



Rizzetta & Company

Waters Edge Community Development District

**Board of Supervisor's Budget
Regular Meeting
April 23, 2026**

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

www.watersedgeccd.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 George Anastasopoulos Gabriel Papadopoulos Craig Pettitt Danny Knoblock	Chairman Vice Chairman Assistant Secretary Assistant Secretary 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**

4/16/2026

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, April 23, 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 Report Tab 1
 - i. Consideration of Tree Removal Proposal..... Tab 2
- B. Irrigation Report
- C. District Engineer
 - i. Consideration of Lighting Proposal..... USC
 - ii. Update on Dumping behind 10940 Oyster Bay Cir
- D. PSA Landscape Inspection Reports..... Tab 3
- E. District Counsel
 - i. Sitex Fuel Addendum USC
- F. District Manager Report Tab 4
 - i. Discussion on Proposed Budget

4. BUSINESS ITEMS

- A. Consideration of Resolution 2026-04; Designating Officers of the District..... Tab 5
- B. Consideration of Pond Fence Proposals Tab 6
- C. Discussion on No Parking Signs in Biddeford Preserve Area

5. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on March 26, 2026..... Tab 7
- B. Consideration of Operations and Maintenance Expenditures for March 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

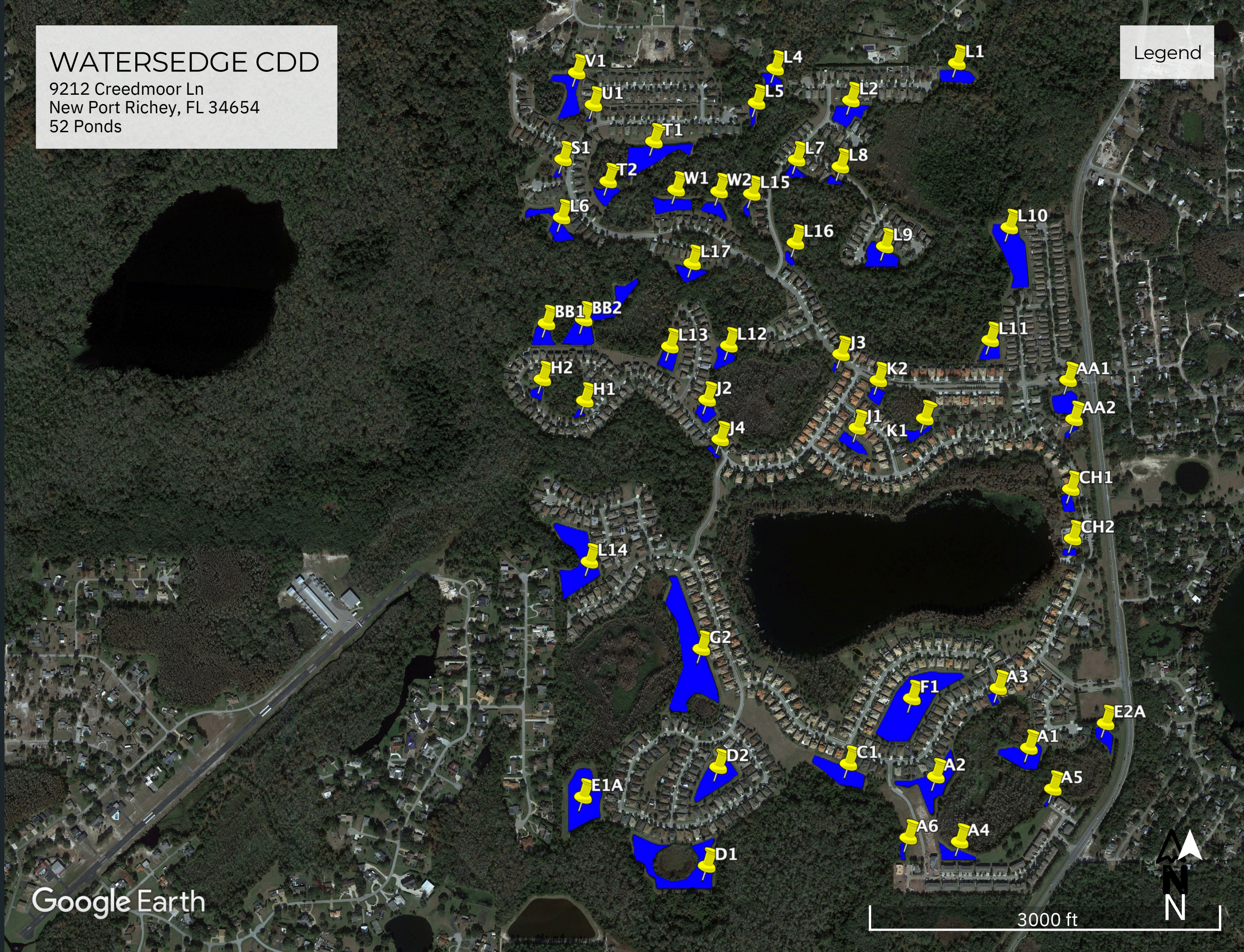
APRIL, 2026



WATERSEEDGE CDD

9212 Creedmoor Ln
New Port Richey, FL 34654
52 Ponds

Legend



Google Earth

3000 ft



SUMMARY:

Holding onto winter for as long as we can. Frequent algae blooms and low water levels are normal this time of year. We will see an increase in submerged vegetation as well. This vegetation has sat dormant in the deeper, colder water. This can be a great time to attack these invasive plants as the water temperature start to warm. As always we appreciate the work!

Mar 10, 2026 at 12:59:16 PM



Pond #L6 Treated for Algae and Shoreline Vegetation.

Mar 10, 2026 at 3:26:50 PM



Pond #H2 Treated for Algae and Shoreline Vegetation.

Mar 10, 2026 at 3:34:13 PM



Pond #J2 Treated for Algae and Shoreline Vegetation.

Mar 10, 2026 at 12:59:16 PM



Pond #L11 Treated for Algae and Shoreline Vegetation.

Mar 10, 2026 at 3:32:32 PM



Pond #J4 Treated for Shoreline Vegetation.

Mar 10, 2026 at 2:15:02 PM



Pond #V1 Treated for Shoreline Vegetation.

Mar 10, 2026 at 1:41:38 PM



Pond #AA1 Treated for Algae and Shoreline Vegetation.

Mar 10, 2026 at 1:55:00 PM



Pond #J1 Treated for Shoreline Vegetation.

Mar 10, 2026 at 2:04:15 PM



Pond #BB1 Treated for Shoreline Vegetation.

Mar 10, 2026 at 10:07:39 AM



Mar 10, 2026 at 10:31:08 AM



Mar 10, 2026 at 10:01:30 AM



Pond #L13 Treated for algae and Shoreline Vegetation.

