



Rizzetta & Company

Waters Edge Community Development District

**Board of Supervisor's Regular
Meeting
December 16, 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	Ken Smith	Chairman
	George Anastasopoulos	Vice Chairman
	Gabriel Papadopoulos	Assistant Secretary
	Craig Pettitt	Assistant Secretary
	Vacant	Assistant Secretary
District Manager	Lisa Castoria	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**

12/9/2025

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 **Tuesday, December 16, 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. District Engineer Report Tab 2
- C. PSA Landscape Inspection Reports..... Tab 3
- D. District Counsel
 - i. Update on Preserve Area Damage Reporting,
Clean Up and Demand Letter Response
- E. District Manager Tab 4

4. BUSINESS ITEMS

- A. Consideration of Proposal for Belhaven Backflow Rebuild .. Tab 5
- B. Consideration of Lift Station Fencing Proposal..... Tab 6
- C. Discussion on Meeting Time Changes

5. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of the Board of Supervisors'
Regular Meeting held on November 20, 2025.....Tab 7
- B. Consideration of Operations and Maintenance
Expenditures for November 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,

Lisa Castoria

District Manager

Tab 1



MONTHLY REPORT

DECEMBER, 2025



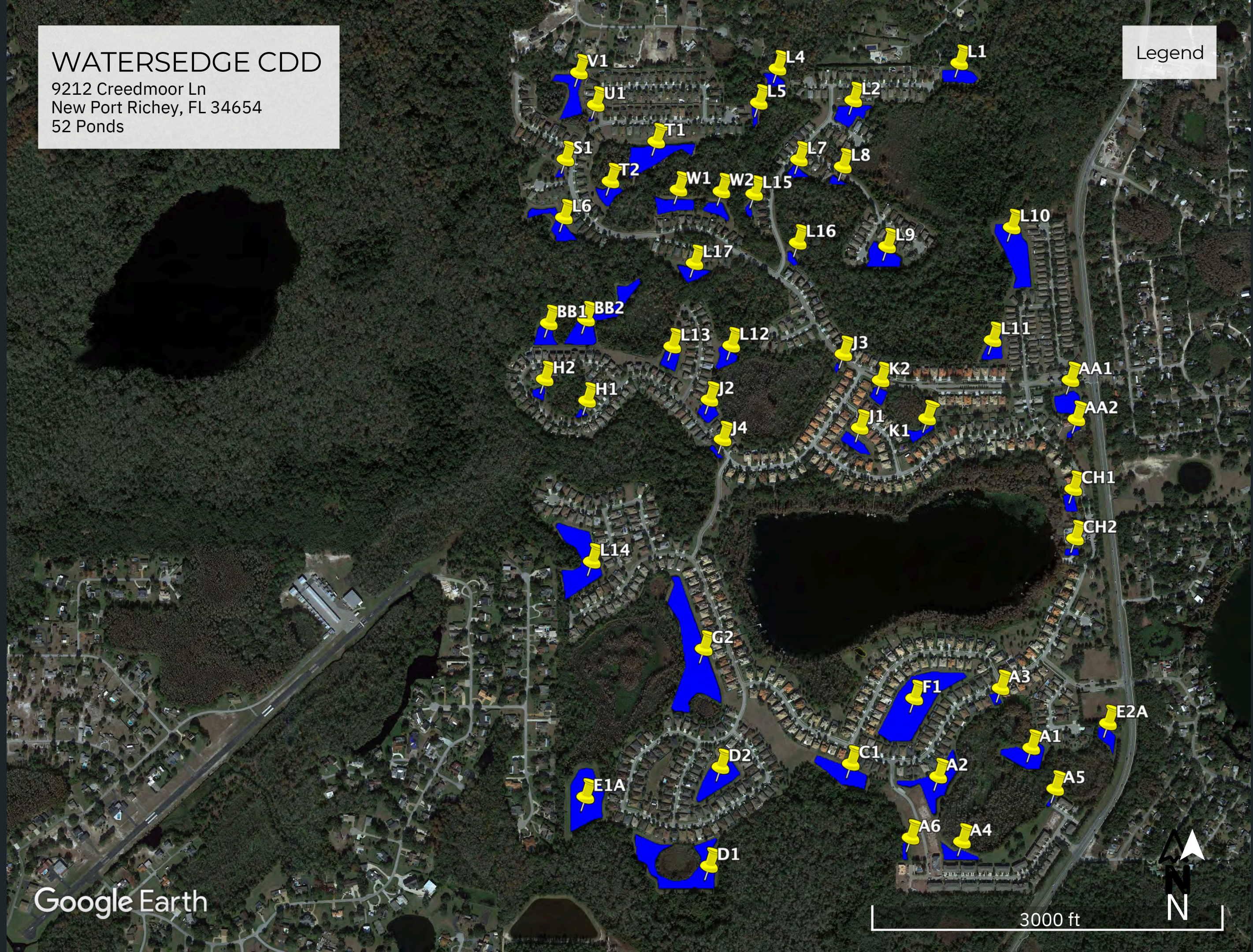
WATERSEEDGE CDD

9212 Creedmoor Ln
New Port Richey, FL 34654
52 Ponds

Legend

Google Earth

3000 ft



Prepared for: Matt Huber
Prepared By: Devon Craig

SUMMARY:

Hope everybody's Turkey was good. Pond temperatures are lowering daily and active growth is reducing as well. Pond treatments will continue to be aggressive during this time as the growth is not dormant. But as we transition into winter the ponds are looking good and are on track for a nice transition into the holiday season. We hope everyone's holidays are great.

Nov 13, 2025 at 12:11:28 PM



Nov 13, 2025 at 1:30:55 PM



Nov 13, 2025 at 1:26:11 PM



Pond #D2 Treated for Algae and Shoreline Vegetation.

Pond #L13 Treated for Algae and Shoreline Vegetation.

Pond #J2 Treated for Shoreline Vegetation.

Nov 13, 2025 at 11:37:47 AM



Nov 13, 2025 at 11:50:58 AM



Nov 13, 2025 at 11:31:08 AM



Pond #A4 Treated for Shoreline Vegetation.

Pond #C1 Treated for Shoreline Vegetation.

Pond #A2 Treated for Shoreline Vegetation.

Nov 13, 2025 at 10:30:00 AM



Pond #T2 Treated for Shoreline Vegetation.

Nov 13, 2025 at 9:45:02 AM



Pond #J1 Treated for Shoreline Vegetation.

Nov 13, 2025 at 11:20:57 AM



Pond #A3 Treated for Shoreline Vegetation.

