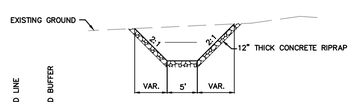
REINFORCED CONCRETE JACKET DETAIL

FLARED END SECTION
DOT INDEX #270 N.T.S.

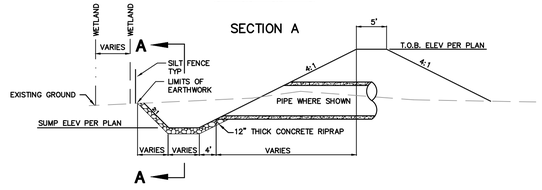


FILTE MEDIA TO BE WASHED SILICA SAND PER "FDOT ROAD AND BRIDGE SPECIFICATIONS" (902-4). UNIFORMITY COEFF. OF 1.5 OR GREATER, AND 10% DIAMETER EFFECTIVE GRAIN SIZE OF .20 TO .55 MM.

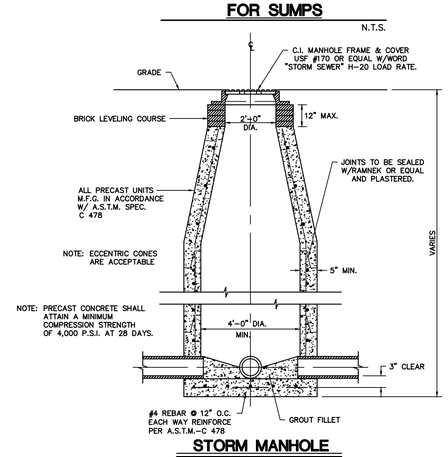
FILTERDRAIN DETAIL
N.T.S.



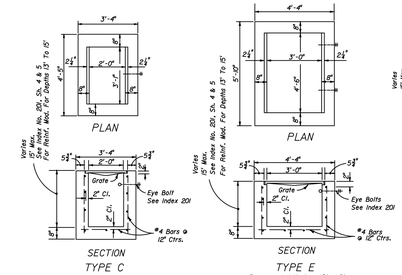
SECTION A

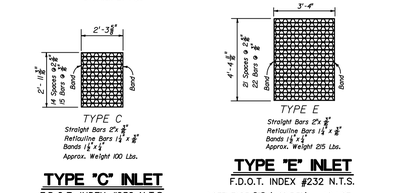


TYPICAL OUTFALL SUMP DETAIL
N.T.S.



STORM MANHOLE
N.T.S.

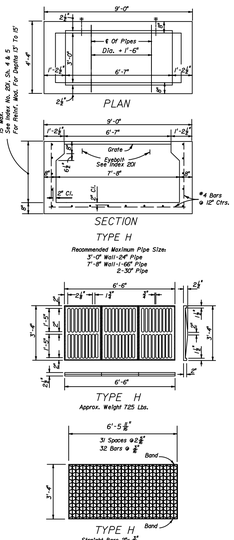




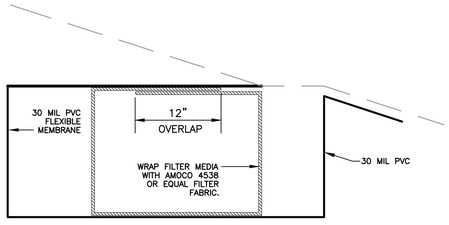
TYPE "C" INLET
F.D.O.T. INDEX #232 N.T.S.

TYPE "E" INLET
F.D.O.T. INDEX #232 N.T.S.

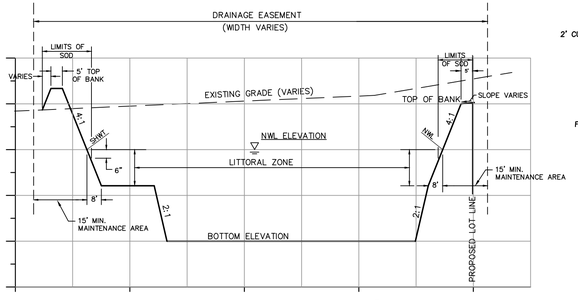
NOTE: TYPE "E" (MODIFIED) – ADJUST AS REQUIRED TO ACCEPT PIPE INSTALLATION AS INDICATED



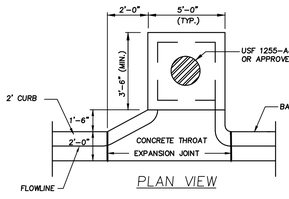
TYPE "H" INLET
F.D.O.T. INDEX #232 N.T.S.



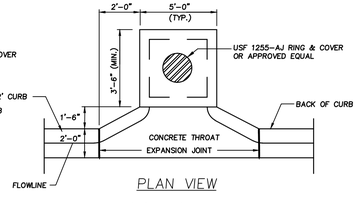
FILTER FABRIC/PVC MEMBRANE DETAIL
N.T.S.



TYPICAL POND SECTION (TYP ANY)
N.T.S.



STANDARD TYPE 1 PRECAST CURB INLET
N.T.S.



STANDARD TYPE 2 PRECAST CURB INLET
N.T.S.

Record Drawing Note:
These Record Drawings have been compiled utilizing selected field determined elevations, as noted on the plans, along with Contractor furnished data noting deviations made during the Construction Phase.

DESIGNED	GBW
DRAWN	RAH
CHECKED	
Q.C.	

