



Rizzetta & Company

Waters Edge Community Development District

Board of Supervisor's Regular Meeting February 26, 2026

**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
	Danny Knoblock	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**

2/19/2026

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, February 26, 2026, 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 ReportTab 1
- B. Irrigation Report
 - i. Consideration of Pump Maintenance Proposals Tab 2
- C. District Engineer
 - i. Discussion of Broken Pipe at 8522 Creedmore.Tab 3
- D. PSA Landscape Inspection Reports.....Tab 4
- E. District Counsel
 - i. Update on Preserve Area Damage Demand Letter Response
 - ii. Discussion on Reclaimed Water Policy
- F. District Manager Report.....Tab 5
 - i. Review of 4th Quarter Website Audit Report.....Tab 6
 - ii. Discussion of Budget Workshop

4. BUSINESS ITEMS

- A. Discussion on Bellehaven Maintenance Proposal
- B. Discussion on Pump Station

5. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on January 22, 2026.....Tab 7
- B. Consideration of Operations and Maintenance Expenditures for January 2026.....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

FEBRUARY, 2026



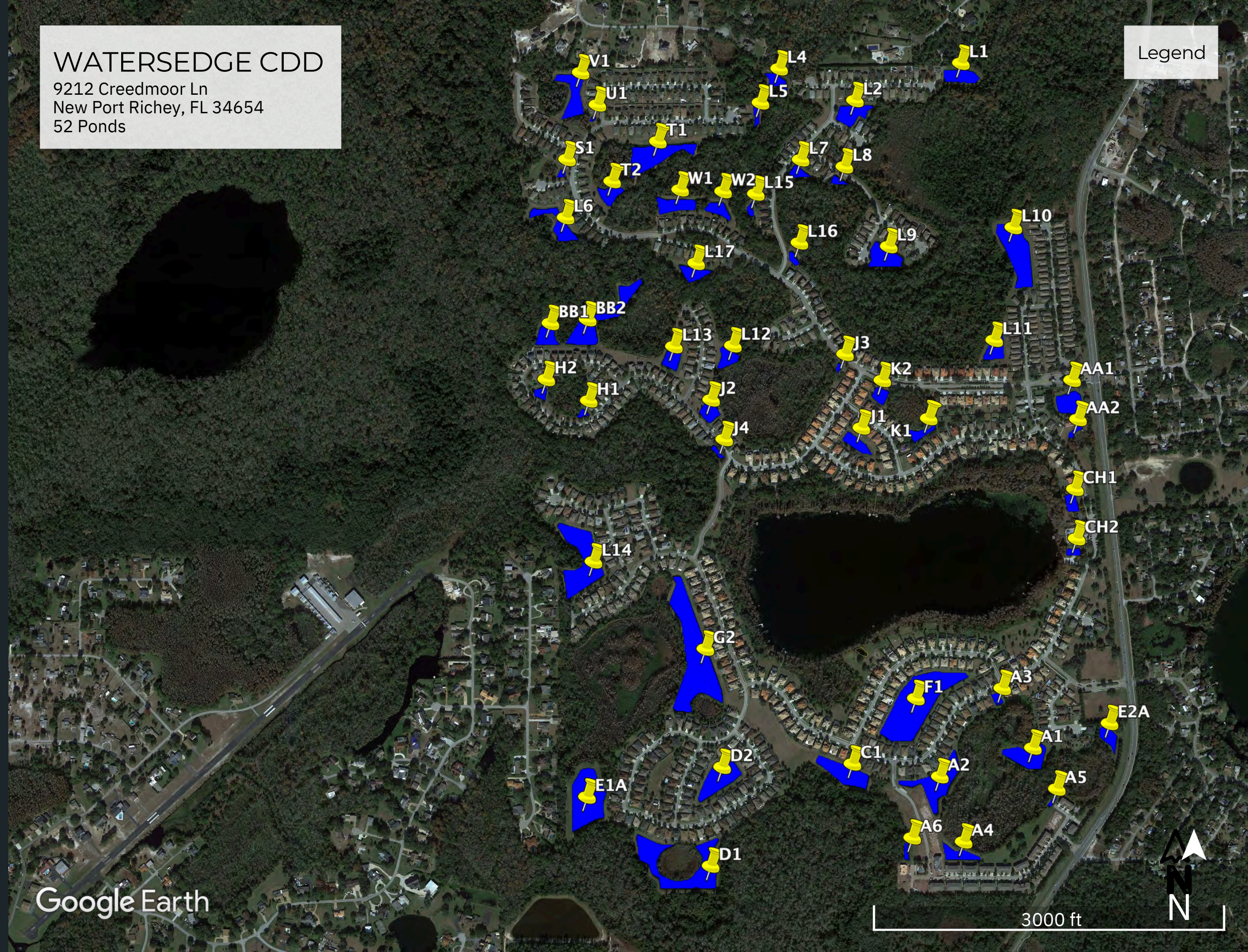
WATERSEEDGE CDD

9212 Creedmoor Ln
New Port Richey, FL 34654
52 Ponds

Legend

Google Earth

3000 ft



SUMMARY:

Very nice having the cold temperatures this year. Points to remember when having these cold days in Florida in regards to storm water ponds. Algae, plants, and larvae go dormant during these times so expect that when warm days come we will receive a bloom or some sort. Algae and larvae pop during warm winter days. Our teams will be diligent in algae service calls out side of contractual visits. Hope fully this cool air sticks around for a bit as summer is right around the corner.



Pond #D1 Treated for Shoreline Vegetation.



Pond #J2 Treated for Algae and Shoreline Vegetation.



Pond #L13 Treated for Algae and Shoreline Vegetation.

Jan 14, 2026 at 12:57:43 PM



Pond #C1 Treated for Algae and Shoreline Vegetation.

Jan 14, 2026 at 1:17:09 PM



Pond #E1A Treated for Shoreline Vegetation.

Jan 14, 2026 at 11:56:24 AM



Pond #A4 Treated for Shoreline Vegetation.

Jan 14, 2026 at 11:32:11 AM



Pond #A1 Treated for Algae and Shoreline Vegetation.

Jan 14, 2026 at 11:49:50 AM



Pond #F1 Treated for Shoreline Vegetation.

Jan 14, 2026 at 11:36:35 AM



Pond #A3 Treated for Shoreline Vegetation.