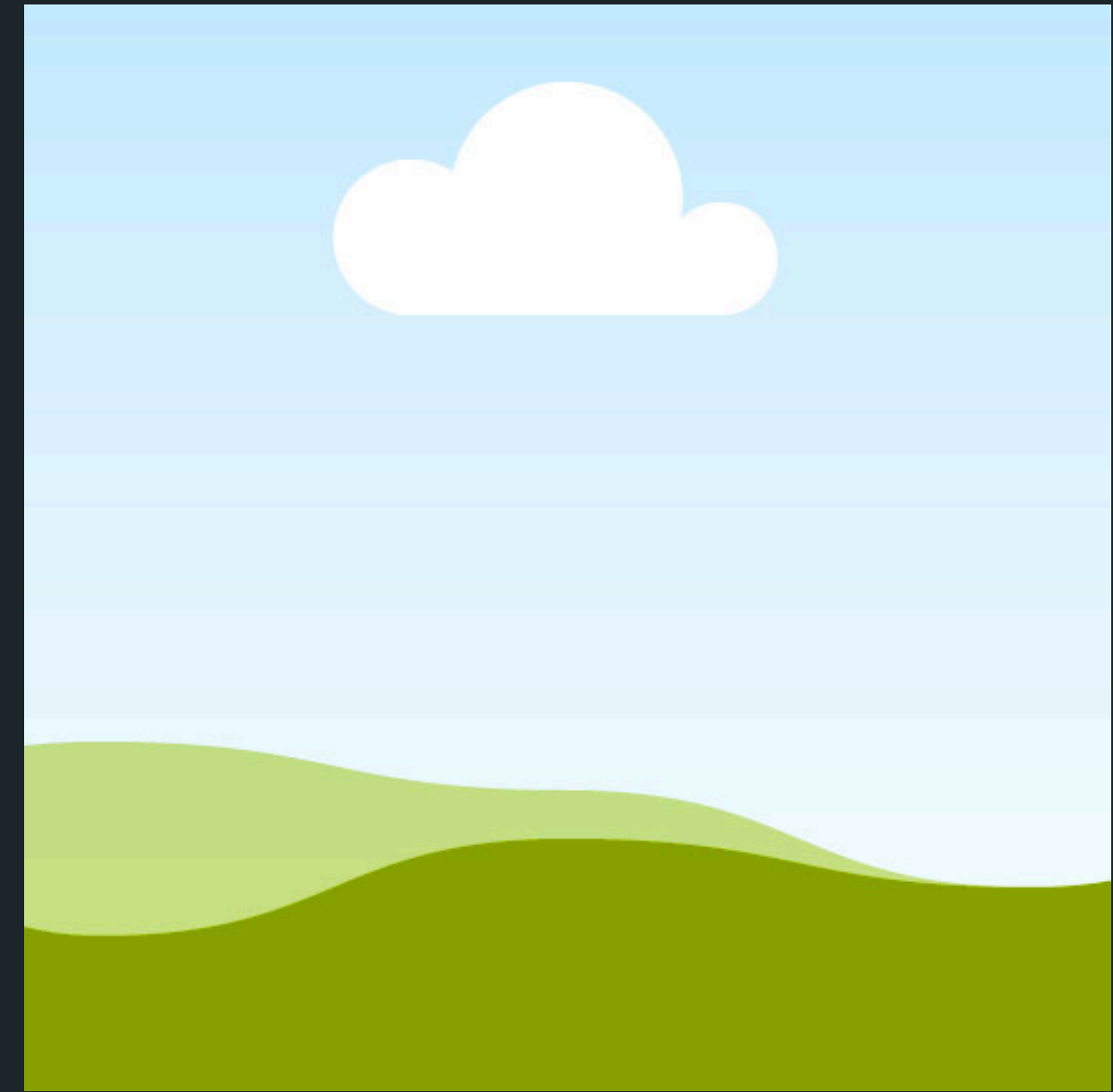
Pond #L14 Treated for Shoreline Vegetation.

Pond #J2 Treated for Algae and Shoreline Vegetation.

Mar 10, 2026 at 9:22:52 AM



Mar 10, 2026 at 9:45:34 AM



Pond #D2 Treated for Shoreline Vegetation.

Pond #C1 Treated for Algae and Shoreline Vegetation.

Pond #L10 Treated for Algae and Shoreline Vegetation.

AA1: Was treated for Algae and shoreline vegetation.

AA2: Was treated for shoreline vegetation.

CH1: Was treated for shoreline vegetation.

CH2: Was treated for shoreline vegetation.

A1: Was treated for shoreline vegetation.

A2: Was treated for shoreline vegetation.

A3: Was treated for 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



Mailing:

Physical:

Office:

P.O. Box
Parrish, FL 34219

11719 31st TER E
Palmetto, FL 34221

813.564.2322
www.sitexaquatics.com

Removal Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Watersedge CDD hereafter called "customer"

Customer: Watersedge CDD
C/O: Rizzetta
Contact: Lisa Castoria
Address: 5844 Old Pasco Rd suite 100 Wesley Chapel, FL 33544
Email: lcastoria@rizzetta.com
Phone: 813.994.1001

Sitex agrees to provide a 1-time tree removal in accordance with the terms and conditions of this agreement in the following sites:

1-time removal of tree @ Pond E1A located at the Watersedge community in New Port Richey, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

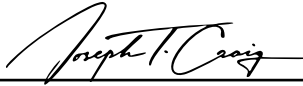
1. Flush cut of willow tree	Included
2. Haul off & Dump Fee	Included
Total Cost:	\$2,600.00

Service shall consist of a 1-time service.