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

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
3030 STARKEY BOULEVARD. NEW PORT RICHEY. FLORIDA 34655
PHONE: (800) 532-1047 WWW.FLDESIGN.COM C.A. NO.7421

PREPARED FOR:

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

SHEET DESCRIPTION:

WATERS EDGE MPUD ONE
PHASES 1, 5 AND 6
CONSTRUCTION PLANS

PAVING, GRADING AND DRAINAGE DETAILS

NO.	DATE	REVISIONS	APP'D BY
1	5-5-2004	REVISED CONCRETE DISCHARGE WEIR DETAIL FOR SUMPS	
1	5-5-2004	REVISED FILTER DRAIN DETAIL	

JOB NO. 506-60
EPN 84
F.B. & PG.
SHT. 20 OF 27
DATE: 02/04

K:\BA\Proj\ba1\ConstDocs\Phase1 and 6\BA_DTPA-02-PH1.dwg – May 06, 2015 @ 9:31am – rhall

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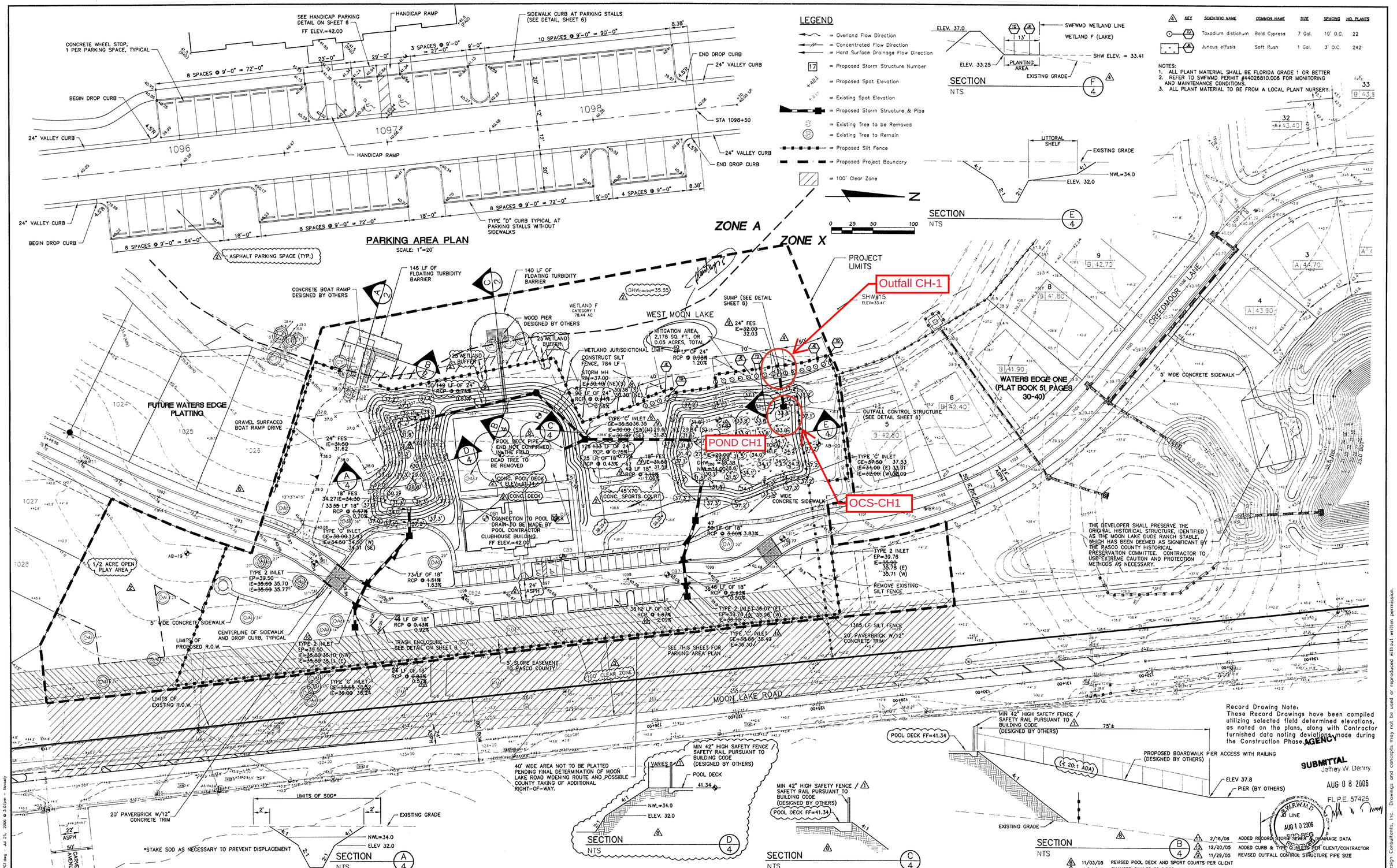

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	NO. PLANTS
TD	Taxodium distichum	Bald Cypress	7 Gal.	10' O.C.	22
JE	Juncus effusis	Soft Rush	1 Gal.	3' O.C.	242

NOTES:
1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE 1 OR BETTER
2. REFER TO SWFWMD PERMIT #44026810.008 FOR MONITORING AND MAINTENANCE CONDITIONS.
3. ALL PLANT MATERIAL TO BE FROM A LOCAL PLANT NURSERY.

Record Drawing Note:
These Record Drawings have been compiled utilizing selected field determined elevations, as noted on the plans, along with Contractor furnished data noting deviations made during the Construction Phase.