Jan 14, 2026 at 10:54:10 AM



Pond #L14 Treated for Shoreline Vegetation.

Jan 14, 2026 at 10:46:11 AM



Pond #T1 Treated for Algae and Shoreline Vegetation.

Jan 14, 2026 at 11:26:08 AM



Pond #CH2 Treated for Shoreline Vegetation.

Jan 14, 2026 at 10:09:41 AM



Pond #L1 Treated for Shoreline Vegetation.

Jan 14, 2026 at 10:11:30 AM



Pond #L4 Treated for Shoreline Vegetation.

Jan 14, 2026 at 10:37:00 AM



Pond #T2 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



Sprinkler Solutions of Florida

License #: SCC131152611
401 N. Parsons Ave Suite 106-A
Brandon, FL 33510
813-503-1228
admin@ssofla.com

Estimate 68128

SENT

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

Date: Feb 18, 2026
Expiration Date: Mar 20, 2026
Status: Sent

Item	Unit Price	Quantity	Amount
Backflow Annual Service and Inspection	\$750.00	1	\$750.00
Annual Service and inspection of 4" backflow. Inspect all parts and service (repair parts not included in this service)			

Thank you for your business!

Total	\$750.00
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Sprinkler Solutions of Florida

License #: SCC131152611
401 N. Parsons Ave Suite 106-A
Brandon, FL 33510
813-503-1228
admin@ssofla.com

Estimate 68129

SENT

Waters Edge CDD: Biddeford pump
station

11428 Biddeford PL
New Port Ritchey, FL 34654

Date: Feb 18, 2026

Expiration Date: Mar 20, 2026

Status: Sent

Item	Unit Price	Quantity	Amount
Backflow Annual Service and Inspection	\$750.00	1	\$750.00
Annual Service and inspection of 4" backflow. Inspect all parts and service (repair parts not included in this service)			

Thank you for your business!

Total	\$750.00
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Tab 3

Hi Lisa,

I went out to 8522 Creedmoor Lane this morning to review the resident's claim below, but did not speak with the resident.

The main water line going to their house is broken at a fitting, between their house and the meter. I could feel it when I stuck my hand in the ground. The meter is constantly spinning, and there is flow coming from the pipe. The pipe is about 1.5' below existing grade.

The rip rap project behind their home was completed over 2 months ago, and as I recall, the workers laid down plywood to disperse loads and prevent rutting within the easement between their homes. Even if they drove a truck through there, it shouldn't have caused a line break. There were a bunch of roots around the pipe that I felt.

I would advise the resident to repair the leak on their own. You can shut off the water at the meter, and cut the pvc pipe and place on a new fitting, exactly how you'd repair irrigation piping in your yard. Costs about \$2.00 to repair.

If they want to pursue someone for damages, you may want to check with District Council on this, but I'd request they provide proof through their water bill that the leak started when the workers were out there (on December 9th). It should show a spike usage on their water bill on the exact day it happened. Typically, the county will credit the homeowner if they report a leak as well.

If they believe the contractor caused it 2 months ago, the condition of their yard would look much worse than it currently does. I had a similar issue at my house last month where my fitting just broke from old age, without anything causing it.

Let me know if you want to discuss further.

Frank Nolte

Assistant Project Manager





water meter

Broken PVC elbow,
appoximately 1.5'
below existing grade.
void observed and
water flowing out of
water pipe.



Tab 4

PSA HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	January 7, 2026
Client:	Water's Edge HOA/CDD
HOA/CDD:	Ken Smith
Manager:	Rocco Iervasi
Ameriscape:	None
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 January 23, 2026. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on January 26, 2026. The contractor must initial the bottom of each page and sign at the bottom of the last page. The reason for any uncompleted deficiency must be listed.

SCORE 1=POOR 2= FAIR 3=GOOD

3 MOWING/EDGING/TRIMMING

The turf was being mowed during the inspection. It was evident that it is being cut with sharp blades and at the proper height. Most of the bed lines were neatly maintained, and the hard edging was not overgrown, indicating it is being done on a regular basis. Mowing is on the winter schedule.

Clubhouse-remove leaf drop by pool filter and pond area as well as the basketball court area.

Clubhouse left side berm-the bed lines need to be better defined. *Photo below.*

December



December



December



November



November



October



October



October



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 remained strong.

Clubhouse along the northern section of Moon Lake Road fence line – the Bahiagrass turf density ranged from poor to fair. This is common during winter dormancy.

Clubhouse parking lot fence line-the St. Augustine turf density ranged from fair to good as more disease activity has appeared.

Other common area—the Bahiagrass turf density ranged from poor to fair. This is common during winter dormancy.

Veteran's Park—the Bahiagrass turf density ranged from poor to fair. This is common during winter dormancy.

Slidell- the St. Augustine turf density was fair.

Belle Haven gate—the St. Augustine density still ranged from poor to fair. Sections inside the entry gate will need to be evaluated in spring for possible warranty replacement.

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. The denser turf had less weed volume.

Belle Haven entry drive—treat broadleaf weeds by new planting at Moon Lake Rd.

Belle Haven exit drive gate—treat broadleaf weeds by juniper bed.

Slidell entry drive—treat sedge. *Photo below.*



Clubhouse parking lot along Moon Lake Road fence—treat broadleaf weeds. Chamberbitter is present and is difficult to eradicate.

Broadleaf weeds were still present in all viable St. Augustine turf panels.

Slidell entry drive—treat broadleaf weeds.

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

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Clubhouse parking lot along Moon Lake Road fence—turf affected by patch disease has worsened. *Photo below.*

October



November



December



January



Basketball court-monitor and treat as necessary for disease activity. More sections of turf are in decline. More warranty sod needs to be installed in the spring.

December



January



Slidell entry drive- turf is in poor health.

Belle Haven entry drive behind gate-turf is in poor health along street and inside of sidewalk. *Photo below.*



Please Note: Our Hort.
Techs were on site 1-12.
They will be back on site
the 1-28. All Areas listed
below will get 2 treatments this
month.

Belle Haven main entry drive- treat patch disease by new planting at Moon Lake Rd.

Belle Haven exit drive in front of gate- turf is dead along parkway and will need to be replaced under warranty.

Clubhouse left side front corner by large oak- continue to treat turf for patch disease.

Clubhouse parking lot along Moon Lake Road fence- continue to treat for patch disease. Condition has worsened over the past month.