Nov 13, 2025 at 10:26:07 AM



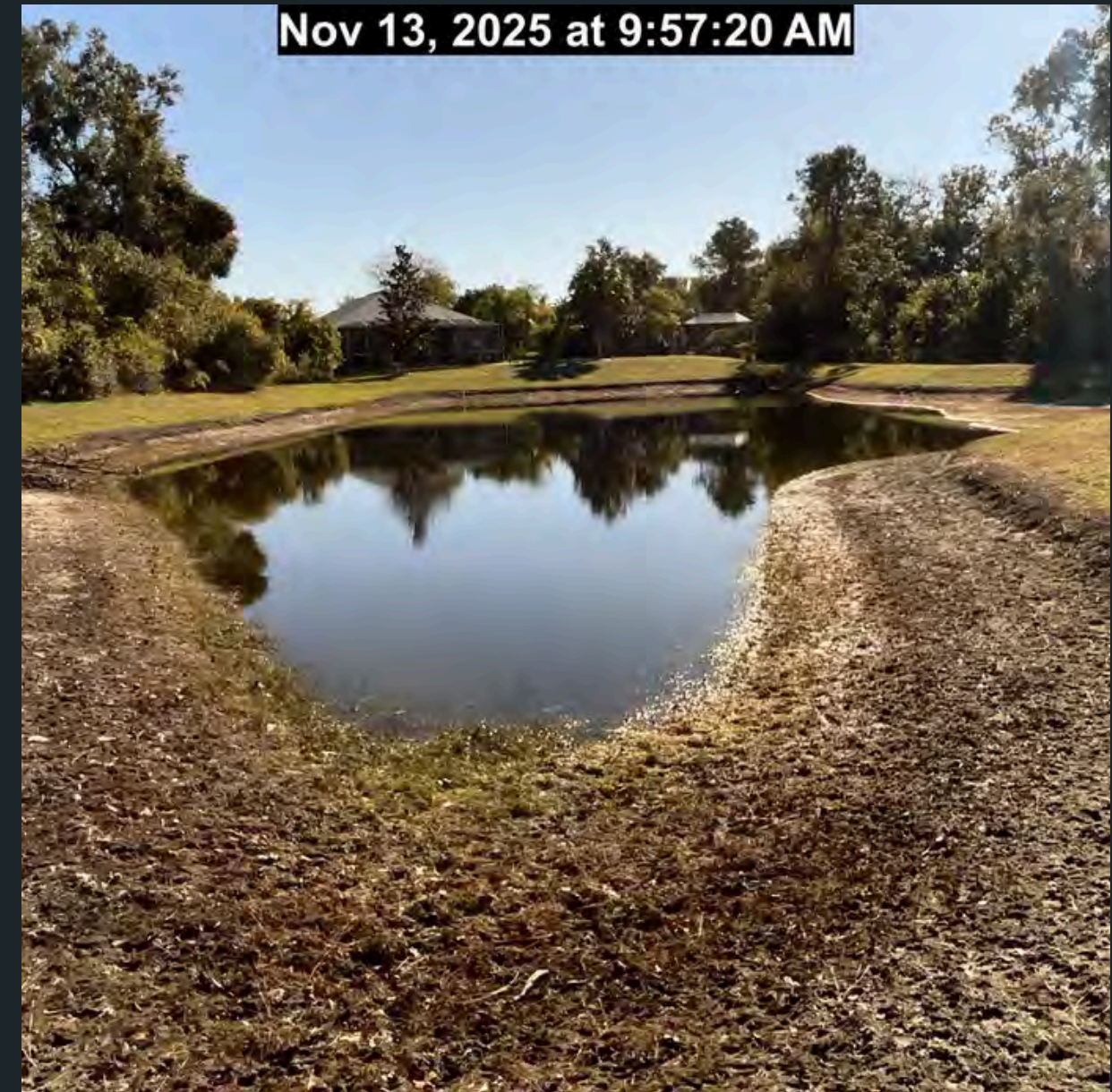
Pond #L6 Treated for Shoreline Vegetation.

Nov 13, 2025 at 10:38:37 AM



Pond #T1 Treated for Shoreline Vegetation.

Nov 13, 2025 at 9:57:20 AM



Pond #L4 Treated for Shoreline Vegetation.

Nov 13, 2025 at 9:53:03 AM



Pond #L9 Treated for Shoreline Vegetation.

Nov 13, 2025 at 10:08:01 AM



Pond #L1 Treated for Shoreline Vegetation.

Nov 13, 2025 at 10:14:52 AM



Pond #L15 Treated for Shoreline Vegetation.

AA1: Was treated for Algae and shoreline vegetation.

AA2: Was treated for shoreline vegetation.

CH1: Was treated for shoreline vegetation.

CH2: Was treated for shoreline vegetation.

A1: Was treated for shoreline vegetation.

A2: Was treated for shoreline vegetation.

A3: Was treated for shoreline vegetation.

A4: Was treated for 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 shoreline vegetation.

L2: Was treated for shoreline vegetation.

L4: Was treated for shoreline vegetation.

L5: Was treated for shoreline vegetation.

L6: Was treated for shoreline vegetation.

L7: Was treated for 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 shoreline vegetation.

L16: Was treated for shoreline vegetation.

L17: Was treated for Algae and shoreline vegetation.

J1: Was treated for shoreline vegetation.

J2: Was treated for 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 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:**Pond A2 – Pond Bank Restoration**

- Pond bank repairs fully completed on 12/9/25. Completed photos and remaining 25% invoice included.

Unauthorized Clearing of Conservation/Wildlife Corridor behind Pond E1A

- ADS cleared conservation area of destroyed vegetation and discarded trash in response to SWFWMD violation during the week of 11/24.
- Staff reviewed clearing and provided a response to SWFWMD on December 4th.
- SWFWMD provided an email noting compliance issue had been resolved on December 5th.

Tree Assessment at Biddeford Place to Review Declining/Diseased Trees within Conservation Limits

- Stantec staff received multiple proposals for tree removal and conservation area cleanup following last month's meeting. High Trim was selected based on approved NTE amount.
- See the attached report and photos showing the completed work.


Creedmoor Lane at Chaplain Place – Depression at Inlet 11-59

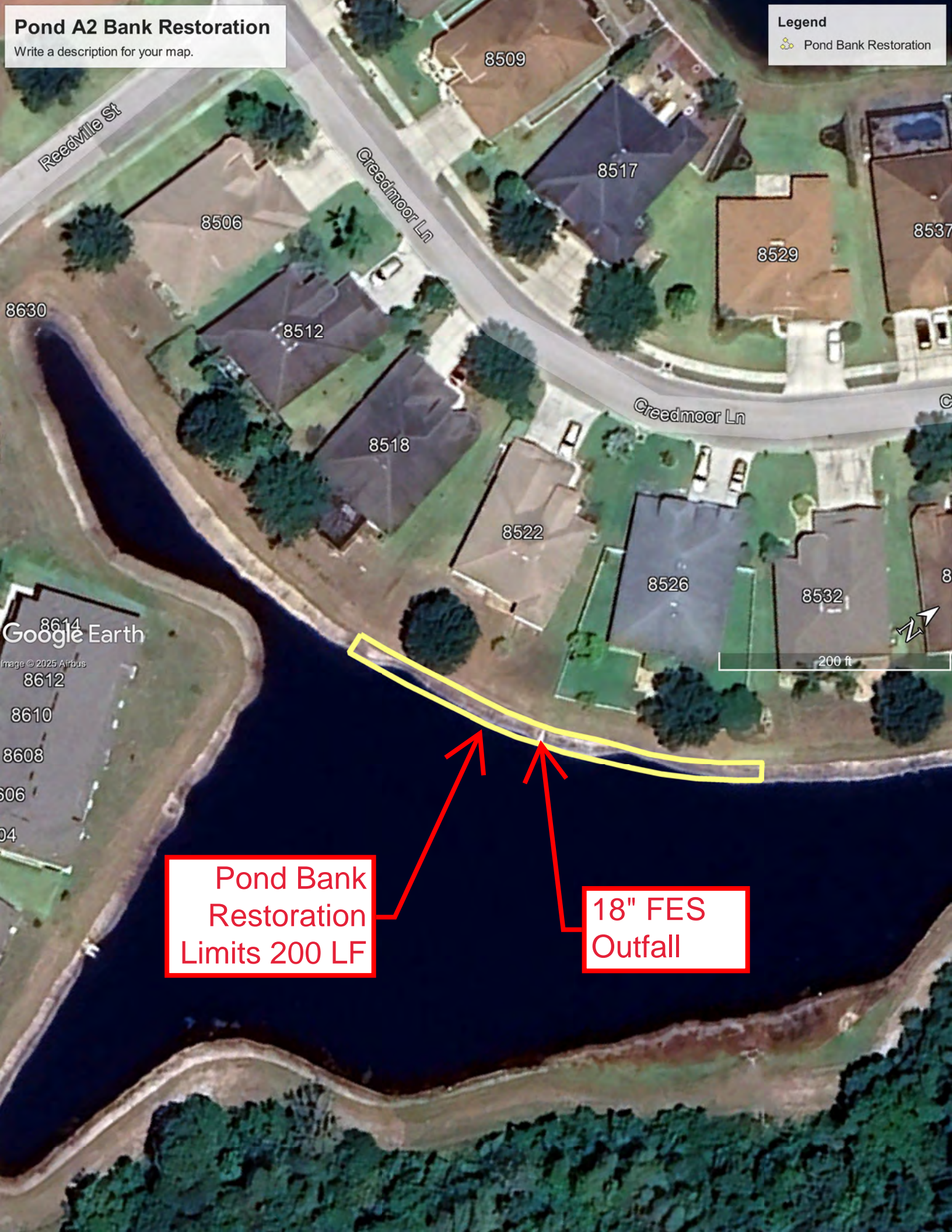
- Staff received message noting depression in Inlet 11-59, along Creedmoor Ln at Chaplain Place.
- Staff reviewed depression and inspected inlet connection on 12/9/25. Report of findings attached
- Staff solicited proposal for repair from Finn Outdoor who was on-site completing the Pond A2 bank restoration.
- Repair completed on 12/9/25. Invoice included.