AGENCY SUBMITTAL
Jeffrey W. Denny
AUG 08 2006
FL.P.E. 57425

S.W.F.W.M.D. AS-BUILT LINE AUG 10 2006 RECEIVED

NO.	DATE	REVISIONS
1	2/16/06	ADDED RECORD STORM SEWER & DRAINAGE DATA
2	12/20/05	ADDED CURB & TYPE C INLETS PER CLIENT/CONTRACTOR
3	11/29/05	REVISED OUTFALL CONTROL STRUCTURE PIPE SIZE
4	11/03/05	REVISED POOL DECK AND SPORT COURTS PER CLIENT
5	8/29/05	CHANGED SWALES TO PIPES
6	7/28/05	REVISED SILT FENCE PER SWFWMD COMMENTS
5	5/31/05	CHANGED DRY POND TO WET POND & REVISED ASSOCIATED GRADING AND STORM SEWER
4	3/21/05	ADDED MITIGATION AREA
3	1/12/05	ADDED 100' CLEAR ZONE & FIXED SILT FENCE
2	12/27/04	LABELED SURFACES, ADDED WETLAND BUFFER, OPEN PLAY AREA, ADDITIONAL SILT FENCE, AND DHW INFORMATION PER PASCO COUNTY
1	11/23/04	REVISED PER SWFWMD COMMENTS

DESIGNED GBW
DRAWN RAH
CHECKED
D.C.

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

FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
3030 Starkey Blvd, New Port Richey FL 34655
Tel. (727) 849-7588 - Fax. (727) 848-3649
E.B. No. 7421

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

SHEET DESCRIPTION:
WATERS EDGE CLUBHOUSE
PHASE 5
PART OF PARCEL II
CONSTRUCTION / STORMWATER MANAGEMENT
SITE PLAN WITH
PAVING, GRADING, AND DRAINAGE PLAN

JOB NO. 506-66
EPN 84
F.B. & PG.
SHT. 4 OF 7
DATE 08/04

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4 4026810.010

Tab 3

PSA HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	October 2, 2025
Client:	Water's Edge HOA/CDD
HOA/CDD:	Mickey McCarthy
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 October 20, 2025. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on October 21, 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 neatly mowed, edged and trimmed. The cut was even, indicating the use of sharp blades. Mowing was performed at the correct height. There were no problems associating with the mowing operation. Growth is starting to slow. Only mow turf that is actively growing. Unused mowing hours should be employed for other tasks.

2 TURF COLOR

Belle Haven entry and exit-the St. Augustine turf color was a lightly mottled medium green. It has improved over the past month.

Slidell entry side- the St. Augustine turf color remained a heavily mottled medium green. Turf appeared to be very dry. The exit side had a lightly mottled appearance except for a dry section along the parkway which could be a clogged spray nozzle.

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

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

Clubhouse front left side and berm area- the St. Augustine turf color of the berm was a heavily mottled medium green. It was affected by disease activity. The St. Augustine turf color at the front corner was a lightly mottled medium green.

The basketball court- the St. Augustine turf color remained a heavily mottled medium green. This turf panel lost a significant amount of color over the past month. Sections of this turf panel will need to be replaced under warranty.

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

October

October

October

September

September

September

August *August* *August*

July *July* *July*

2 TURF DENSITY

Clubhouse front left side and berm area- the St. Augustine turf density of the berm was fair but improving with fungicide treatments. The St. Augustine turf density at the front corner was strong.

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

Clubhouse parking lot fence line- the St. Augustine turf density was strong except for a diseased portion.

Common area Bahiagrass- the density was strong.

Veteran's Park- the Bahiagrass -the density was strong.

Slidell- the St. Augustine turf density was strong, but turf appears to be very dry.

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

Clubhouse basketball court sidewalk area-the St. Augustine density ranged from poor to fair. Sections of this turf panel will need to be replaced under warranty.

2 TURF WEED CONTROL

Broadleaf weeds were still present in all viable St. Augustine turf panels. Turf weeds were not in abundance, but they were present in all high visibility turf panels. Spot treat only.

Slidell entry drive-heavy crabgrass infestation.

Inside Belle Haven entry gate-heavy crabgrass infestation. It will die off in the winter, and two pre-emergent herbicide applications must be done during the late winter, early spring when the temperature is appropriate to reduce germination. There is no post emergent control for crabgrass. *Photo below.*

Slidell entry- spot treat broadleaf weeds.

Belle Haven inside and outside of both gates-spot treat broadleaf weeds.

Clubhouse left front corner at oak tree- spot treat broadleaf weeds.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Clubhouse parking lot along Moon Lake Road fence- treat patch disease. *Photo below.*

Basketball court lawn-continue to monitor health. Sections of this turf panel will need to be replaced under warranty. *Photo below.*

Belle Haven at Moon Lake Road entry Drive-treat turf in front of new bed for disease activity.

Belle Haven entry drive inside of gate-treat turf for disease activity.

Clubhouse -replace dead turf along street by bicycle rack. **WARRANTY WORK.**
The turf was very neatly mowed at the correct height with sharp blades. As grass growth slows, only mow turf that is actively growing. A lack of September rainfall and possible irrigation issues has adversely affected some turf panels. Disease activity was still affecting sections of turf, but it is under a treatment program. Some turf may need to be replaced under the warranty. The turf color ranged from a heavily mottled medium green to a consistent medium green. The density still varies from poor to good throughout the community. Broadleaf weeds were still present in all the high visibility turf panels, but they were not in great volume and can be spot treated until the weather cools and then a blanket application of herbicide can be applied. The crabgrass and other grassy weeds will die off in the winter and need to be controlled over the winter and spring with pre-emergent herbicide applications. Some turf panels appeared to be dry.