Clubhouse left side berm-treat patch disease.

Belle Haven entry drive outside 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 the St Augustine ranged from a heavily mottled medium green to a consistent medium green.

The Bahiagrass color was a pale green. It is now in a winter 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 thinned considerably. It is now in a winter dormant period.

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

3 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Bridgeton playground- treat roebellini palm on left side of sidewalk for frizzle top. It is recommended that trunk injections be employed for quicker uptake of nutrients.

11707 Bellehaven-flush cut heavily diseased ligustrum tree at light pole. More iris can be installed in its place.
Photo below.

1-28



11719 Belle Haven- treat fakahatchee grass for spider mites.

Belle Haven median odd side- remove leaf drop along curb. 1-14

Veterans Park - treat roebellini palm for frizzle top. It is recommended that trunk injections be employed for quicker uptake of nutrients. *Photo below.*

1-28



Clubhouse front-lower irrigation to liriopse- leaves are rotting out. *Photo below.*



3 BED WEED CONTROL

Bed weed management was good.

Belle Haven entry median - remove bed weeds including from flowerbeds. *Photo below.*

1-14



Please note: Although there was not much on the list, the Techs were on site the 7th And Found a Few things. Please see inspection report that was sent on 1-12.

Belle Haven exit drive- remove bed weeds from fakahatchee grass on berm. 1-14

2 IRRIGATION MANAGEMENT

General work order-it is necessary to lower the irrigation run times and/or watering days to help mitigate disease activity. Proper irrigation management is key to positive turf and plant health.

Ventana townhomes-ASI is to perform a full irrigation inspection at Ventana to determine which rotor zones are watering the large Bahiagrass field behind the units. The zones are to be turned off. ASI also needs to determine which zones are operating behind the Moon Lake wall. There is a 4-foot-wide buffer from the wall toward the units. These zones are to be maintained by ASI during each monthly irrigation inspection. It was determined that the pump was running today but no zones were seen running. The controller screen shows an issue on zone 45.

met with Kevin on 1-21

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)

Clubhouse front entrance- level out firebush hedges on both sides of front door. They are uneven. 1-14

General work order-during the February inspection, we will determine which shrubs will require renewal pruning. This pruning will be done to reduce oversized shrubs and to encourage healthy new growth from older shrubs.

3 TREE PRUNING

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

General work order-begin pruning all crape myrtles by removing dead branches, rubbing and crossing branches, water sprouts, sucker growth and moss. in progress

Belle Haven exit drive at Moon Lake Road - remove all sucker growth from tree at corner. Photo below. in progress
1-28



Clubhouse left side - remove sucker growth and small diameter branches from red maples. *Photo below.* 1-28



Clubhouse boat ramp area - remove heavy low hanging moss accumulation 1-14

3 CLEANUP/RUBBISH REMOVAL

Bridgeton dock - replace rip rap that fell into creek under dock. 1-14

will verify!

Bridgeton dock- blow leaf drop off dock. *Photo below.*



2 APPEARANCE OF SEASONAL COLOR

The new seasonal flower display of a spring mix provided a fair curb appeal. Most of the plants were healthy. The plants have not yet filled in the bed space and were not fully blooming. The Belle Haven endcap flower bed had excessive weed growth. *Photo below.*

** Please note: I will
be on site wed. 1-28
to Finish & verify
all work is
completed!*

January

January



(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 January services should be released after the receipt of the **DONE REPORT.**

PROPOSALS

NEW Bridgeton Park-submit a proposal to mulch the roebellini palms at the playground and at the end of the sidewalk. *will complete 1-28 no charge*

NEW Oyster Bay-submit a proposal to remove any large diameter branches that are hanging too low.

SUMMARY

ASI performed to contractual standards for this inspection. The turf is mowed, edged, and trimmed in accordance with the specifications. The color of the St Augustine lawns ranged from a pale and mottled medium green to a consistent medium green. The density of the St Augustine lawns varied widely as several areas were affected by patch disease. The volume of broadleaf weeds was not high in the stronger viable St Augustine turf, but the weaker sections still had a higher weed count. Warranty sod will be necessary in the spring. Shrub health was generally good except for the aging out of shrubs, which continues to require their removal. Most shrubs were neatly pruned and required no immediate attention. Renewal pruning of overgrown and older shrubs will begin in mid-February. Crape myrtle tree pruning as well as wood line cutbacks are necessary and will begin in January. Bed weed control was strong with only a few isolated pockets of weeds being noted. The main irrigation issue was the shutting down of the Bahiagrass rotor zones at the Ventana townhomes. Irrigation run times need to be better managed to reduce disease activity. The performance of the new spring mix flower display was fair. The bloom and growth rate were not at their optimum yet. Bed weeds filled the end cap bed at Moon Lake Rd. Two new proposals need to be submitted to management for review.

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 *ASI*

Print Name Al Suarez

Company ASI

Date 1-22-26

Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** March 26, 2026, at 3:30 p.m.
- **Budget Workshop:** TBD

District Manager's Report

February 26

2026

W
A
T
E
R
S

E
D
G
E

C
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D

FINANCIAL SUMMARY

1/31/2026

General Fund Cash & Investment
Balance:

\$420,654

Reclaimed Water Fund Balance:

\$119,198

Reserve Fund Cash & Investment
Balance:

\$367,704

Debt Service Fund Investment
Balance:

\$1,154,898

**Total Cash and Investment
Balances:**

\$2,062,454

General Fund Expense Variance:

\$8,129

**Over
Budget**



Rizzetta & Company

- Ongoing irrigation upgrades and repairs taking place

Tab 6



Quarterly Compliance Audit Report

Waters Edge (Pasco)

Date: December 2025 - 4th Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

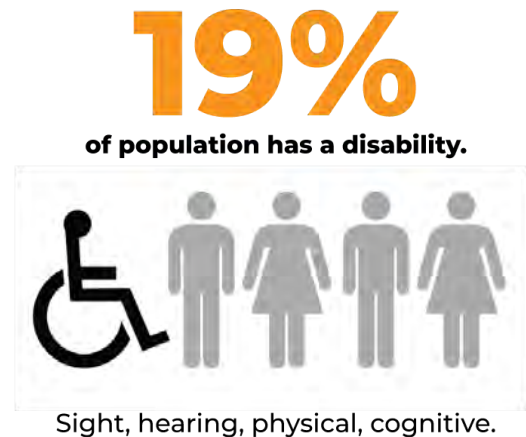
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

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, January 22, 2026, 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:

Ken Smith	Board Supervisor, Chairman
Craig Pettitt	Board Supervisor, Assistant Secretary
Gabriel Papadopoulos	Board Supervisor, Assistant Secretary
Dan Knoblock	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
Tony Smith	Representative, Sitex Aquatics
Jeff Hewitt	Sprinkler Solutions
Phoenix McKinney	Pasco County

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Castoria 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 were audience comments on irrigation restrictions.