Pond A2 Bank Restoration

Write a description for your map.

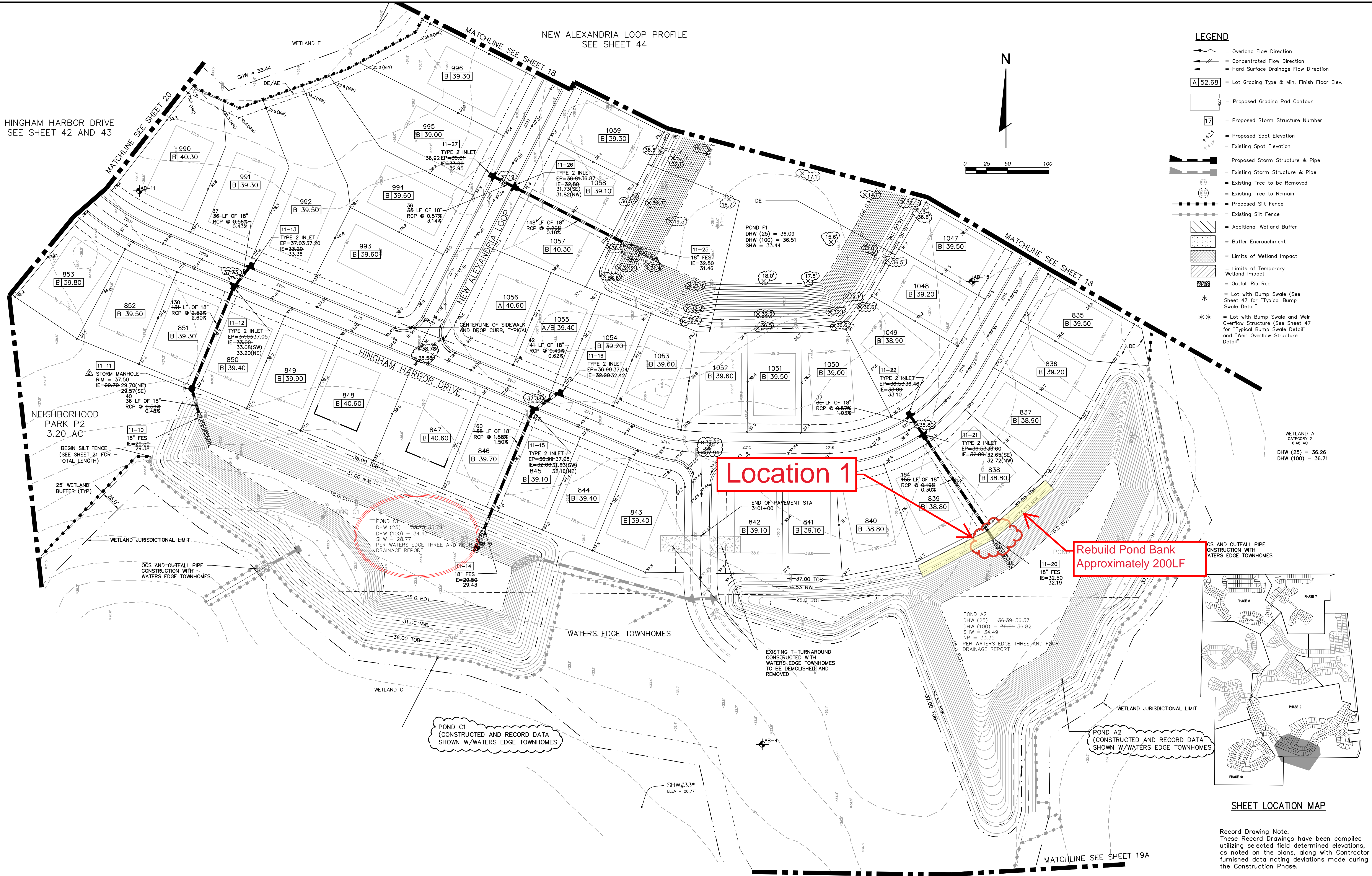
Legend

 Pond Bank Restoration

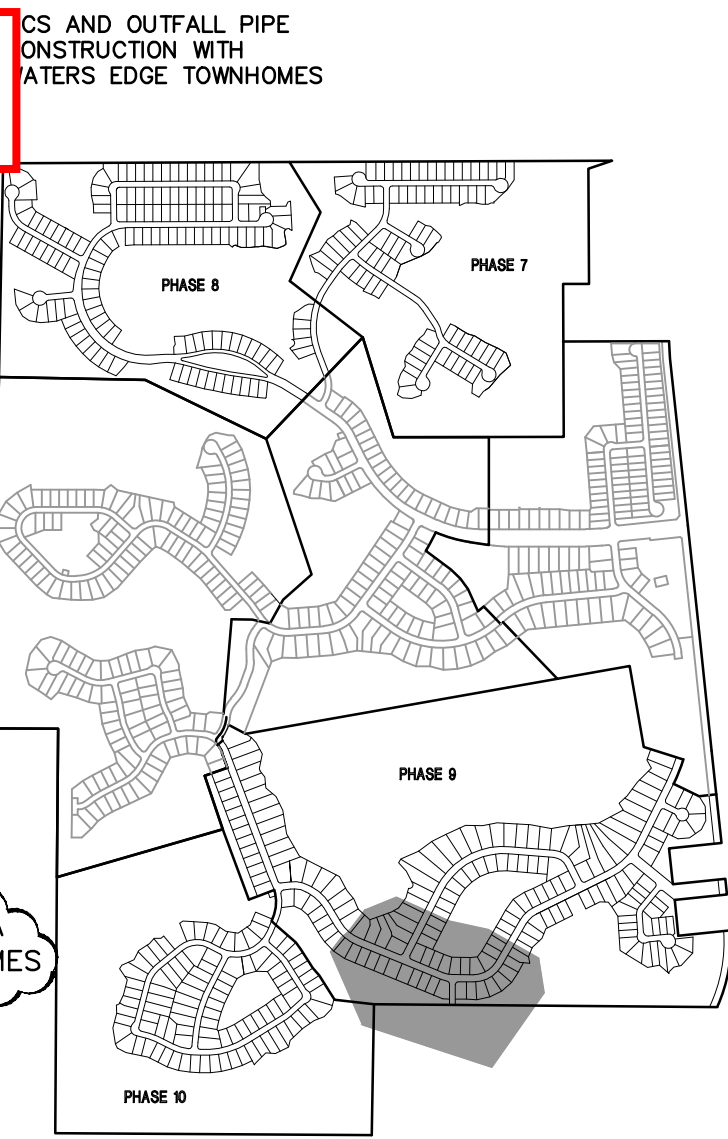


Pond Bank
Restoration
Limits 200 LF

18" FES
Outfall



- LEGEND**
- Overland Flow Direction
 - Concentrated Flow Direction
 - Hard Surface Drainage Flow Direction
 - Lot Grading Type & Min. Finish Floor Elev.
 - Proposed Grading Pad Contour
 - Proposed Storm Structure Number
 - Proposed Spot Elevation
 - Existing Spot Elevation
 - Proposed Storm Structure & Pipe
 - Existing Storm Structure & Pipe
 - Existing Tree to be Removed
 - Existing Tree to Remain
 - Proposed Silt Fence
 - Existing Silt Fence
 - Additional Wetland Buffer
 - Buffer Encroachment
 - Limits of Wetland Impact
 - Limits of Temporary Wetland Impact
 - Outfall Rip Rap
 - Lot with Bump Swale (See Sheet 47 for Typical Bump Swale Detail)
 - Lot with Bump Swale and Weir Overflow Structure (See Sheet 47 for Typical Bump Swale Detail and Weir Overflow Structure Detail)



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	JC/JB
DRAWN	JC
CHECKED	EM
A.C.	