Basketball court lawn- continue to treat insect and disease activity. Lawn has significantly declined in health and vigor over the last month. Replace dead sections of turf. **WARRANTY WORK.** *Photo below.*

Clubhouse left side berm- turf health is improving from herbicide applications.

<u>3 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH</u>

Moon Lake wall between Slidell and Belle Haven - treat Fakahatchee grass for spider mites.

Belle Haven entry drive inside of gate- treat disease activity on juniper along sidewalk.

Belle Haven entry drive along sidewalk - remove azalea stumps. *Photo below*.

Across from 11644 Belle Haven - replace dead podocarpus. They appear dry. WARRANTY WORK. *Photo below.*

Veterans Park- fertilize roebellini palm in circle. One side of the palm is chlorotic.

Boat ramp driveway - remove declining juniper at wax myrtle. *Photo below.*

Bridgeton playground- roebellini palm to the left of entry gate has serious frizletop. Conditions have worsened. If it does not recover it will need to be replaced under warranty. *Photo below.*

August *September* *October*

3 BED WEED CONTROL

Bed and crack weeds control was good.

Belle Haven entry drive inside of gate - remove bed weeds from juniper on right side of sidewalk.

Clubhouse left side of sidewalk - remove bed weeds by oleanders.

Boat ramp driveway - remove weeds growing in driveway.

2 IRRIGATION MANAGEMENT

Across from 11644 Belle Haven-podocarpus are dry. Dripline may have to be moved or more added.

Belle Haven at Moon Lake end cap- check for dripline break and repair potting mix that was washed out due to an irrigation break.

Clubhouse left side pool filter area- are these drip lines active? *Photo below.*

Slidell- entry side turf appears dry. *Photo below.*

Slidell- all flower beds received irrigation. *Photo below.*

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)

Shrubs were neatly pruned.

Clubhouse left side pool filter area- remove dead leaves from philodendron.

Across from 11228 Belle Haven- cut back palmetto hanging over the lawn.

General work order-begin wood line cutbacks.

3 TREE PRUNING

General work order- begin contractual obligation of elevating low hanging small diameter branches to create an even tree skirt and to keep sidewalks clear for pedestrians.

3 CLEANUP/RUBBISH REMOVAL

Moon Lake-remove litter from bed along wall.

There was not a significant amount of litter or vegetative debris that needed to be removed.

3 APPEARANCE OF SEASONAL COLOR

The seasonal flower display of a fall mix provided excellent curb appeal. The plants were healthy and properly spaced. No immediate attention was needed. *Photo below.*

October *October*

(0) CARRIED FORWARD FROM PRIOR MONTH

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

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

FOR MANAGER

None

PROPOSALS.

~~**Submit proposals** Belle Haven exit gate~~
~~1) add a combination of juniper and sod behind gate.~~
~~2) add plug in juniper behind gate~~
~~3) add plug in juniper in front of gate.~~

~~**Submit proposal** Belle Haven at Moon Lake exit-add sod and retrofit irrigation on south side of sidewalk.~~

SUMMARY

ASI performed to contractual standards for this inspection. The turf was neatly mowed at the correct height, leaving a clean and precise cut. The blades were sharp. The line trimming and edging were also neatly performed. The turf color ranged from a heavily mottled medium green to a consistent medium green. The density was strong throughout most of the landscape. No insect activity was noted, but disease presence was still being treated. Some turf may need to be replaced under warranty. Broadleaf weeds were not in great volume and can be spot treated. Crabgrass will die off in the winter and will need to be controlled with properly timed pre-emergent herbicide applications over winter and spring. Shrub and tree health was good with only minor shrub pruning issues needing attention. Contractual tree elevations and wood line cutbacks should begin soon. Some areas of turf and plantings were dry, indicating possible irrigation issues that need to be addressed. Bed and crack weed control was very good. The newly installed seasonal flower display was healthy and provided a great curb appeal.

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

Signature_____

Print Name _____

Company_____

Date_____

Tab 4

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** November 20, 2025, at 3:30 p.m.

District Manager's Report

October 23

2025

WATERS EDGE CDD

FINANCIAL SUMMARY		8/31/2025
General Fund Cash & Investment Balance:		$237,995
Reclaimed Water Fund Balance:		$54,164
Reserve Fund Cash & Investment Balance:		$459,392
Debt Service Fund Investment Balance:		$558,582
Total Cash and Investment Balances:		**$1,310,133**
General Fund Expense Variance:	**$52,572**	**Under Budget**

Tab 5

Waters Edge Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. Financial Goals and Objectives – Financial Transparency

Goal 1.1: Financial Transparency

Objective: Commit to regularly reporting on the financial status of the District.

Measurement: Financial Statements provided to the Board on a monthly basis, which allows for tracking throughout the year as to whether the District is staying on course and operating within the pre-determined operating budget for the fiscal year. Independent financial audit performed by a third party conducted annually, with the audit results shared with the Board at the next meeting immediately following.

Standard: Ending the fiscal year under budget and with enough cash in hand to cover 2-3 months worth of expenses until the tax rolls come in for the new fiscal year and for the annual financial audits to come back clean with no findings.

Achieved: Yes ☐ No ☐

Goal 1.2: Budget Consciousness

Objective: Strive to stay within budget and provide justification for exceeding total budget expenditures.

Measurement: Financial Statements provided to the Board on a monthly basis, which allows for tracking throughout the year as to whether the District is staying on course and operating within the pre-determined operating budget for the fiscal year.