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be n/a thru n/a Agreement will automatically renew as per Term and Conditions:

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Accepted By	Date		03/31/2026
		President, Sitex Aquatics llc.	Date

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in One (1) equal payment, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a _____ (na) month period. This Agreement shall be automatically renewed at the end of the _____ (na) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

Tab 3

PSA _____ HORTICULTURAL

Landscape Consulting & Contract Management
“Protecting Your Landscape Investment”

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	April 2, 2026
Client:	Water’s Edge HOA/CDD
HOA/CDD:	Mickey McCarthy
Manager:	Rocco Iervasi
Ameriscape:	Al Suarez
PSA:	Tom Picciano

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

These items must be completed by April 19, 2026. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on April 20, 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

Most of the turf was neatly mowed, edged and trimmed. The blow down of hard services was thorough.

Basketball court-mowing was not even, with uncut turf left. This indicates the use of dull blades. This is a high visibility area.

2 TURF COLOR

Turf color has improved over the past month. The winter top burn has mostly been disappeared.

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

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

Veteran's Park-the Bahiagrass turf color was mottled light green. It has come out of winter dormancy.

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

Clubhouse front left side and berm area- the St. Augustine turf color of the berm was a mottled medium green. The St. Augustine turf color at the front corner was a mottled medium green that was improving.

Basketball court-the St. Augustine turf color ranged from a lightly mottled medium green to a consistent medium green.

Clubhouse along the northern section of Moon Lake Road fence-the Bahiagrass turf color was a mottled light green. It has come out of winter dormancy.

Bahiagrass throughout the community-the Bahiagrass turf color was a mottled light green. It has come out of winter dormancy.

April



April



March



March



March



February



February



February



January



January



2 TURF DENSITY

Clubhouse front left side and berm area- the St. Augustine turf density of the berm remained fair, but more turf runners were filling in bare areas. The St. Augustine turf density at the front corner was strong. It was matted down from a recent event. This area would benefit from regular core aeration after events.

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

Clubhouse parking lot fence line-the St. Augustine turf density was strong except for area affected by disease activity. The diseased area will be sodded under warranty.

Other common areas–the Bahiagrass turf density was fair. It has come out of winter dormancy.

Veteran’s Park- the Bahiagrass turf density was fair. It has come out of winter dormancy.

Slidell- the St. Augustine turf density was fair. It had several thin areas.

Belle Haven gate-the St. Augustine density still ranged poor to good. New sod has improved the density.

Clubhouse basketball court sidewalk area-the St. Augustine density still ranged from poor to good. 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. They need to be treated before temperature is 85 degrees on a daily basis.

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

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

Clubhouse left side berm- spot treat broadleaf weeds.

Slidell entry drive-spot treat broadleaf weeds.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Most of the turf was neatly mowed. The mowing at the basketball court was sloppy. The color is improving and was mostly a mottled medium green. The top burn from the cold weather has disappeared. The density of the St. Augustine turf ranged from poor to good. Some warranty sod has been installed and more will be installed shortly. Broadleaf weeds were still not in abundance, but were present in all viable St. Augustine turf panels. There was no serious insect or disease activity at this point but be certain to proactively treat the areas that have been prone to take all rot. Disease activity has been a yearly problem in most of the viable St. Augustine turf panels. The Bahiagrass was coming out of its winter dormancy. Its color and density were both improving.

Basketball court -replace dead or declining turf. Replace dead turf between azaleas and fire hydrant.
WARRANTY WORK.

Clubhouse left side behind pond- fertilizer burns in turf. Replace with sod. **WARRANTY WORK.** *Photo below.*



Slidell entry drive- turf is in poor health but improving.

Belle Haven entry and exit drive inside and outside of gates-turf health ranged from fair to good, now that new sod has been installed.

Clubhouse parking lot fence line-replace dead turf. **WARRANTY WORK.** *Photo below.*



General work order-monitor for disease activity along Slidell, Belle Haven, entry and exit drives, clubhouse berm, front left corner and along parking lot fence line.

3 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Belle Haven center median- remove dead azaleas.

Belle Haven median - remove dead ornamental grass clumps just before keypad location.