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
3000 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34688
PHONE: (800) 532-1047 WWW.FLDESIGN.COM C.A. NO. 7421

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

SHEET DESCRIPTION:
**WATERS EDGE MPUD THREE (PHASES 7 and 8)
WATERS EDGE MPUD FOUR (PHASES 9 and 10)
CONSTRUCTION PLANS
PAVING, GRADING, AND
DRAINAGE PLAN**

NO.	DATE	REVISIONS	APPROVED BY	DATE
4	9/4/07	ADDED RECORD PAVEMENT GRADES		
3	11/10/06	ADDED RECORD STORM SEWER DATA		
2	5/18/05	11-11 STRUCTURE TYPE CHANGED		
1	4/15/05	REV. PER SWFMD COMMENTS		
NO.	DATE	REVISIONS	APPROVED BY	DATE
				02/21/05

JOB NO. 506-62
E.P.N. 84
F.B. & P.G.
SHT. 19
DATE 02/21/05 OF 55



Completed (Minus+/- 20 LF of Rip Rap and Reseating Outfall)







Project Fully Completed on 12/9/25



Project Fully Completed on 12/9/25



Project Fully Completed on 12/9/25



INVOICE

Finn Outdoor LLC

730 20th Ave N

Saint Petersburg, FL 33704

robb@finnoutdoor.com

+1 (813) 957-6075



Bill to

Waters Edge CDD

P.O. Box 32414

Charlotte, NC 28232

Ship to

Waters Edge CDD

Invoice details

Invoice no.: 2975

Terms: Due on receipt

Invoice date: 12/09/2025

Due date: 12/09/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion/Pond Bank Restoration	Bank Restoration, Approximately 200 linear feet behind 8522 and 8526 Creedmore Ln -- Bank restoration to account for approximately 6-8' wide (total) by approximately 200' linear using geotextile and limestone rip rap to create new toe and slope and imported fill soils for backfill. All disturbed areas to be stabilized with Bahia sod. Pricing includes creating a stone base, resetting and sealing 18" RCP pipe which is separated / offset between addresses.	1	\$21,750.00	\$21,750.00
2.		MES Maintenance	25% (\$5437.50) was retained for FES repair (as outlined above) when water levels allow. Work completed on 12/9/25	1	\$0.00	\$0.00
3.		Services	Original invoice PAID		-\$16,312.50	-\$16,312.50

Total

\$5,437.50

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.



An Equal
Opportunity
Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

Bartow Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office

78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office

7601 U.S. 301 North (Fort King Highway)
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

November 05, 2025

Waters Edge CDD

Attn: Lisa Castoria, District Manager
3434 Colwell Ave, Suite 200
Tampa, FL 33614



Subject: **Notice of Permit Condition Violation**

Project Name: WATERS EDGE ONE PH 1 5-6
Permit No.: 44026810.004
Compliance No.: 441682
County: Pasco
Sec/Twp/Rge: S29/T25S/R17E

Dear Ms. Castoria:

The Southwest Florida Water Management District (District) issued a permit for the subject project on September 12, 2005, for the removal of vegetation in and around the wetland buffer for West Moon Lake and mitigation to offset the loss of wetland functions. District staff conducted a site inspection, reviewed the permit, and identified the following permit condition violation:

- Destroying vegetation and placing of trash within the Conservation Easement located behind 8620 Skymaster Drive. These activities are inconsistent with the language contained within the executed Conservation Easement document recorded in the County Public Official Record Book 6510 Page 539.

In order to bring this matter into compliance, you must resolve the listed violation and advise the District that corrective measures have been completed to bring this matter into compliance by no later than **December 5, 2025**. Your response should be directed to me at the Tampa Service Office. Your cooperation in this matter is appreciated.

Failure to comply with permit conditions constitutes a violation of Chapter 373, Florida Statutes, and Chapter 40D-4, Florida Administrative Code.

If you have questions, please contact me at 352-269-6816 or at Kim.Dymond@watermatters.org.

Sincerely,

Kim Dymond
Senior Environmental Scientist
Environmental Resource Permit Bureau
Regulation Division

cc: Stantec, Attn: Frank Nolte, Assistant Project Manager

Cleanup Parcel:
29-25-17-0060-00B00-0000



Cleanup Parcel:
29-25-17-0060-00B00-0000



Cleanup Parcel:
29-25-17-0060-00B00-0000





Cleanup Parcel:
29-25-17-0060-00B00-0000



Cleanup Parcel:
29-25-17-0060-00B00-0000

Nolte, Frank

To: Kim Dymond
Subject: RE: Wetland Clearing - Reporting CT 441544 - Waters Edge CDD

From: Kim Dymond <Kim.Dymond@swfwmd.state.fl.us>
Sent: Friday, December 5, 2025 11:08 AM
To: Nolte, Frank <frank.nolte@stantec.com>
Cc: lcastoria@rizzetta.com
Subject: RE: Wetland Clearing - Reporting CT 441544 - Waters Edge CDD

Frank,

Please allow this email to serve as confirmation that compliance issue CT No. 441682 has been resolved. The corrective actions requested in the District's Notice of Permit Condition Violation letter dated November 5, 2025, have been satisfactorily completed. Please feel free to contact me if you have any questions.

Thank You,

Kim Dymond, C.W.E
Senior Environmental Scientist
Environmental Resource Permit Bureau
Southwest Florida Water Management District
(800) 423-1476 or (352) 796-7211 Brooksville Office
(352) 269-6816 Direct Line
Kim.Dymond@swfwmd.state.fl.us



From: Nolte, Frank <frank.nolte@stantec.com>
Sent: Thursday, December 4, 2025 9:36 AM
To: Kim Dymond <Kim.Dymond@swfwmd.state.fl.us>
Cc: lcastoria@rizzetta.com
Subject: RE: Wetland Clearing - Reporting CT 441544 - Waters Edge CDD

[EXTERNAL SENDER] Use caution before opening.

Good morning Kim,

Please see the completed photos for vegetation clearing and trash removal at Parcel: **29-25-17-0060-00B00-0000** for Waters Edge CDD in New Port Richey.

Please let us know if there's anything additional that needs to be addressed to bring this area back into compliance.

Thanks, and have a great day.

Frank Nolte
Assistant Project Manager



From: Kim Dymond <Kim.Dymond@swfwmd.state.fl.us>
Sent: Tuesday, November 4, 2025 2:29 PM
To: Nolte, Frank <frank.nolte@stantec.com>
Cc: icastoria@rizzetta.com
Subject: RE: Wetland Clearing - Reporting CT 441544

Thank You. Can you also send me Stantec's mailing address?

Kim Dymond, C.W.E
Senior Environmental Scientist
Environmental Resource Permit Bureau
Southwest Florida Water Management District
(800) 423-1476 or (352) 796-7211 Brooksville Office
(352) 269-6816 Direct Line
Kim.Dymond@swfwmd.state.fl.us



From: Nolte, Frank <frank.nolte@stantec.com>
Sent: Tuesday, November 4, 2025 2:23 PM
To: Kim Dymond <Kim.Dymond@swfwmd.state.fl.us>
Cc: icastoria@rizzetta.com
Subject: RE: Wetland Clearing - Reporting CT 441544

You don't often get email from frank.nolte@stantec.com. [Learn why this is important](#)

[EXTERNAL SENDER] Use caution before opening.

Hi Kim,

Thanks for speaking with me earlier.

The mailing address for Waters Edge CDD is

3434 Colwell Ave.
Suite 200
Tampa, FL 33614

I copied Lisa Castoria as well who is the District Manager for Waters Edge.

Let me know if you need anything else at this time.