Standard: Ending the fiscal year under budget and with enough cash in hand to cover 2-3 months worth of expenses until the tax rolls come in for the new fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

2. **Administrative Goals and Objectives – Website Maintenance**

Goal 3.1 Website Maintenance & Monitoring

Objective: Ensure that public records are readily available and easily accessible to the public by posting agendas to website seven (7) days in advance of the CDD meeting.

Measurement: Quarterly website reviews will be completed to ensure public records are up to date.

Standard: 100% of quarterly website checks were completed by District Management and ADA Website Provider.

Achieved: Yes ☐ No ☐

3. **Operational Goals and Objectives – Communication**

Goal 4.1 Effective Communication

Objective: Ensuring timely resolution of maintenance concerns.

Measurement: Board and residents contact District Manager outside of the meeting to report maintenance issues, not taking up time during a meeting.

Standard: All emails and calls are addressed by District Staff within (24) hours of notification.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name:_____

Waters Edge Community Development District

District Manager:_____ Date:_____

Print Name:_____

Waters Edge Community Development District

Tab 6

Matt, Angela,

I went past this CDD area between 11550&11538 Biddeford, adjacent to the HOA strip along the roadway... it appears that someone (I assume HOA) finally cleared the remaining fallen trees from last year's hurricane [this was from the resident complaint at our August meeting we recommended he contact HOA].

With this HOA area now cleared, it's much easier to observe more dead trees that are leaning out of the CDD area. While they don't appear to directly threaten any homes, they possibly put landscaping, mailboxes, light post, and roadside in harm's way (in addition to being an eyesore).

Since our standard tree policies are mostly meant to address 'homeowner' initiated requests for remediation, I would like to have this added to the agenda.
Also, I would like you and Angela to put eyes on it when you come out for the next meeting to offer an opinion/recommendation.

Thanks,
George

George Anastasopoulos
Waters Edge CDD
Board Supervisor - Seat 1

SOUTHEASTERN
ROOFING
AND CONSTRUCTION, LLC
(844) 4-SEROOF

Tab 7

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, September 25, 2025, at 3:30 p.m.** at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

Present and constituting a quorum:

George Anastasopoulos	**Board Supervisor, Vice Chairman**
Craig Pettitt	**Board Supervisor, Assistant Secretary**
Gabriel Papadopoulos	**Board Supervisor, Assistant Secretary**

Also present were:

Matthew Huber	**Regional District Manager, Rizzetta & Co., Inc.**
Angela Savinon	**District Manager, Rizzetta & Co., Inc.**
Michael Broadus	**District Counsel, Straley, Robin & Vericker** (via phone)
Frank Nolte	**District Engineer, Stantec** (via phone)
Tony Smith	**Representative, Sitex Aquatics** (via phone)
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Savinon called the meeting to order at 3:30 p.m. and confirmed there was a quorum.

SECOND ORDER OF BUSINESS **Audience Comments on Agenda Items**

There was an audience comment about the pond behind 8422 Creedmoor Land being covered in grass due to the HOA landscaping company.

THIRD ORDER OF BUSINESS **Staff Reports**

A. Aquatics Managers Monthly Report
The Board reviewed the monthly aquatics report and Mr. Smith informed the Board that the Fountain has been repaired.

DRAFT

B. District Engineer

The Board reviewed the engineer's report. There were no questions or comments at this time.

C. PSA Inspection Reports

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

D. District Counsel

No report

E. District Manager

Ms. Savinon advised that the next meeting is scheduled for October 23, 2025, at 3:30 pm and reviewed his monthly report with the Board.

There was a brief discussion regarding Ethics Training, and it was noted that this must be completed by December 31st. Mr. Broadus will provide a link to the Board members.

The Board discussed the 2024-2025 Goals and Objectives. The Goals and Objectives Report will be added to the October agenda.

FOURTH ORDER OF BUSINESS **Acceptance of Board Member Resignation – Tim Haslett**

On a motion by Mr. Anastasopoulos, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors accepted Mr. Haslett's Resignation for Waters Edge Community Development District.

FIFTH ORDER OF BUSINESS **Consideration of EGIS Insurance Renewal Proposal for 2025-2026**

On a motion by Mr. Anastasopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors approved the EGIS Insurance Renewal Proposal for 2025-2026 for Waters Edge Community Development District.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-09, Designating Assistant Secretary**

On a motion by Mr. Anastasopoulos, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors adopted Resolution 2025-09; appointing Ms. Angela Savinon as Assistant Secretary for Waters Edge Community Development District.

DRAFT

SEVENTH ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on August 28, 2025**

On a motion by Mr. Pettitt, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors approved the minutes for the regular meeting that was held on August 28, 2025, for Waters Edge Community Development District.

EIGHTH ORDER OF BUSINESS **Consideration of Operation and Maintenance Expenditures for August 2025**

On a motion by Mr. Papadopoulos, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for August 2025 ($34,421.16), for Waters Edge Community Development District.

NINTH ORDER OF BUSINESS **Audience Comments & Supervisor Requests**

There were no Supervisor or Audience comments at this time.

TENTH ORDER OF BUSINESS **Adjournment**

On a motion by Mr. Papadopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors adjourned the meeting at 4:23 p.m., for Waters Edge Community Development District.