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. Irrigation Report

Mr. Hewitt presented his report under separate cover. He informed the Board that annual maintenance of 2 wells would be around \$700 a year.

Discussion on previously approved invoices #66318 & #66317, 80% of billing has been approved.

There was a discussion on meters and snails. It was noted that meters are being removed and it will cost \$200 each meter.

The Board held a discussion with Ms. McKinne, the Water Conservation Coordinator with Pasco County, regarding reclaimed water restrictions.

C. District Engineer

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

D. PSA Inspection Reports

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

E. District Counsel

- i. Update on Preserve Area Damager Reporting, Clean Up, and Demand Letter Response

Mr. Brodus informed the Board that the initial letter that was sent was not delivered due to an obstruction and that a second letter was sent. This item was tabled to the February agenda.

The Board would like "Discussion of Reclaimed Water Policy" added to the February agenda.

F. District Manager

Ms. Castoria advised that the next meeting is scheduled for February 26, 2026, at 3:30 pm and reviewed the monthly report with the Board.

FOURTH ORDER OF BUSINESS

**Consideration of Pond Fence
Extension Proposals**

The board reviewed three proposals for pond fence extension, DDD in the amount of \$22,439, Loudy's Outdoor Services in the amount of \$11,450 and Superior Fence and Rail in the amount of \$30,527. After discussion, the Board approved the DDD proposal with the understanding that this price includes removal of foliage and removal/disposal of existing fence.

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
January 22, 2026, - Minutes of Meeting

On a motion by Mr. Papadopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors approved the DDD proposal in the amount of \$22,439, for Waters Edge Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Pump Station Fence Proposals

The previously approved proposal from DDD will be paid by Sprinkler Solutions as it is a part of their agreement.

SIXTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on December 16, 2025

On a motion by Mr. Smith, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors approved the minutes for the regular meeting that was held on December 16, 2025, for Waters Edge Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for December 2025

On a motion by Mr. Smith, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for December 2025 (\$76,458.36), for Waters Edge Community Development District.

EIGHTH ORDER OF BUSINESS

Audience Comments & Supervisor Requests

Mr. Smith would like to determine if the Bellehaven Entrance is CDD property and would like proposals for needed maintenance in the area. He would also like the next meeting to include a walk through of pump station areas.

NINTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Pettitt, seconded by Mr. Smith, with all in favor, the Board of Supervisors adjourned the meeting at 5:12 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 January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$179,028.16**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Craig J. Pettitt	300219	CPettitt012226-345	Board of Supervisors Meeting 01/22/26	\$ 200.00
Danny Knoblock	300220	DK012226-345	Board of Supervisors Meeting 01/22/26	\$ 200.00
Enumerate	300214	INV53790	Website Compliance & Management 01/26	\$ 217.25
Gabriel D Papadopoulos	300221	GP012226-345	Board of Supervisors Meeting 01/22/26	\$ 200.00
GHS Environmental LLC	300211	2025-773	Irrigation Maintenance & Repair 12/25	\$ 150.00
GHS Environmental LLC	300224	2026-147	Irrigation Maintenance & Repair 01/26	\$ 150.00
High Trim, LLC	300212	6741	Landscape Maintenance 12/25	\$ 6,950.00
Kenneth J Smith, II.	300222	KS012226-345	Board of Supervisors Meeting 01/22/26	\$ 200.00
Rizzetta & Company, Inc.	300213	INV0000106221	Accounting Services 01/26	\$ 4,671.42
Sitex Aquatics, LLC	300215	10607-b	Lake Maintenance 01/26	\$ 2,185.00
Sprinkler Solutions of Florida, Inc.	300216	58684	Irrigation Repair 10/25	\$ 285.00

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sprinkler Solutions of Florida, Inc.	300000	65613	Backflow Project 12/25	\$ 9,550.21
Sprinkler Solutions of Florida, Inc.	300001	66039	Irrigation Repair 12/25	\$ 4,208.47
Sprinkler Solutions of Florida, Inc.	300001	66040	Irrigation Repair 12/25	\$ 4,208.47
Sprinkler Solutions of Florida, Inc.	300001	66041	Irrigation Repair 12/25	\$ 4,208.47
Sprinkler Solutions of Florida, Inc.	300001	66236	Irrigation Repair 01/26	\$ 9,550.21
Sprinkler Solutions of Florida, Inc.	300002	66271	Irrigation Repair 01/26	\$ 8,827.46
Sprinkler Solutions of Florida, Inc.	300003	66317	Irrigation Repair 01/26	\$ 53,102.40
Sprinkler Solutions of Florida, Inc.	300003	66318	Irrigation Repair 01/26	\$ 57,506.27
Straley Robin Vericker	300218	27800	Legal Services 12/25	\$ 986.76
Waters Edge Master HOA, Inc.	300217	345-010126	Landscape Maintenance 12/25	\$ 9,182.13
Withlacoochee River Electric Cooperative, Inc.	20260109	2189378-122625	Electric Services 12/25	\$ 73.20

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	20260109	2189381-122625	Electric Services 12/25	\$ 479.09
Withlacoochee River Electric Cooperative, Inc.	20260109	2189382-122625	Electric Services 12/25	\$ 160.38
Withlacoochee River Electric Cooperative, Inc.	20260109	2189384-122625	Electric Services 12/25	<u>\$ 1,575.97</u>
Report Total				<u><u>\$ 179,028.16</u></u>

Waters Edge CDD**Meeting Date: January 22, 2026****SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if paid
Craig Pettitt	yes
George Anastasopoulos	
Gabriel Papadopoulos	yes
Ken Smith	yes
Danny Knoblock	yes