Thanks,

Frank Nolte
Assistant Project Manager



From: Kim Dymond <Kim.Dymond@swfwmd.state.fl.us>
Sent: Wednesday, October 29, 2025 4:30 PM
To: Nolte, Frank <frank.nolte@stantec.com>
Cc: icastoria@rizzetta.com
Subject: RE: Wetland Clearing - Reporting CT 441544

Good afternoon Frank,

I'm contacting you regarding the complaint in Water's Edge. A field technician is inspecting the site today. I will be in the field tomorrow and Friday so I will contact you next week to discuss the compliance matter. The clearing did occur within a recorded conservation easement area. For any corrective actions, it will be the CDD's responsibility since the CDD owns the property where the violation occurred. The District does not get involved between the CDD and a third party regarding how they comply with the requirements of the CE.

Thank You,

Kim Dymond, C.W.E
Senior Environmental Scientist
Environmental Resource Permit Bureau
Southwest Florida Water Management District
(800) 423-1476 or (352) 796-7211 Brooksville Office
(352) 269-6816 Direct Line
Kim.Dymond@swfwmd.state.fl.us



Attention: Ce courriel provient de l'extérieur de Stantec. Veuillez prendre des précautions supplémentaires.

Atención: Este correo electrónico proviene de fuera de Stantec. Por favor, tome precauciones adicionales.

Caution: This email originated from outside of Stantec. Please take extra precaution.

Attention: Ce courriel provient de l'extérieur de Stantec. Veuillez prendre des précautions supplémentaires.

Atención: Este correo electrónico proviene de fuera de Stantec. Por favor, tome precauciones adicionales.

Caution: This email originated from outside of Stantec. Please take extra precaution.

Attention: Ce courriel provient de l'extérieur de Stantec. Veuillez prendre des précautions supplémentaires.

Atención: Este correo electrónico proviene de fuera de Stantec. Por favor, tome precauciones adicionales.

















INVOICE #6741

ISSUED:

12/08/2025

DUE:

12/08/2025

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

Website: www.hightrimtreeservice.com

SERVICE ADDRESS:

11538 Biddeford Place
New Port Richey, Florida 34654

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Tree Removal	Removal of five dead sandpines that have fallen over. Finish cutting down and remove all debris.	1	\$3,200.00	\$3,200.00*
Tree Trimming	Trimming on remaining oak trees across the front side of the lot. Trim storm damaged limbs as well as elevation and corrective cuts on oak trees.	1	\$475.00	\$475.00*
Bush Hogging	Bush hogging area around front of lot to push back encroachment. Bush hogging around yellow area on map. This will mulch. The smaller debris, larger debris will be hauled off site, and any trees that can be promoted into future healthy growth will be worked around to promote a healthy environment.	1	\$3,275.00	\$3,275.00

* Non-taxable

Total

\$6,950.00

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

Memorandum

Date: December 9, 2025 **Project No:** 238200185

To: Waters Edge CDD

From: Frank Nolte

RE: **Waters Edge CDD: Stormwater Depression on Creedmoor Lane at Chaplain Place**

On December 9, 2025 Stantec staff conducted a field review of a reported depression next to inlet 11-59 along Creedmoor Lane, just south of Chaplain Place. Upon arrival, staff observed and probed a small depression next to inlet 11-59. Manhole for structure 11-59 was removed and staff inspected the interior of the 18" concrete pipe, spanning beneath the roadway. A small crack located at the pipe connection to Inlet 11-59 was observed with groundwater and siltation intruding into the pipe. Our recommendations are presented below.

Recommendations

Staff recommends pressure grouting around the crack from inside the structure to penetrate and fill the void around the exterior of the pipe. Staff then recommends patching the surficial cracks around the pipe connection with hydraulic cement and filling the exterior depression with sandy soils to compensate for the soil loss through the crack.

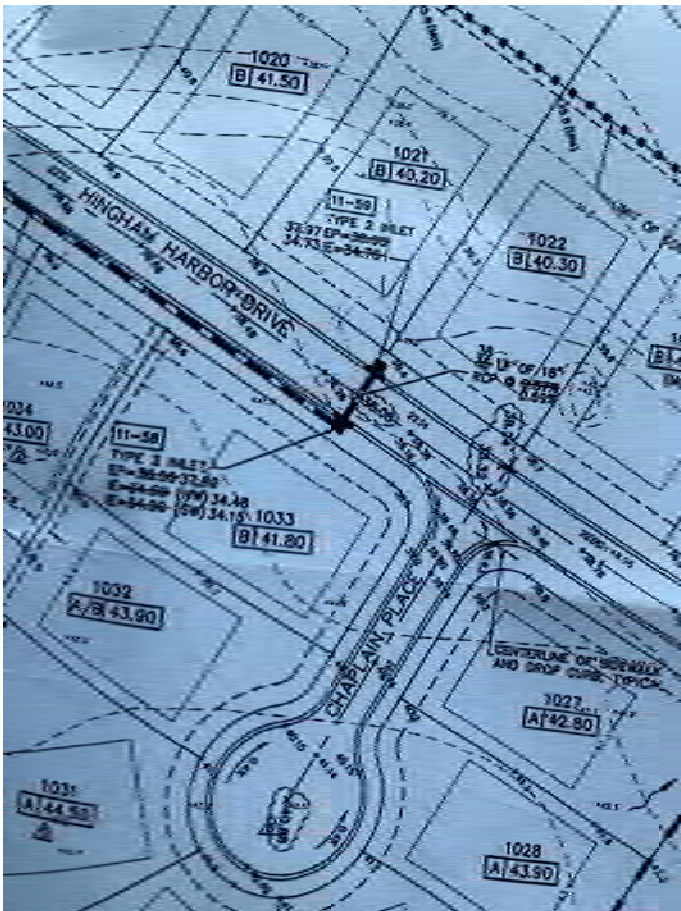


Photo 1. Drainage Plan along Creedmoor Lane

Photo 2. Depression around exterior of Inlet 11-59.



Photo 3 and 4. Crack located at connection of 18" pipe to Structure 11-59. Sediment and groundwater intrusion observed.



Photo 5 and 6. Completed Pressure Grouting and Hydraulically Cemented Crack at Inlet Connection



Photo 7 & 8. Completed filling of depression adjacent to inlet.



INVOICE

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

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



Bill to
Waters Edge CDD
P.O. Box 32414
Charlotte, NC 28232

Ship to
Waters Edge CDD

Invoice details

Invoice no.: 2976
Terms: Due on receipt
Invoice date: 12/09/2025
Due date: 12/09/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Control Structure Maintenance	Concrete and grout repairs to Structure 11-59, located on Creedmore Lane adjacent to Chaplain Place.	1	\$500.00	\$500.00

Total \$500.00

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.

Tab 3

PSA HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	December 4, 2025
Client:	Water's Edge HOA/CDD
HOA/CDD:	None
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 December 22, 2025. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on December 23, 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 not yet fully mowed. It is now being cut every two weeks. It was obvious that the turf was being mowed, edged and trimmed at the proper height with sharp blades. There were no issues with the mowing operation. Only mow grass that is actively growing to lessen the stress on turf as well as soil compaction.

2 TURF COLOR

Belle Haven entry and exit-the St. Augustine turf color remained a mottled medium green.

Slidell entry side- the St. Augustine turf color was a heavily mottled medium green.

Veteran's Park-the Bahiagrass turf color was a heavily mottled medium green. It is going into a dormant period.

Clubhouse parking lot fence line- the St. Augustine turf color was a mottled medium green. It has improved over the last month.

Clubhouse front left side and berm area- the St. Augustine turf color of the berm remained a heavily mottled medium green. The St. Augustine turf color at the front corner remained a lightly mottled medium green.

The basketball court- the St. Augustine turf color ranged from a heavily mottled medium green to a consistent medium green. 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 was a heavily mottled medium green. It is going into a dormant period.

December



December



December



November



November



October



October



October



September



September



September



2 TURF DENSITY

Clubhouse front left side and berm area- the St. Augustine turf density of the berm was fair. Sections had thinned out considerably and will need to be evaluated in spring. 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 ranged from poor to fair. It is going into a dormant period.