Clubhouse main entry - replace Blue Daze that was damaged by cold weather. *Photo below.*



Clubhouse left side berm- remove dead azaleas. *Photo below.*



Slidell monument- treat any mound by sign light fixture. MISSED FROM LAST INSPECTION.

Firebush are slowly recovering from cold weather damage. *Photo below.*



General work order-remove all dead plants to make it easier to establish plant count for replacements. If dead shrubs are removed over the next 30-45 days, the plant replacements can be installed during the rainy season.

2 BED WEED CONTROL

Belle Haven entry drive along wall - remove bed weeds and volunteer trees.

Belle Haven exit drive at pond - remove bed weeds by philodendron. Some are very large.

Belle Haven exit pedestrian gate- remove bed weeds out of juniper.

Clubhouse right side - remove vines from holly hedge.

Boat ramp - remove weeds growing on ramp.

Clubhouse right side - move jasmine growing within azaleas. *Photo below.*



Slidell large median - remove volunteer oak trees

Belle Haven odd and even side medians- remove bed weeds along entire length. Some are very large.

3 IRRIGATION MANAGEMENT

Most of the landscape appears to be receiving sufficient irrigation.

Belle Haven guardhouse median- repair irrigation break in flower bed. *Photo below.*



Clubhouse right side rear- bury irrigation wire by the drainage culvert. MISSED FROM LAST INSPECTION.

2 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 monument - level out all jasmine. *Photo below.*



Belle Haven center median-cut back copperleaf down to the bottom where new growth is flushing out.

Belle Haven at Creedmoor- remove dead branches from juniper.

Clubhouse left side- prune back schilling holly on both sides of walkway. *Photo below.*



Belle Haven odd and even side medians- lightly tip back jasmine.

General work order-cut back firebush to encourage new growth after cold weather damage.

3 TREE PRUNING

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

Moon Lake Road south of Belle Haven- remove tree limb from wall. *Photo below.*



Clubhouse playground- prune tree away from playground equipment. *Photo below.*



3 CLEANUP/RUBBISH REMOVAL

Bridgeton fishing dock- clean up litter along sides of dock.

Boat ramp - clean up and redistribute shell.

Veterans Park - remove excess soil and wood chips from maple tree removal and distribute by picnic tables. *Photo below.*



3 APPEARANCE OF SEASONAL COLOR

The new seasonal spring flower mix display was neatly planted, with large healthy plants. It provided excellent curb appeal in all locations.

April



April



(0) CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 32 of 36 –Passing score is 30 of 36 or 28 of 33 (with no seasonal color.)

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

PROPOSALS

SUMMARY

ASI performed to contractual standards for this inspection. The main issues requiring attention from this inspection are the bed weed removal, the upkeep of the new sod and the cutting back of all winter damaged firebush. The turf at Water's Edge has had a long history of disease problems, at times losing significant square footage of turf. It is imperative that the pest control program keeps a watchful eye for any disease activity. Continue removing all dead plants. The rest of the components making up the landscape maintenance had no significant problems.

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 & Proposed Budget Meeting:** May 28, 2026, at 3:30 p.m.

**District
Manager's
Report**

April 23

2026

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<u>FINANCIAL SUMMARY</u>		<u>2/28/2026</u>
General Fund Cash & Investment Balance:		\$395,830
Reclaimed Water Fund Balance:		\$119,207
Reserve Fund Cash & Investment Balance:		\$368,679
Debt Service Fund Investment Balance:		\$1,164,913
Total Cash and Investment Balances:		\$2,048,629
General Fund Expense Variance:	\$1,480	Under Budget

Tab 5

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

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

Section 1. Ken Smith is appointed Chairman.

Section 2. George Anastopoulos is appointed Vice Chairman.

Section 3. Craig Pettitt is appointed Assistant Secretary.
Danny Knoblock is appointed Assistant Secretary.
Gabriel Papadopoulos is appointed Assistant Secretary.
Lisa Castoria is appointed Assistant Secretary.
Matthew Huber is appointed Assistant Secretary.
Scott Brizendine is appointed Secretary.
Susan Garcia is appointed Assistant Treasurer.
Scott Brizendine is appointed Treasurer.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 23rd DAY OF APRIL 2026.

**WATERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 6



TRIPLE D FENCING

Family Owned & Operated
 1615 6th St SE Ruskin, FL 33570
 Office: 352-257-3086
 Sales@dddfencing.com



Find Us On Facebook!

Estimate Date 1-15-26
 Valid for: 10 Days
 Prepared by AV
 Residential ^{Industrial} Commercial AG
 CONTRACT No. **1752**

PROPOSAL / CONTRACT

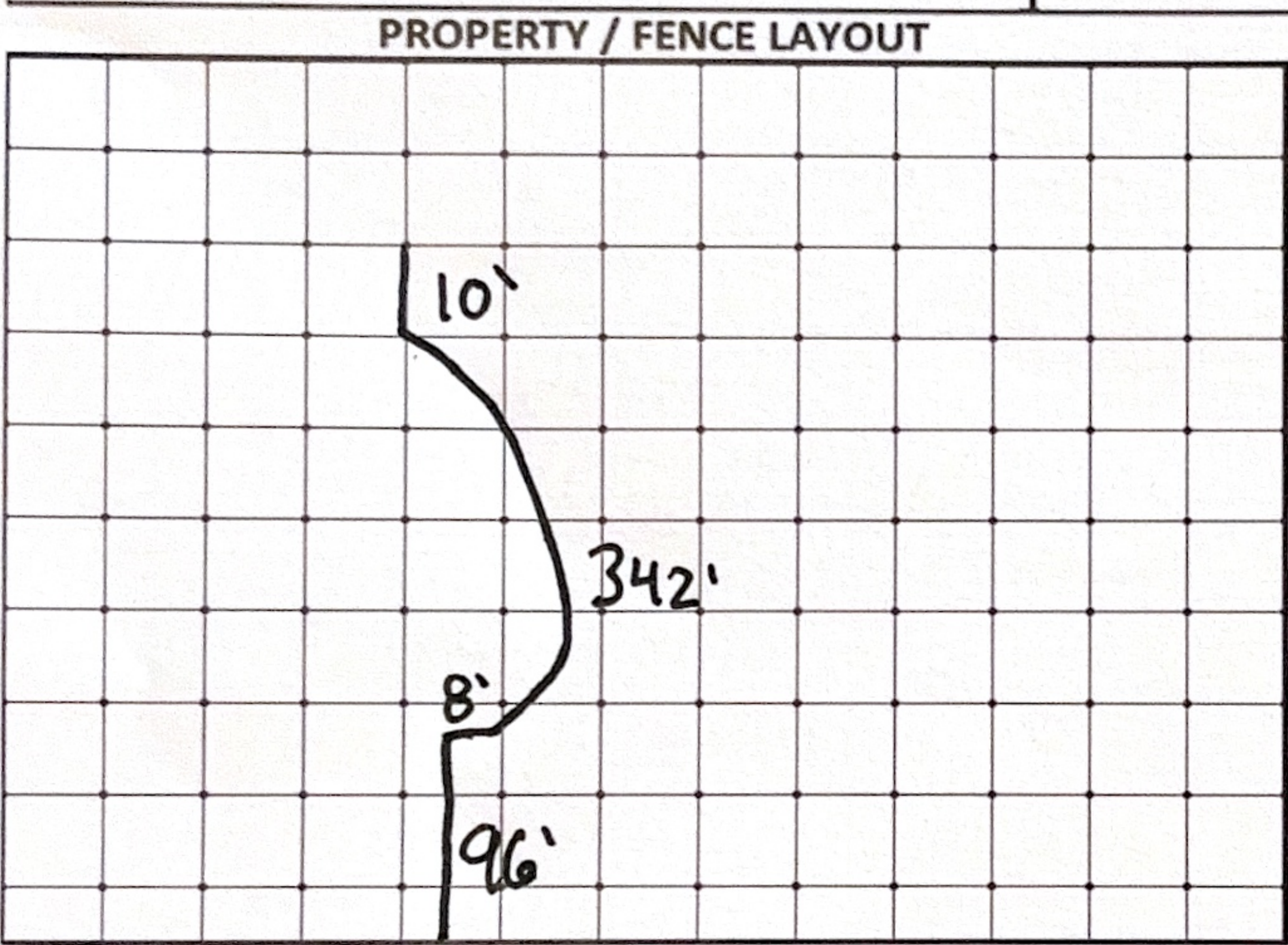
Customer Name Waters Edge Home Ph. _____
 Address 9142 Creedmoor Ln. Cell Ph. _____
 City, St, Zip New Port Richey Fax/Other _____
 Subdivision _____ Email _____