NOTE: Supervisors are only paid if checked.**EXTENDED MEETING TIMECARD**

Meeting Start Time:	2:30
Meeting End Time:	5:12
Total Meeting Time:	1 hr 42 min

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 #: INV53790
Status: Open

Bill To

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

Date	Terms	Due Date
1/4/2026		1/4/2026

Item	Qty	Rate	Amount
Engage SMA Subscription Fee Service Period 1/4/2026 - 2/3/2026	1	\$217.25	\$217.25
Engage SMA Per Door Service Period 1/4/2026 - 2/3/2026	1	\$0.00	\$0.00

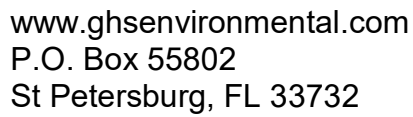
Subtotal	\$217.25
Tax Total (%)	\$0.00
Total	\$217.25
Amount Due	\$217.25



To pay by check, use remit address below:

Enumerate
PO Box 952684
ATLANTA GA 31192-2684

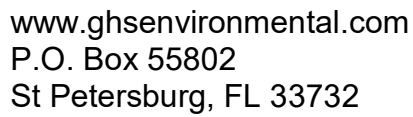
For billing inquiries, please email: billingteam@goenumerate.com



Date: 12/19/2025
Invoice #: 2025-773

Due Date	Service Date:
1/18/2026	December 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



Date: 1/28/2026
Invoice #: 2026-147

Due Date	Service Date:
2/27/2026	January 2026

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



INVOICE #6741

ISSUED:

12/08/2025

DUE:

12/08/2025

RECIPIENT:

Waters Edge CDD

P.O Box 32414
Charlotte, NC 28232

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

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

Invoice

Date	Invoice #
2/2/2026	INV0000106643

Bill To:

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

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

[illegible]

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.: 10607-b
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

#	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



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

Invoice

#58684

Invoice Date: 10/22/2025
Due Date: 12/31/1099

Customer States irrigation is down Check pump station

PO #: Verbal Angela
Request #: 89351

Bill To

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

Service Location

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

Items

Description	Rate	Total
(Trip Charge Pump Tech)	(1) x \$135.00	\$135.00
(Pump Tech)	(1) x \$150.00	\$150.00
(Summary of Findings: Upon inspection, the system alarms were reviewed, and the last eight recorded faults indicated low water level conditions. The lake supplying the pump station is currently at a significantly low level, and no reclaimed water is being pumped into the lake at this time. Discussion: The low water condition is preventing normal pumping operations. Due to the insufficient lake level, the system is unable to draw and maintain proper suction pressure, causing the pump station to fault repeatedly. Actions Taken: Verified alarm history and confirmed recurring low water level faults. Inspected the lake level visually and confirmed low conditions. Verified that no reclaimed inflow is present to replenish the lake. Spoke with Keven both by phone and in person; he confirmed he is aware of the ongoing low water issue. Conclusion: The pump station cannot safely operate until the lake level is restored. Continued operation under current conditions may result in pump cavitation or damage.)	(1) x \$0.00	\$0.00

Completion Notes

Past Due Over 30 Days

Subtotal	\$285.00
Invoice Total	\$285.00
Payments	\$0.00
Total Due	\$285.00

Terms and Conditions

Invoice: Terms are 10 Days Net.

If not paid in 15 days a \$50.00 late charge will be applied.

We greatly appreciate your prompt payment.



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

Invoice

#65613

Invoice Date: 12/06/2025

Due Date: 12/31/1199

Biddeford Backflow

PO #: Signed Estimate

Request #: 89988

Bill To

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

Service Location

Waters Edge CDD
11428 Biddeford PL,
New Port Ritchey, FL 34654

Items

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.)

(Upon 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.)

(his 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)

(Pump Tech 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.)

Completion Notes	Subtotal	\$9,550.21
Work Performed	Invoice Total	\$9,550.21
1. Removal of Existing Isolation Valve Assembly	Payments	\$0.00
John and Mike began disassembly of the backflow components while Henry and David unloaded the new isolation valve assembly from the shipping crate.	Total Due	\$9,550.21

The original isolation valve assembly was seized on the backflow piping.

David operated the excavator while coordinating with Henry, Mike, and John to safely remove the old assembly from the backflow.

Once loosened, the crew extracted the failed assembly using the excavator for controlled lifting and support.

2. Installation of New Isolation Valve Assembly

The new valve assembly was lifted and positioned using the excavator, following the same controlled approach used during removal.

The crew secured one side of the assembly to the backflow; however, it was determined that the existing galvanized nipple on the opposite side was too long to achieve proper fitment.

John and Mike identified the need to fabricate a new section of 4" galvanized pipe.

3. Fabrication of New 4" Galvanized Nipple

After lunch, Henry and the reporting technician returned to site at approximately 12:40 PM.

Mike and John were cutting a new section of 4" galvanized pipe to the required length.

The pipe was grooved on both ends using the 4" grooving machine.

Proper grooved flange adapters were installed to match the backflow assembly and ensure correct alignment.

4. Final Assembly & Testing

The newly fabricated nipple was aligned and set into place on the backflow.

All flange bolts were tightened to secure the new isolation valve assembly.

The site was cleaned, debris removed, and the assembly was pressurized to test for leaks or operational issues.

The system pressurized correctly and all components functioned as designed. No leaks were observed.

Conclusion

The existing stuck isolation valve assembly was safely removed, a new isolation assembly was installed, and a custom-fabricated 4" galvanized nipple was produced to complete the installation. Final testing confirmed proper operation and system integrity.

Terms and Conditions

Invoice: Terms are 10 Days Net.

If not paid in 15 days a \$50.00 late charge will be applied.

We greatly appreciate your prompt payment.



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

Invoice

#66039

Invoice Date: 12/17/2025
Due Date: 12/31/1199

PO #: --
Request #: 90062

Bill To

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

Service Location

Waters Edge CDD
9212 Creedmore,
New Port Ritchey, FL 34654

Items

Description

(This main controller will operate the 7.5 HP pump located at the main pump station and communicate with the existing pump stations at Biddleford and Belle Haven. Once the new control panel is delivered and installed, this controller will interface with it to automate remote pond filling during daytime hours and back up when needed, providing supplemental pumping support to the main pump station during scheduled run times.)

Completion Notes

Subtotal	\$4,208.47
Invoice Total	\$4,208.47
Payments	\$0.00
Total Due	\$4,208.47

Terms and Conditions

Invoice: Terms are 10 Days Net.
If not paid in 15 days a \$50.00 late charge will be applied.
We greatly appreciate your prompt payment.