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

Other common area–the Bahiagrass turf density ranged from poor to fair. It is going into a dormant period.

Veteran's Park-the Bahiagrass turf density ranged from poor to fair. It is going into a dormant period.

Slidell- the St. Augustine turf density ranged from fair to good.

Belle Haven gate-the St. Augustine density ranged from fair to good. Sections inside the entry gate will need to be evaluated in spring.

Clubhouse basketball court sidewalk area-the St. Augustine density ranged from poor to fair, except for the new sod. Additional 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.

Slidell entry drive-treat heavy broadleaf weed activity.

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. This area of weeds will be killed off in January and February will multiple application of non-selective herbicide in preparation for new sod installation.

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

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

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Clubhouse parking lot along Moon Lake Road fence- turf affected by patch disease may need to be replaced in the spring. *Photo below.*

October



November



December



Basketball court-monitor and treat as necessary for disease activity. Section of turf is still in decline. More warranty sod needs to be installed.



Clubhouse left side berm- monitor and treat as necessary for disease activity.

Belle Haven entry drive out side of gate- monitor and treat as necessary for disease activity.

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

The turf is being cut with sharp blades and at the correct height for strong growth.

The color of both the St Augustine ranged from a heavily mottled medium green to a lightly consistent medium green.

The Bahiagrass color was a pale green as it goes into a dormant period.

The density St. Augustine turf remained ranged from fair to good in all the viable growth areas.

The density of the Bahiagrass was thinning as growth has slowed going into its dormant period.

Broadleaf weed volume remained in all the viable St Augustine turf.

There were no indications of insect activity but continually monitor and treat for patch disease and take all rot.

3 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Clubhouse entry- roebellini palm on the right side appears to have drooping fronds and maybe in decline. *Photo below.*



Bridgeton playground- roebellini palm has frizzle top. Fertilize with palm specific fertilizer. Deep root injection would be preferred due to lack of enough irrigation

3 BED WEED CONTROL

Bed weed management was good.

Boat ramp driveway - remove weeds in gravel.

Clubhouse left side berm- remove weeds growing within azalea.

2 IRRIGATION MANAGEMENT

Slidell-check for excessive irrigation to flower beds. Flowers do not thrive in these beds.

Bridgeton Park - replace rip rap that fell into creek.

North end of Beaufort along fence- main line leak needs to be repaired. This is property of CDD. *Photo below.*



Belle Haven entry drive inside of gate - repair dripline around new juniper. Breaks are flagged.

Basketball court - adjust sprinklers so they do not spray on to the court.

11652 Belle Haven - repair broken dripline.

11719 Belle Haven- reinstall dripline. *Photo below.*



Corner of Creedmoor and Belhaven - irrigation was operating properly on both sides of the road by the large oaks. *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)

Belle Haven entry drive inside of gate - prune dead sections out of juniper. *Photo below.*



Bridgeton Park - cut back wood line to the left of dock.

Belle Haven entry drive- reshape holly hedge to make the bottom wider than the top to allow for sunlight penetration. *Photo below.*



11713 Belle Haven- prune dead section out of azaleas.

3 TREE PRUNING

General work order-start wood line cutbacks on interior areas where mower passage may be difficult.

Oyster Bay- elevate all low hanging branches on oak trees.

11631 Belle Haven- remove low hanging moss from maple trees.

11549 Belle Haven- remove low hanging moss from maple trees.

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

Bridgeton Park - replace rip rap that fell into creek.

2 APPEARANCE OF SEASONAL COLOR

The seasonal flower display of a fall mix provided a fair curb appeal. Belle Haven beds still provided a colorful and full display with healthy plants. The flower beds along Slidell provided only a fair display as the plants were dying, spindly and the beds were not full. Check for excessive irrigation. Be certain that all flower beds are redressed with fresh potting mix prior to the installation of the holiday season planting. *Photo below.*

December



December



December



November



November



October



October



(0) CARRIED FORWARD FROM PRIOR MONTH

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

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

FOR MANAGER

None

PROPOSALS

None

SUMMARY

ASI performed to contractual standards for this inspection. The turf was being mowed at the correct height with sharp blades. There was a loss of turf color consistency. The St. Augustine turf ranged from a heavily mottled green to a consistent medium green. The Bahiagrass was a pale or mottled medium green as it goes into its dormant time of the year. The density of the St. Augustine turf and the Bahiagrass ranged from poor to good. There were no signs of any significant turf insect activity, but patch disease was still present in several areas. Broadleaf weeds were not in abundance but present in the viable St Augustine turf. Shrubs were free of insect and disease activity. The shrubs were all neatly pruned throughout the community. Contractual tree work and wood line cutbacks will begin since the mowing schedule is now every other week. Bed and crack weed management was strong. There were a few irrigation concerns noted. The seasonal flower display provided a great curb appeal at Belle Haven and a poor display at Slidell.

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:** January 22, 2021 , at 3:30 p.m.

District Manager's Report

2025

W
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D
D

FINANCIAL SUMMARY

2025

General Fund Cash & Investment
Balance:

\$1,100,000

Reclaimed Water Fund Balance:

\$54,100

Reserve Fund Cash & Investment
Balance:

\$1,100,000

Debt Service Fund Investment
Balance:

\$1,100,000

**Total Cash and Investment
Balances:**

\$3,300,000

General Fund Expense Variance:

\$1,100,000

**Over
Budget**



Rizzetta & Company

- Vegetation clearing and trash removal at Parcel: 29-25-17-0060-00B00-0000/ADS project has been completed
- Biddeford leaning trees project completed
- Restitution demand letter for preserve area damage sent
- Updated reclaimed water policy posted to website and shared via Engage

Tab 5



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

Estimate

#14789

12/09/2025

Belle Haven Pump Station

Customer

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

Service Location

Waters Edge CDD
11406 Belle Haven,
New Port Ritchey, FL 34654

Backflow Prevention Device Replacement

\$9,550.21 ☐

Description

(The existing backflow prevention assembly installed on the reclaimed water mainline feeding the irrigation system has failed. This device is critical for preventing reclaimed water from entering and contaminating the on-site well, which serves as a supplemental water source for irrigation.)

(Under normal operation, the reclaimed mainline supplies irrigation water and may hydraulically interact with the well-fed portion of the system. In the event of a pressure loss or pump shutdown on the well side, backpressure from the reclaimed system could cause reclaimed water to flow backward toward the well. To prevent this, a properly functioning Reduced Pressure Zone (RPZ) backflow prevention assembly is required to maintain one-directional flow and provide physical separation between the two sources.)

(pon inspection, the internal check and relief components of the existing backflow device were found to be defective, allowing water to bypass in the reverse direction. This condition poses a serious risk of reclaimed water entering the well system, which would result in non-compliance with Florida Department of Environmental Protection (FDEP) and local water management district regulations governing cross-connections between reclaimed and potable or well water systems.)

(The corrective action includes:)

(*Isolating the irrigation mainline and depressurizing both the reclaimed and well systems.)

(*Removing the failed backflow prevention assembly and inspecting all adjoining piping, unions, and valves.)

(*Installing a new certified Reduced Pressure Zone (RPZ) backflow prevention assembly (sized and rated per system flow requirements) using galvanized Schedule 40 pipe for all inlet, outlet, and support piping connections.)

(*Pressure testing and certifying the new assembly by a licensed backflow technician to confirm compliance and proper operation.)

(This replacement ensures that reclaimed water cannot migrate into the well system, preserves the integrity of the well as a clean supplemental source, and maintains compliance with all applicable cross-connection control and water quality protection standards.)