_____ _____
Secretary/Assistant Secretary Chairman/Vice Chairman

DRAFT

Tab 8

Waters Edge Community Development District

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

Operations and Maintenance Expenditures
September 2025
For Board Approval

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

The total items being presented: **$28,623.55**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Craig J. Pettitt	300141	CP082825	Board of Supervisors Meeting 08/28/25	$ 200.00
Enumerate	300147	INV46799	Engage SMA Subscription 09/25	$ 217.25
Gabriel D Papadopoulos	300142	GP082825	Board of Supervisors Meeting 08/28/25	$ 200.00
George Anastasopoulos	300143	GA082825	Board of Supervisors Meeting 08/28/25	$ 200.00
GHS Environmental LLC	300144	2025-526	Monthly Meter Readings 08/25	$ 150.00
Irrigation Technical Services, Inc.	300148	36227	Pump Station Maintenance 08/25	$ 600.00
Pasco County Utilities	20250904-1	22870875 ACH	9019 Creedmoor Reclaim Lane 07/25	$ 4,742.40
Rizzetta & Company, Inc.	300146	INV0000102256	District Management Fees 09/25	$ 4,371.83
Sitex Aquatics, LLC	300149	10188-b	Monthly Lake Maintenance 09/25	$ 2,185.00
Stantec Consulting Services, Inc.	300150	2449124	Engineering Services 08/25	$ 3,500.47
Straley Robin Vericker	300152	27091	Legal Services 08/25	$ 2,017.50
The Observer Group, Inc.	300151	25-01912P	Legal Advertising 09/25	$ 80.94

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Timothy M. Haslett	300145	TH082825	Board of Supervisors Meeting 08/28/25	$ 200.00
Waters Edge Master HOA, Inc.	300153	090125-345	Shared Cost Landscape Services 08/25	$ 8,114.14
Withlacoochee River Electric Cooperative, Inc.	20250912-1	Monthly Summary 08/25 ACH 345	Monthly Electric Summary 08/25	$ 1,844.02
Report Total				**$ 28,623.55**

Waters Edge CDD

Meeting Date: August 28, 2025

SUPERVISOR PAY REQUEST

RECEIVED 08-29-2025

Name of Board Supervisor	Check if paid
Craig Pettitt	✓
George Anastasopoulos	✓
Gabriel Papadpoulos	✓
Timothy Haslett	✓

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	3:31pm
Meeting End Time:	6:26pm
Total Meeting Time:	2hr 95min

Time Over 3 Hours:	

Total at $175 per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____

ENUMERATE

P.O. Box 952684
Atlanta GA 31192-2684
United States

Invoice

Invoice #: INV46799
Status: Open

Bill To

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

Date	Terms	Due Date
9/4/2025		9/4/2025

Item	Qty	Rate	Amount
Engage SMA Subscription Fee Service Period 9/4/2025 - 10/3/2025	1	$217.25	$217.25
Engage SMA Per Door Service Period 9/4/2025 - 10/3/2025	1	$0.00	$0.00

Subtotal	$217.25
Tax Total (%)	$0.00
Total	$217.25
Amount Due	$217.25

RECEIVED
09-04-2025

CLICK TO PAY NOW

To pay by check, use remit address below:

Enumerate
PO Box 952684
ATLANTA GA 31192-2684

For billing inquires, please email: billingteam@goenumerate.com

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

Invoice

Date: 8/27/2025
Invoice #: 2025-526

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:
9/26/2025	August 2025

Task #	Description	Project Compl...	Amount
Task 1	Monthly Meter Readings	66.67%	150.00

RECEIVED 08-27-2025

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

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

Service Invoice

Invoice#: 36227

Date: 09/02/2025

Record#: 35068

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

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

Due Date: 10/02/2025 **Employee:** **Order#:**

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

Notes:

RECEIVED
09-02-2025

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
Amount Due	**600.00**

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

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

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

1 0 1
45-46024

WATERS EDGE CDD

Service Address: **9019 CREEDMOOR RECLAIM LANE**
Bill Number: 22870875
Billing Date: 8/14/2025
Billing Period: 6/24/2025 to 7/24/2025

Account #	Customer #
1006710	01381392

Please use the 15-digit number below when making a payment through your bank

100671001381392

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	180194286	6/24/2025	432909	7/24/2025	445069	30	12160

Usage History
Water

July 2025	12160
June 2025	16094
May 2025	16344
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

Transactions

Previous Bill		6,276.66
Payment 08/01/25		-6,276.66 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	12,160 Thousand Gals X $0.39	4,742.40
Total Current Transactions		4,742.40
TOTAL BALANCE DUE		**$4,742.40**

RECEIVED
08-15-2025

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.
Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	1006710
Customer #	01381392
Balance Forward	0.00
Current Transactions	4,742.40
Total Balance Due	**$4,742.40**
Due Date	**9/2/2025**

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

The Total Due will be electronically transferred on 09/02/2025.

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 #
9/2/2025	INV0000102256

Bill To:

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

Services for the month of	Terms	Client Number
September	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

RECEIVED
08-28-2025

Subtotal	$4,371.83
Total	$4,371.83

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

Invoice details
Invoice no.: 10188-b
Terms: Net 30
Invoice date: 09/01/2025
Due date: 10/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Aquatic Maintenance**	Monthly Lake Maintenance-52 Waterways	1	$2,185.00	$2,185.00

Total **$2,185.00**

RECEIVED
09-01-2025

Stantec

INVOICE

Invoice Number	2449124
Invoice Date	September 4, 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:	$3,500.47
For Period Ending:	August 28, 2025

RECEIVED
09-08-2025

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	2449124
Project Number	238200185

Top Task 2025 — 2025 FY General Consulting

Professional Services

Category/Employee	Hours	Rate	Current Amount
Nolte, Robert (Frank)	22.00	156.00	3,432.00
	22.00		**3,432.00**
Professional Services Subtotal	**22.00**		**3,432.00**