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

Invoice

#66040

Invoice Date: 12/18/2025
Due Date: 12/31/1199

PO #: --
Request #: 90062

Bill To

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

Service Location

Waters Edge CDD
9212 Creedmore,
New Port Ritchey, FL 34654

Items

Description

(Replace existing pump controllers that do not support 12+ hours of continuous operation or integration with the main pump station control system; upgrade to LTE-enabled controllers to allow extended runtime and coordinated system control.)

Completion Notes

Subtotal	\$4,208.47
Invoice Total	\$4,208.47
Payments	\$0.00
Total Due	\$4,208.47

Terms and Conditions

Invoice: Terms are 10 Days Net.

If not paid in 15 days a \$50.00 late charge will be applied.

We greatly appreciate your prompt payment.



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

Invoice

#66041

Invoice Date: 12/18/2025
Due Date: 12/31/1199

PO #: --
Request #: 90062

Bill To

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

Service Location

Waters Edge CDD
9212 Creedmore,
New Port Ritchey, FL 34654

Items

Description

(Replace existing pump controllers that do not support 12+ hours of continuous operation or integration with the main pump station control system; upgrade to LTE-enabled controllers to allow extended runtime and coordinated system control.)

Subtotal	\$4,208.47
Invoice Total	\$4,208.47
Payments	\$0.00
Total Due	\$4,208.47

Terms and Conditions

Invoice: Terms are 10 Days Net.

If not paid in 15 days a \$50.00 late charge will be applied.

We greatly appreciate your prompt payment.



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

Invoice

#66236

Invoice Date: 01/02/2026

Due Date: 12/31/0099

PO #: --

Request #: 92187

Bill To

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

Service Location

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

Backflow Prevention Device Replacement

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.)

Items

Description
(*****)Installation of new backflow completed 1/2/2026)

Subtotal	\$9,550.21
Invoice Total	\$9,550.21
Payments	\$0.00
Total Due	\$9,550.21

Terms and Conditions

Invoice: Terms are 10 Days Net.
If not paid in 15 days a \$50.00 late charge will be applied.
We greatly appreciate your prompt payment.



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

Invoice

#66271

Invoice Date: 01/06/2026
Due Date: 12/31/0099

PO #: Email - Lisa
Request #: 73899

Bill To

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

Service Location

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

Jockey Pump Ground Fault Failure

Description

(Background: During commissioning of the newly installed pump station control panel, the 5 HP jockey pump failed initial electrical acceptance testing. The pump had previously been operated using a line-start relay configuration under the legacy control system.)

(Findings)

(*Electrical testing confirmed the jockey pump motor is shorted to ground.)

(*The grounding fault was identified immediately upon integration with the new Variable Frequency Drive (VFD).)

(*Insulation resistance values were outside acceptable limits for safe operation.)

(*No faults were found in the new control panel, wiring, or VFD hardware.)

(Failure Analysis: Under the prior line-start relay control method, a motor with deteriorating insulation can continue to operate for an extended period without immediate shutdown. These legacy systems do not actively monitor motor ground leakage or insulation integrity.)

(The newly installed VFD-based control system continuously monitors motor electrical conditions, including:)

(Ground fault detection)

(Insulation leakage)

(Phase imbalance and overcurrent conditions)

(As designed, the VFD will not permit operation of a motor exhibiting any grounding fault. This protective behavior prevented commissioning of the jockey pump and correctly isolated the motor to avoid damage to:)

(**The VFD)

(**The new control panel)

(**Associated station wiring)
(Conclusion: The 5 HP jockey pump motor was already in a failed or failing condition prior to commissioning and was not caused by the new control system installation. The failure was uncovered as a direct result of upgrading to modern VFD-based controls, which enforce stricter electrical protection standards than legacy line-start systems.)
(Recommendation: Replacement of the 5 HP jockey pump motor is required prior to commissioning.)
(Replacement will restore compliance with modern electrical protection requirements and allow full commissioning of the pump station.)
(*****)
(5HP 460 volt 3 phase submersible Jockey pump)
(2" Drop pipe Galvanized steel)
(2" IPS SDR11 Butt Fusion x 2" Male Carbon Steel Threaded Transition MPT)
(2" HDPE Pipe IPS... DR-11)
(2" Groove x HDPE DR11 - IPS)
(2" Grooved Clamp Galvanized)
(12-3 Submersible Pump Wire)
(Pump Tech & (2) Pump Tech Helpers)
(Consumables & Miscellaneous)

Items

Description
(*****)
(*****Discount as per agreement with Ken (-\$100.00))
(Remove and replace failed submersible jockey pump serving pump station auxiliary pressure system.)
(Existing pump was found severely corroded, structurally deteriorated, and recovered in multiple pieces. No cooling sleeve was present, preventing proper motor cooling and contributing to pump failure.)
(Furnished and installed new submersible jockey pump complete with new cooling sleeve. Pump set to proper depth and orientation. Discharge piping and electrical connections reconnected.)
(Verified rotation and amperage, tested operation, and placed jockey pump into service. System operation confirmed normal at completion.)

Completion Notes

Completed Jockey Pump Installation

Subtotal	\$8,827.46
Invoice Total	\$8,827.46
Payments	\$0.00
Total Due	\$8,827.46

Terms and Conditions

Invoice: Terms are 10 Days Net.
If not paid in 15 days a \$50.00 late charge will be applied.
We greatly appreciate your prompt payment.