(Trip Charge Pump Tech)

(4" Reduced Pressure Principle Assembly (High Hazzard))

(Pump Tech)

(Irrigation Helper)

(4" Groove x Flange adapter)
(4" Grooved Clamp Coupling)
(4" Full Face Gasket with Bolt Kit (Flange))
(Miscellaneous Parts, Fittings, Shop Supplies, and Consumables Provision of incidental materials necessary to complete installation and field operations, including but not limited to small-diameter fittings, electrical terminations, hardware, sealants, adhesives, mounting components, wire connectors, lubricants, cleaning agents, and other expendable items consumed in the course of fabrication, assembly, or system commissioning.)
(Perform functional testing of the new RPZ backflow assembly by a certified backflow technician. Submit official test report to the appropriate authority to document compliance with FDEP and local cross-connection control requirements.)

Estimate Total

\$9,550.21

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

Terms and Conditions

Read and Accepted

Terms and Conditions

1-Payment Terms

Payment in full is due within Ten (10) days of project completion unless otherwise agreed to in writing. Late payments may be subject to finance charges and/or collection fees.

2-Estimate Validity

This estimate is valid for thirty (30) calendar days from the date of issuance. Pricing and availability of materials are subject to change after this period.

3-Materials Provided by Client

All parts and materials, shall be provided by Sprinkler Solutions of Florida.

4-Scope of Work

The work described in this estimate includes only the items and services specifically listed. Any additional labor, materials, or modifications requested beyond the original scope will require written authorization and may result in additional charges.

5-Project Completion

Completion is defined as substantial completion of the described scope of work, with all systems tested and verified operational unless otherwise specified.

6-Warranty

Workmanship is warranted for a period of one (1) year from the date of project completion, provided all materials and equipment are used and maintained as specified. Warranty does not cover damage resulting from misuse, electrical surges, lightning, vandalism, or materials supplied by others.

7-Liability

Sprinkler Solutions of Florida shall not be held liable for delays or damages caused by weather, acts of God, or other circumstances beyond its reasonable control.

8-Acceptance

Acceptance of this estimate constitutes agreement to these terms and conditions in full.



Initial

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

Date

Signature

Date

Narrative / Scope Explanation

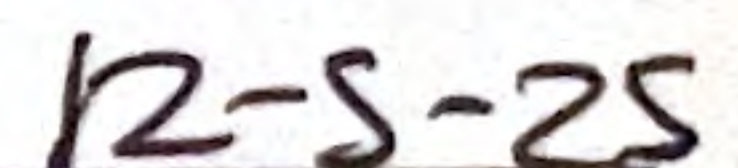
The original plan for this project was to rebuild the Belle Haven pump station to facilitate the necessary repairs. However, once work began and the station was opened for service, it became evident that the existing bolts were in an advanced state of corrosion and structural failure. Due to the condition of these fasteners, proceeding with disassembly posed a significant risk of bolts breaking off or becoming non-removable, which could have resulted in the pump station being taken fully offline.

To avoid jeopardizing system operation and to prevent a potential extended outage, the decision was made to halt the rebuild process.

All parts previously purchased for this repair were unused and can be fully returned to the supplier. No labor charges will be billed for the time spent on this attempted rebuild, as the work was stopped solely to protect the integrity of the pump station and maintain service continuity.

Given the condition of the hardware and the overall age of the system, this pump station should be considered for replacement sooner rather than later to prevent an unplanned failure. Additionally, we recommend implementing an annual preventative maintenance program for all backflows to reduce future corrosion-related issues and to maintain optimal performance.

Tab 6



Tab 7

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
November 20, 2025, - Minutes of Meeting

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, November 20, 2025, at 3:00 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
Ken Smith	Board Supervisor, Assistant Secretary

Also present were:

Lisa Castoria	District Manager, Rizzetta & Co., Inc.
Michael Broadus	District Counsel, Straley, Robin & Vericker
Frank Nolte	District Engineer, Stantec
Jeff Hewitt	Representative, Sprinkler Solutions

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Castoria called the meeting to order at 3:00 p.m. and confirmed there was a quorum.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There was an audience comment on using Engage for CDD communication.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Managers Monthly Report

The Board reviewed the monthly aquatics report. There were no comments at this time.

B. District Engineer

The Board reviewed the engineer's report. Mr. Nolte informed the Board that permit renewal work has been completed. He updated the Board on Preserve Damage reporting and presented a proposal from ADS for cleaning up the affected area in the amount of \$3,800.

On a motion by Mr. Pettitt, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors approved the ADS Proposal for clean up in the amount of \$3,800, for Waters Edge Community Development District.

Mr. Nolte updated the Board on the Biddeford Leaning Trees. The Board previously approved a NTE of \$6,000 to complete the tree removal and would like to add an additional NTE of \$4,000 for debris removal only. Mr. Nolte has requested these proposals and asked for them to be separated.

On a motion by Mr. Anastasopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors approved a NTE of \$4,000 for debris removal, for Waters Edge Community Development District.

C. PSA Inspection Reports

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

D. District Counsel

No report.

- Ratification of Waters Edge Reclaimed Water Policy

On a motion by Mr. Anastasopoulos, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors ratified the Waters Edge Reclaimed Water Policy, for Waters Edge Community Development District.

The Board held a brief discussion about the district demand for restitution of damages on CDD property. They Appointed Mr. Pettitt as liaison to contact PCSO regarding this matter.

On a motion by Mr. Anastasopoulos, seconded by Mr. Smith, with all in favor, the Board of Supervisors appointed Mr. Pettitt as liaison to contact PCSO regarding this matter, for Waters Edge Community Development District.

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
November 20, 2025, - Minutes of Meeting

E. District Manager

Ms. Castoria advised that the next meeting is scheduled for December 16, 2025, at 3:30 pm and reviewed his monthly report with the Board. Ms. Castoria presented the 3rd Quarter Website Audit report and information the Board that it passed in all areas.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-02;
Designating Officers of the District**

The Board reviewed this resolution and discussed the open seats and the need to appoint a Chairman.

Mr. Papadopoulos made a motion to nominate Mr. Anastasopoulos as Chair. Mr. Anastasopoulos declined this nomination.

On a motion by Mr. Papadopoulos, declined by Mr. Anastasopoulos, this motion did not pass for Waters Edge Community Development District.

Mr. Papadopoulos made a second motion to nominate Mr. White as Chair.

On a motion by Mr. Papadopoulos, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors appointed Mr. Ken White as Chairman, for Waters Edge Community Development District.

On a motion by Mr. Papadopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors agreed to keep all other seats the same, for Waters Edge Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-03;
General Elections**

On a motion by Mr. Anastasopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors adopted Resolution 2026-03; General Elections, for Waters Edge Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of 2024-2025 Goals and Objectives

The Board discussed the 2024-2025 Goals and Objectives and made a motion to maintain the same goals and objectives for 2025-2026. They also made a motion to accept the 2024-2025 Goals and Objectives report that was provided.

On a motion by Mr. Pettitt, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors agreed to maintain the same Goals and Objectives for 2025-2026, for Waters Edge Community Development District.

On a motion by Mr. Pettitt, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors accepted the Goals and Objectives report for 2024-2025, for Waters Edge Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Sprinkler Solutions Pump Station Proposals

The Board reviewed three proposals from Sprinkler Solutions. They are as follows: Biddeford Pump Station - \$4,208.47, Belle Haven Pump Station - \$4,208.47, and Creedmore Pump Station - \$4,208.47. After a brief discussion, they agreed to approve all three proposals.

On a motion by Mr. Pettitt, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors approved the three Sprinkler Solution Proposals mentioned above, for Waters Edge Community Development District.

There was a discussion about the entryway pump on Creedmore as it seems to have no power. The Board requested that Ms. Castoria reach out to Mr. Nolte and see if this pump is capped.

EIGHTH ORDER OF BUSINESS

Consideration of Sprinkler Solutions Proposal for Backflow Prevention Device Replacement

On a motion by Mr. Anastasopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors approved the three Sprinkler Solution Proposals for Backflow Prevention in the amount of \$9,550.21, for Waters Edge Community Development District.

Additionally, the Board requested a proposal for the Bellehaven Backflow Rebuild with a NTE \$2,500.

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
November 20, 2025, - Minutes of Meeting

On a motion by Mr. Anastasopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors approved the request for an additional proposal for the Bellehaven Backflow Rebuild with a NTE of \$2,500, for Waters Edge Community Development District.