Disbursements

	Current Amount
Direct - Printing	0.57
Direct - Vehicle (mileage)	67.90
Disbursements Subtotal	**68.47**

Top Task 2025 Total	**3,500.47**
Total Fees & Disbursements	$3,500.47
INVOICE TOTAL (USD)	**$3,500.47**

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2025-08-04	238200185	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	COORDINATING REVISED PROPOSAL AND AGREEMENT FOR POND F1 REPAIRS
2025-08-06	238200185	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	5.00	156.00	780.00	SITE VISIT TO REVIEW DEPRESSION BETWEEN HOMES ALONG BIDDEFORD PLACE.
2025-08-14	238200185	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	PREPARING DOCUMENTATION FOR POND EROSION REVIEW
2025-08-15	238200185	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	156.00	312.00	SITE VISIT TO REVIEW EROSION ALONG POND D2 AT TAYPORT LOOP. MEETING WITH SPRINKLER SOLUTIONS TO DISCUSS NEW PUMP HOUSE PROPOSAL.
2025-08-19	238200185	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	5.00	156.00	780.00	CREATING REPORTS FOR BIDDEFORD PLACE AND TAYPORT LOOP. COORDINATION WITH CONTRACTOR FOR PROPOSALS. PREPARING AGENDA ITEMS FOR UPCOMING MEETING.
2025-08-20	238200185	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	COORDINATION CALL WITH CONTRACTOR FOR REVISED DEPRESSION QUOTE AND CHAIRMAN FOR SCHEDULE FOR CONSTRUCTION
2025-08-22	238200185	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	REVIEWING WELL AND PERMIT INFORMATION FOR WELL BEHIND CASTINE STREET
2025-08-26	238200185	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	PREPARING PROJECT PLANS/DOCUMENTATION FOR SITE VISIT
2025-08-27	238200185	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	3.00	156.00	468.00	OVERALL PROJECTS KICKOFF MEETING ON SITE WITH CONTRACTOR, REVIEWING UPCOMING PROJECTS FOR PRESENTATION TO BOARD DURING CDD MEETING
2025-08-28	238200185	2025	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	156.00	312.00	PREPARING FOR AND ATTENDING CDD MEETING
			Total Labor:		**22.00**		**$3,432.00**	
2025-07-30	238200185	2025	Direct - Printing	ARC	0.57	1.00	0.57	21015ARC073025B1
			Total Direct - Printing		**0.57**		**$0.57**	
2025-08-06	238200185	2025	Direct - Vehicle (mileage)	NOLTE, ROBERT (FRANK)	43.40	1.00	43.40	RFN SITE VISIT PERSONAL VEHICLE - EASEMENT DEPRESSION REVIEW
2025-08-15	238200185	2025	Direct - Vehicle (mileage)	NOLTE, ROBERT (FRANK)	24.50	1.00	24.50	RFN SITE VISIT PERSONAL VEHICLE - SITE VISIT - EROSION REVIEW
			Total Direct - Vehicle (mileage)		**67.90**		**$67.90**	
			Total Project 238200185		**90.47**		**$3,500.47**	

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

September 16, 2025
Client: 001219
Matter: 000001
Invoice #: 27091

RE: GENERAL

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/1/2025	MB	REVIEW SPRINKLER SOLUTIONS PROPOSAL FOR IRRIGATION CONTROL PANEL; PREPARE IRRIGATION CONTROL PANEL REPLACEMENT AGREEMENT.	2.6	$793.00
8/4/2025	MB	REVIEW AND RESPOND TO EMAIL FROM DISTICT MANAGER REGARDING ITS CONTRACT.	0.3	$91.50
8/14/2025	MS	REVIEW EMMA RE STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	$35.00
8/14/2025	MB	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM DISTRICT CHAIR REGARDING RESIDENT FENCE ISSUE.	0.3	$91.50
8/25/2025	MB	REVIEW DISTRICT BOARD MEETING AGENDA PACKAGE.	0.4	$122.00
8/28/2025	MB	ATTENDANCE AT DISTRICT BOARD MEETING.	2.9	$884.50
		Total Professional Services	6.7	$2,017.50

Total Services	$2,017.50	
Total Disbursements	$0.00	
Total Current Charges		$2,017.50
Previous Balance		$2,135.00
Less Payments		*($2,135.00)*
PAY THIS AMOUNT		**$2,017.50**

RECEIVED
09-16-2025

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 # 25-01912P **Date 09/12/2025**

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 # 25-01912P **Notice of Public Meeting Dates** **RE:** Fiscal Year 2025-2026 **Published:** 9/12/2025	$80.94

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$80.94**

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

RECEIVED 09-11-2025

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

NOTICE OF PUBLIC MEETING DATES
WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Waters Edge Community Development District will hold their regular monthly meetings for Fiscal Year 2025/2026 at the Waters Edge Clubhouse, located at 9019 Creedmore Lane, New Port Richey, FL 34654 at 3:30 p.m., (*with the exception of the months January, March, May and July to be held at 5:00 p.m.) on the dates as follows:

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

There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

A copy of the agenda for these meetings and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 994-1001, or by visiting the District's website: https://www.watersedgecdd.org/

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 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 meeting is advised that 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.