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

Invoice

#66317

Invoice Date: 01/12/2026

Due Date: 12/31/0099

PO #: 80%
Request #: 73899

Bill To

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

Service Location

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

Sand Filtration for Pump Station

Description	Rate	Total
(Sprinkler Solutions of Florida Hereby proposes to provide all components and labor to replace the Waters Edge pump station filter system with new Sand media Filtration)	(1) x \$0.00	\$0.00
(Demolition and disposal of existing filter system)	(1) x \$0.00	\$0.00
(New Galvanized or HDPE header)	(1) x \$0.00	\$0.00
(Fresno Stainless Sand Media 6 tank system (Steel tanks))	(1) x \$0.00	\$0.00
(HDPE piping sized to match flow requirements (All welds to be made by certified HDPE welding technician))	(1) x \$0.00	\$0.00
((3)-6" lever operated butterfly valves to isolate each pump)	(1) x \$0.00	\$0.00
((1)-10" check valve)	(1) x \$0.00	\$0.00
(Pre & Post filter pressure gauge (0-200psi))	(1) x \$0.00	\$0.00
(Control system for filtration to integrate with new control panel)	(1) x \$0.00	\$0.00
(Place new filter outside of the pump house due to space limitations)	(1) x \$0.00	\$0.00
(Concrete slab to be installed ... Aprox 14' x 14' (Permits included if required))	(1) x \$0.00	\$0.00
(Extend fence as required to fully enclose the filtration system (Permits included if required))	(1) x \$0.00	\$0.00
(Price includes all parts, labor and other trades (if required)to complete project listed above.)	(1) x \$0.00	\$0.00
(** Warrant the sand media replacement for 5 years add to or replace as needed)	(1) x \$0.00	\$0.00

(*** One (1)-year warranty is provided for parts and workmanship. Exclusions: 1) Damage resulting from lightning, power surges, flooding, or other acts of God. 2) Any work performed by third parties on the control panel during the warranty period. 3) Accidents or actions caused by external parties.)	(1) x \$0.00	\$0.00
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Items

Description	Rate	Total
(*****Deposit Billing)	(1) x \$0.00	\$0.00
(*****80% Due at current point in completion \$66,378.00 x .80 = \$53,102.40 (Remaining balance of \$13,275.60 is due at final completion and walk-thru.))	(1) x \$53,102.40	\$53,102.40

Subtotal	\$53,102.40
Invoice Total	\$53,102.40
Payments	\$0.00
Total Due	\$53,102.40

Terms and Conditions

Invoice: Terms are 10 Days Net.
 If not paid in 15 days a \$50.00 late charge will be applied.
 We greatly appreciate your prompt payment.



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

Invoice

#66318

Invoice Date: 01/12/2026

Due Date: 12/31/0099

PO #: 80%
Request #: 73899

Bill To

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

Service Location

Waters Edge CDD
9142 Creedmoor Ln,
New Port Richey, FL 34654

Custom Built Control Panel

Description	Rate	Total
(Control panel custom built with OPEN SOURCE logic to control (3) 60 hp main pumps and (1) 5 hp jockey pump.)	(1) x \$0.00	\$0.00
(To Include the following:)	(1) x \$0.00	\$0.00
(A custom-built industrial enclosure equipped with cooling fans is designed to dissipate heat in accordance with manufacturer recommendations. The enclosure meets NEMA 3 standards.)	(1) x \$0.00	\$0.00
((3) 60 HP 480 Volt VFD Drives ((1 VFD Drive for each pump)))	(1) x \$0.00	\$0.00
((1) 5 HP 480 Volt Drive (This allows the drives to control the jockey pump as needed and to monitor operation and give a complete data picture of the pumping operation))	(1) x \$0.00	\$0.00
(Wet Well level control Circuit with display on panel)	(1) x \$0.00	\$0.00
(Provide an on-site monitoring screen at the cabinet, displaying pump status, wet well level and pressure, as well as flow rate.)	(1) x \$0.00	\$0.00
(Uninterruptible Power Supply (UPS) for Logic and display to alert when power is interrupted at pump station)	(1) x \$0.00	\$0.00
(HOA (HAND- OFF- Auto) Switch for each pump)	(1) x \$0.00	\$0.00
(Flow sensor isolator for flow data sharing with other devices)	(1) x \$0.00	\$0.00
(Phase monitoring on each drive to protect from a phase loss condition)	(1) x \$0.00	\$0.00
(Virtual remote access to show: Drive running, Amp draw for each motor. motor speed, Current flow (GPM), totalized flow (GPM) Wet Well level, discharge pressure (Pre-Filter), Pressure (Post filter).)	(1) x \$0.00	\$0.00
(Virtual remote access to allow: The shut down of pump station if needed)	(1) x \$0.00	\$0.00
(5 years of access to virtual remote access.)	(1) x \$0.00	\$0.00

(Chemical treatment relay.... programmed to run with any pump running)	(1) x \$0.00	\$0.00
(Filter flush relay controller by filter differential)	(1) x \$0.00	\$0.00
(Pressure transducer at pump discharge header)	(1) x \$0.00	\$0.00
(Pressure transducer at filter discharge header)	(1) x \$0.00	\$0.00
(*The current build time for panels is approximately 6–8 weeks. Installation will be scheduled once a delivery date has been confirmed.*)	(1) x \$0.00	\$0.00
(Please note that this proposal involves relocating the panel to a position immediately adjacent to the existing pump house.)	(1) x \$0.00	\$0.00
(1) This service includes the removal and proper disposal of the existing panel.)	(1) x \$0.00	\$0.00
(2) Collaborate with the board to tailor the Mobile application to their requirements.)	(1) x \$0.00	\$0.00
(3) All software shall be non-proprietary.)	(1) x \$0.00	\$0.00
(4) A two-year warranty is provided for parts and workmanship. Exclusions: 1) Damage resulting from lightning, power surges, flooding, or other acts of God. 2) Any work performed by third parties on the control panel during the warranty period. 3) Accidents or actions caused by external parties.)	(1) x \$0.00	\$0.00
(5) Includes one year of preventative maintenance on the control panel, comprising four scheduled visits.)	(1) x \$0.00	\$0.00

Items

Description	Rate	Total
(*****Deposit Billing)	(1) x \$0.00	\$0.00
(***** 80% Due at current completion \$71,882.84 x .80 = \$57,506.27 ((Remaining balance of \$14,376.57 due at final completion and walk-thru))	(1) x \$57,506.27	\$57,506.27

Completion Notes

Subtotal	\$57,506.27
Invoice Total	\$57,506.27
Payments	\$0.00
Total Due	\$57,506.27

Terms and Conditions

Invoice: Terms are 10 Days Net.

If not paid in 15 days a \$50.00 late charge will be applied.