NINTH ORDER OF BUSINESS

Discussion on Meeting Time Changes

This discussion was tabled to the December meeting.

TENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular
Meeting held on October 23, 2025**

On a motion by Mr. Papadopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors approved the minutes for the regular meeting that was held on October 23, 2025, for Waters Edge Community Development District.

ELEVENTH ORDER OF BUSINESS

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

On a motion by Mr. Anastasopoulos, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for October 2025 (\$94,811.51), for Waters Edge Community Development District.

TWELFTH ORDER OF BUSINESS

**Audience Comments & Supervisor
Requests**

There were no audience comments or Supervisor requests at this time.

THIRTEENTH 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 4:59 p.m., for Waters Edge Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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 November 2025 For Board Approval

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

The total items being presented: **\$13,601.23**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
GHS Environmental LLC	300179	2025-647	Monthly Meter Readings 10/25	\$ 150.00
Pasco County Utilities	20251105-1	23219447 ACH	9019 Creedmoor Reclaim Lane 09/25	\$ 5,213.91
Rizzetta & Company, Inc.	300181	INV0000104486	District Management Fees 11/25	\$ 4,671.42
Sprinkler Solutions of Florida, Inc.	300180	59508	Preventative Pump Maintenance 10/25	\$ 1,620.34
Withlacoochee River Electric Cooperative, Inc.	20251106-1	Monthly Summary 10/25 ACH 345	Monthly Electric Summary 10/25	<u>\$ 1,945.56</u>
Report Total				<u>\$ 13,601.23</u>



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

Invoice


Date: 10/28/2025
Invoice #: 2025-647

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:
11/27/2025	October 2025

Task #	Description	Project Compl...	Amount
Task 1	Monthly Meter Readings	83.33%	150.00
			

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



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: 23219447

Billing Date: 10/15/2025

Billing Period: 8/22/2025 to 9/23/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	180194286	8/22/2025	457156	9/23/2025	470525	32	13369

Usage History

Water

September 2025	13369
August 2025	12087
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

Transactions

Previous Bill	4,713.93
Payment 10/02/25	-4,713.93 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	13,369 Thousand Gals X \$0.39 5,213.91
Total Current Transactions	5,213.91
TOTAL BALANCE DUE	\$5,213.91

RECEIVED
10-16-2025



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1006710
Customer # 01381392
Balance Forward 0.00
Current Transactions 5,213.91

Total Balance Due \$5,213.91
Due Date 11/3/2025

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

**The Total Due will be electronically
transferred on 11/03/2025.**

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 #
11/2/2025	INV0000104486

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,397.00	\$1,397.00
Administrative Services	1.00	\$443.00	\$443.00
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$491.67	\$491.67
Management Services	1.00	\$2,139.75	\$2,139.75
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$4,671.42
		Total	\$4,671.42

RECEIVED
10-30-2025



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

Invoice

#59508

Invoice Date: 10/27/2025

Due Date: 11/06/2025

PO #: --

Request #: 73583

Bill To

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

Service Location

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

Items

Description	Rate	Total
(Replace failed Bladder tank)	(1) x \$0.00	\$0.00
(44 Gallon Bladder Tank)	(1) x \$1,350.00	\$1,350.00
(Square D FSG2-40-60 Pressure Switch Standard 40 PSI/60 PSI)	(1) x \$95.94	\$95.94
(Liquid Filled Pressure Gauge 0 PSI - 160 PSI)	(1) x \$39.40	\$39.40
(Trip Charge Pump Tech)	(1) x \$135.00	\$135.00
(*****Replace failed bladder tank that had came apart at the lower welded seam)	(1) x \$0.00	\$0.00
(Includes all labor)	(1) x \$0.00	\$0.00

Completion Notes

Appointment #111010
Waters Edge
Replaced 62 gallon pressure tank at 7.5 hp submersible pump on
Creedmore Ln.

Subtotal **\$1,620.34**

Invoice Total **\$1,620.34**

Payments **\$0.00**

Total Due **\$1,620.34**

Terms and Conditions

Invoice: Terms are 10 Days Net.
If not paid in 10 days a \$50.00 late charge will be applied.
We greatly appreciate your prompt payment.

RECEIVED
10-27-2025

WREC Waters Edge CDD

October 2025

Account	Dates	Rate	Bill Date	Due Date	Amount Due
2189378	09/22/25 - 10/22/25	GS	10/27/2025	11/17/2025	\$ 70.60
2189381	09/22/25 - 10/22/25	GS	10/27/2025	11/17/2025	\$ 45.44
2189382	09/22/25 - 10/22/25	GS	10/27/2025	11/17/2025	\$ 46.08
2189384	09/22/25 - 10/22/25	GS	10/27/2025	11/17/2025	\$ 1,783.44
					\$ 1,945.56

GS 53100 - 4301 \$ 1,945.56

Total **\$ 1,945.56**

RECEIVED
10-28-2025



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 **10/27/2025**
Amount Due **70.60**
Current Charges Due **11/17/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	30	9
Sep 2025	32	9
Oct 2024	32	10

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



2 0 0 9 6 1 6 7

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

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/22	87024	10/22	87307				283

Previous Balance 71.79
Payment 71.79CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 283 KWH @ 0.06090 17.23
Fuel Adjustment 283 KWH @ 0.04400 12.45
FL Gross Receipts Tax 1.76

Total Current Charges 70.60
Total Due E.F.T. 70.60

DO NOT PAY

Total amount will be electronically transferred on or after 11/07/2025.



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: 10/27/2025

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	11/07/2025
TOTAL CHARGES DUE	70.60
DO NOT PAY	

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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 **10/27/2025**
Amount Due **45.44**
Current Charges Due **11/17/2025**

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
Oct 2025	30	2
Sep 2025	32	1
Oct 2024	32	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.



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
09/22	14346	10/22	14395				49

Previous Balance 42.42
Payment 42.42CR
Balance Forward 0.00

Customer Charge	39.16
Energy Charge 49 KWH @ 0.06090	2.98
Fuel Adjustment 49 KWH @ 0.04400	2.16
FL Gross Receipts Tax	1.14

Total Current Charges 45.44
Total Due E.F.T. 45.44

DO NOT PAY

Total amount will be electronically transferred on or after 11/07/2025.



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: 10/27/2025

District: BP17

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

Electronic Funds Transfer on or after 11/07/2025
TOTAL CHARGES DUE 45.44
DO NOT PAY

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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 **10/27/2025**
Amount Due **46.08**
Current Charges Due **11/17/2025**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/22	14236	10/22	14291				55

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	30	2
Sep 2025	32	2
Oct 2024	32	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.



2 0 0 9 6 1 6 7

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

Previous Balance **46.61**
Payment **46.61CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 55 KWH @ 0.06090 **3.35**
Fuel Adjustment 55 KWH @ 0.04400 **2.42**
FL Gross Receipts Tax **1.15**

Total Current Charges **46.08**
Total Due **E.F.T. 46.08**

DO NOT PAY

Total amount will be electronically transferred on or after 11/07/2025.



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: 10/27/2025

District: BP17

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 11/07/2025
TOTAL CHARGES DUE 46.08
DO NOT PAY

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

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

Bill Date **10/27/2025**
Amount Due **1,783.44**
Current Charges Due **11/17/2025**

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				
09/22	24740	10/22	38995		90.24	90	14255

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	30	475
Sep 2025	32	396
Oct 2024	32	411

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 1,658.59
Payment 1,658.59CR
Balance Forward 0.00

Customer Charge 44.16
Demand Charge 90 KW @ 6.65000 598.50
Energy Charge 14,255 KWH @ 0.03290 468.99
Fuel Adjustment 14,255 KWH @ 0.04400 627.22
FL Gross Receipts Tax 44.57

Total Current Charges 1,783.44
Total Due E.F.T. 1,783.44

DO NOT PAY

Total amount will be electronically transferred on or after 11/07/2025.



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: 10/27/2025

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	11/07/2025
TOTAL CHARGES DUE	1,783.44
DO NOT PAY	

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