Angela Savinon
District Manager
September 12, 2025 25-01912P

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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INVOICE

9/1/2025

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

Quantity	Vendor	Inv #	Inv Date	Description		Amount
1	Ameriscape	162077	8/1/2025	AUGUST LAWN SERVICE-GENERAL	$	5,725.60
		162077	8/1/2025	IRRIGATION INSPECTIONS	$	1,281.60
		162077	8/1/2025	HARDWOOD PRUNING	$	214.80
1	Ameriscape	NA	NA	QUARTERLY FLOWERS-	$	-
1	Ameriscape	162078	8/1/2025	PEST CONTROL (AGRONOMY)	$	490.14
1	PSA	1605	8/7/2025	AUGUST 7 INSPECTION	$	252.00
5	KEVIN L	NA	NA	Chlorine tab service- $30.00/week- Kevin Labrum AUG 1,8,15,22,29	$	150.00
				Total:		**8,114.14**

RECEIVED
09-15-2025

ASI LANDSCAPE MANAGEMENT

9702 Harney Road, Thonotosassa, FL 33592

Invoice 162077

Date	PO#
08/01/25	
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 August 2025				**$18,055.00**

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

Subtotal	$18,055.00
Sales Tax	$0.00
Total	**$18,055.00**
Credits/Payments	($0.00)
Balance Due	**$18,055.00**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$41,107.56	$1.00	$0.00	$2,143.79	$0.00

ASI LANDSCAPE MANAGEMENT

9702 Harney Road, Thonotosassa, FL 33592

Invoice 162078

Date	PO#
08/01/25	
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] August 2025				**$1,225.33**

Subtotal	$1,225.33
Sales Tax	$0.00
Total	**$1,225.33**
Credits/Payments	($0.00)
Balance Due	**$1,225.33**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$41,107.56	$1.00	$0.00	$2,143.79	$0.00

INVOICE

PSA Horticultural
8431 Prestwick Pl
Trinity, FL 34655

tom@psagrounds.com
+1 (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

Rocco

AUG 07 2025

Invoice details
Invoice no.: 1605
Terms: Net 30
Invoice date: 08/07/2025
Due date: 09/06/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	08/07/2025	**Water's Edge Landscape Inspection**	August 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 #
BK ACCT
OPER RESV
AMT

WREC Waters Edge CDD **August** **2025**

Account		Dates	Rate	Bill Date	Due Date	Amount Due
2189378		07/22/25 - 08/21/25	GS	8/26/2025	9/18/2025	$ 68.99
2189381		07/22/25 - 08/21/25	GS	8/26/2025	9/18/2025	$ 46.94
2189382		07/22/25 - 08/21/25	GS	8/26/2025	9/18/2025	$ 54.90
2189384		07/22/25 - 08/21/25	GS	8/26/2025	9/18/2025	$ 1,673.19
						$ 1,844.02

GS 53100 - **4301**	$ 1,844.02
Total	**$ 1,844.02**

RECEIVED
08-27-2025

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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	**08/26/2025**
Amount Due	**68.99**
Current Charges Due	**09/18/2025**

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/22	86462	08/21	86730				268

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2025	30	9
Jul 2025	32	9
Aug 2024	31	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.

Previous Balance		70.50
Payment	70.50CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 268 KWH @ 0.06090	16.32	
Fuel Adjustment 268 KWH @ 0.04400	11.79	
FL Gross Receipts Tax	1.72	
Total Current Charges		68.99
Total Due E.F.T.		68.99

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

DO NOT PAY
Total amount will be electronically transferred on or after 09/12/2025.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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: 08/26/2025

Use above space for address change ONLY.

District: BP17

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

Electronic Funds Transfer on or after	**09/12/2025**
TOTAL CHARGES DUE	**68.99**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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	**08/26/2025**
Amount Due	**46.94**
Current Charges Due	**09/18/2025**

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/22	14262	08/21	14325				63

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2025	30	2
Jul 2025	32	1
Aug 2024	31	1

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

Previous Balance		42.42
Payment	42.42CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 63 KWH @ 0.06090	3.84	
Fuel Adjustment 63 KWH @ 0.04400	2.77	
FL Gross Receipts Tax	1.17	
Total Current Charges		46.94
Total Due E.F.T.		46.94

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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Bill Date: 08/26/2025

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District: BP17

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

Electronic Funds Transfer on or after	**09/12/2025**
TOTAL CHARGES DUE	**46.94**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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	**08/26/2025**
Amount Due	**54.90**
Current Charges Due	**09/18/2025**

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/22	14039	08/21	14176				137

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2025	30	5
Jul 2025	32	2
Aug 2024	31	1

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

Previous Balance		47.26
Payment	47.26CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 137 KWH @ 0.06090	8.34	
Fuel Adjustment 137 KWH @ 0.04400	6.03	
FL Gross Receipts Tax	1.37	
Total Current Charges		54.90
Total Due E.F.T.		54.90

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District: BP17

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

Electronic Funds Transfer on or after	**09/12/2025**
TOTAL CHARGES DUE	**54.90**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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	**08/26/2025**
Amount Due	**1,673.19**
Current Charges Due	**09/18/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/22	335	08/21	12068		102.84	103	11733

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2025	30	391
Jul 2025	32	412
Aug 2024	31	426

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

Previous Balance		1,693.02
Payment	1,693.02CR	
Balance Forward		0.00

Customer Charge	44.16	
Demand Charge 103 KW @ 6.65000	684.95	
Energy Charge 11,733 KWH @ 0.03290	386.02	
Fuel Adjustment 11,733 KWH @ 0.04400	516.25	
FL Gross Receipts Tax	41.81	
Total Current Charges		1,673.19
Total Due E.F.T.		1,673.19

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District: BP17

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

Electronic Funds Transfer on or after	**09/12/2025**
TOTAL CHARGES DUE	**1,673.19**
DO NOT PAY	

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