We greatly appreciate your prompt payment.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

January 14, 2026

Client: 001219

Matter: 000001

Invoice #: 27800

Page: 1

RE: GENERAL

For Professional Services Rendered Through December 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
12/5/2025	MB	REVIEW UNAUTHORIZED CLEARING REPORT, WALL PHOTOGRAPH AND RESTORATION ESTIMATE; PREPARE LETTER TO 8620 SKYMASTER DRIVE (NON-RESIDENT) FOR UNAUTHORIZED CLEARING OF DISTRICT PROPERTY.	1.3	\$396.50
12/8/2025	MB	REVIEW AND REVISE RECLAIMED WATER POLICY; REVIEW AND RESPOND TO EMAIL FROM DISTRICT MANAGER REGARDING GENERAL ELECTION; FINALIZE LETTER REGARDING UNAUTHORIZED CLEARING.	0.9	\$274.50
12/15/2025	MB	REVIEW DISTRICT BOARD MEETING AGENDA PACKAGE.	0.4	\$122.00
12/16/2025	MB	ATTENDANCE AT DISTRICT BOARD MEETING.	0.6	\$183.00
Total Professional Services			3.2	\$976.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
12/8/2025	Postage	\$10.76
Total Disbursements		\$10.76

January 14, 2026
Client: 001219
Matter: 000001
Invoice #: 27800

Page: 2

Total Services	\$976.00	
Total Disbursements	\$10.76	
Total Current Charges		\$986.76
Previous Balance		\$4,434.50
Less Payments		(\$4,434.50)
PAY THIS AMOUNT		\$986.76

Please Include Invoice Number on all Correspondence

INVOICE

1/1/2026

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

To:

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

Due Upon Receipt

Page 1 of 1

Quantity	Vendor	Inv #	Inv Date	Description	Amount
1	Ameriscape	179988	12/1/2025	DECEMBER LAWN SERVICE-GENERA	\$ 5,725.60
		179988	12/1/2025	IRRIGATION INSPECTIONS	\$ 1,281.60
		179988	12/1/2025	HARDWOOD PRUNING	\$ 214.80
1	Ameriscape	179987	12/1/2025	QUARTERLY FLOWERS-DEC	\$ 1,218.00
1	Ameriscape	179989	12/1/2025	PEST CONTROL (AGRONOMY)	\$ 490.13
1	PSA	1643	12/4/2025	DECEMBER 04 INSPECTION	\$ 252.00
0	KEVIN L	NA	NA	Chlorine tab service- \$30.00/week- Kevin Labrum Filter system is temporarily down.	\$ -
Total:					9,182.13



ASI LANDSCAPE
MANAGEMENT

9702 Harney Road, Thonotosassa, FL 33592

Invoice 179988

Date	PO#
12/01/25	
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 December 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
\$41,605.67	\$0.00	\$0.00	\$0.00	\$0.00



ASI LANDSCAPE
MANAGEMENT

9702 Harney Road, Thonotosassa, FL 33592

Invoice 179987

Date	PO#
12/01/25	
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
#109085 - Quarterly Flower Rotation December 2025				\$3,045.00

Subtotal	\$3,045.00
Sales Tax	\$0.00
Total	\$3,045.00
Credits/Payments	(\$0.00)
Balance Due	\$3,045.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$41,605.67	\$0.00	\$0.00	\$0.00	\$0.00



9702 Harney Road, Thonotosassa, FL 33592

Invoice 179989

Date	PO#
12/01/25	
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] December 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
\$41,605.67	\$0.00	\$0.00	\$0.00	\$0.00

COPY

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

Invoice details

Invoice no.: 1643
Terms: Net 30
Invoice date: 12/04/2025
Due date: 01/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	12/04/2025	Water's Edge Landscape Inspection	December 2025 Landscape Inspecton	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



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 **01/27/2026**
Amount Due **77.84**
Current Charges Due **02/18/2026**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
12/18	87874	01/22	88231				357

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	35	10
Dec 2025	29	11
Jan 2025	34	12

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 73.20
Payment 73.20CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 357 KWH @ 0.06090 21.74
Fuel Adjustment 357 KWH @ 0.04200 14.99
FL Gross Receipts Tax 1.95

Total Current Charges 77.84
Total Due E.F.T. 77.84

DO NOT PAY

Total amount will be electronically transferred on or after 02/13/2026.



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: 01/27/2026

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 **02/13/2026**
TOTAL CHARGES DUE 77.84
DO NOT PAY

000218937800000778400000778400



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 **01/27/2026**
Amount Due **522.26**
Current Charges Due **02/18/2026**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
12/19	23157	01/22	27725				4568

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	34	134
Dec 2025	30	139
Jan 2025	34	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 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.

Previous Balance 479.09
Payment 479.09CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 4,568 KWH @ 0.06090 278.19
Fuel Adjustment 4,568 KWH @ 0.04200 191.86
FL Gross Receipts Tax 13.05

Total Current Charges 522.26
Total Due E.F.T. 522.26

DO NOT PAY

Total amount will be electronically transferred on or after 02/13/2026.



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: 01/27/2026

District: BP17

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **02/13/2026**
TOTAL CHARGES DUE 522.26
DO NOT PAY

000218938100005222600005222607



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 **01/27/2026**
Amount Due **327.75**
Current Charges Due **02/18/2026**

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						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
12/19	17449	01/22	20174				2725

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	34	80
Dec 2025	30	38
Jan 2025	34	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 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.

Previous Balance 160.38
Payment 160.38CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 2,725 KWH @ 0.06090 165.95
Fuel Adjustment 2,725 KWH @ 0.04200 114.45
FL Gross Receipts Tax 8.19

Total Current Charges 327.75
Total Due E.F.T. 327.75

DO NOT PAY

Total amount will be electronically transferred on or after 02/13/2026.



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: 01/27/2026

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 **02/13/2026**
TOTAL CHARGES DUE 327.75
DO NOT PAY

000218938200003277500003277509



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 **01/27/2026**
Amount Due **1,381.87**
Current Charges Due **02/18/2026**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
12/18	59282	01/22	70466		69.52	70	11184

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	35	320
Dec 2025	29	412
Jan 2025	34	488

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.

Previous Balance 1,575.97
Payment 1,575.97CR
Balance Forward 0.00

Customer Charge 44.16
Demand Charge 70 KW @ 6.65000 465.50
Energy Charge 11,184 KWH @ 0.03290 367.95
Fuel Adjustment 11,184 KWH @ 0.04200 469.73
FL Gross Receipts Tax 34.53

Total Current Charges 1,381.87
Total Due E.F.T. 1,381.87

DO NOT PAY

Total amount will be electronically transferred on or after 02/13/2026.



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: 01/27/2026

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 **02/13/2026**
TOTAL CHARGES DUE 1,381.87
DO NOT PAY

000218938400013818700013818702