<input type="checkbox"/> Vinyl	Feet: <u>466'</u>	Fence to follow contour of ground	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
<input type="checkbox"/> Chain Link	Height <u>6'</u>	Fence to top level	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Wood	Color: <u>Black</u>	Compacted shell ground	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Aluminum ^{Industrial} _{Grade}	Style: <u>Barcelona</u>	Removal and Disposal of existing fence _____ Ft.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Other: _____	Caps: <u>Flat</u>	Clearing of fence-line needed	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Clearing to be done by: <input type="checkbox"/> Customer <input type="checkbox"/> Company	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Core-Drill required	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		HOA approval required	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		County <u>Pasco</u> Permit required	<input type="checkbox"/>	<input checked="" type="checkbox"/>

GATES:

Qty _____ Style _____ Size _____
 Qty _____ Style _____ Size _____
 Other _____ Pool Code: Yes No

NOTES:
* Industrial Grade material *



TOTAL SUMMARY	
Discount	
Cash Price Amount	
Total Contract Amount	<u>\$22,439.00</u>
Deposit	<u>\$17,900.00</u>
Due Upon Completion	<u>\$4,539.00</u>

PAYMENT

CASH CHECK SQUARE (3.5% FEE) OTHER

FINANCE YOUR FENCE!



Triple D Fencing will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances does Triple D Fencing assume any responsibility concerning property lines or in any way guarantee their accuracy. If Triple D Fencing has to make a second trip due to the customer not clearing the fence line, the customer will be charged accordingly. If property pins cannot be located, it is recommended that the customer has the property surveyed. Triple D is also not responsible for locating underground cables and utilities and the customer is responsible for calling Sunshine 811 to have property inspected and/or marked, unless otherwise discussed. Triple D is not responsible for any sprinklers or other unmarked buried lines or objects. Homeowners must clean up dog/pet waste before the installation date to avoid additional fees. Triple D has a two-year labor warranty excluding natural disasters. Most material products have a limited lifetime warranty except wood products. Triple D Fencing's warranty is voided if the fence sign is removed. Lead times may be affected depending on material production. Deposits on any specially ordered materials are not refundable. The customer assumes full responsibility for submitting the required documents for their HOA to get approval. Triple D representatives will help in providing those documents. The customer is also responsible for obtaining a permit if required by the county. If this signed contract is canceled without proper 72-hour notice, the customer will be charged 25% of the total contract price. Final payment is due upon completion of work; a finance charge of 1.5% per month shall be applied to all accounts not paid in full within 4 days of completion unless previously discussed with the owner otherwise. If the homeowner/customer requests changes to the original scope of work, such as adding additional footage, altering gate style or size, or making any modifications not included in the initial agreement, any associated additional materials and labor will be subject to extra charges, which will be reflected in the final payment. Payment is to be given at the job site to be brought to Triple D Fencing personnel (not office, but in person if paying with cash). Mailed checks, Venmo, Cash App, Apple Pay, or Square are accepted as payment. If you choose to pay using Square, there will be a 3.5% Square fee added. We also offer financing! Any bounced checks will result in the homeowner/customer covering any fee that may result for either party. All materials will remain the property of Triple D Fencing until payment is received in full. The right of access and removal is granted to Triple D Fencing in the event of non-payment per the terms of this contract. The customer agrees to pay all interest and any cost incurred in the collection of this debt including reasonable attorney fees. If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, the buyer agrees to pay the seller liquidated damages of a sum equal to 33.33% of the entire contract price, plus costs of materials and labor already furnished or in progress. Upon signing this contract and estimate, the customer acknowledges and accepts the terms and conditions above, as well as the outlined scope of work.

APPROVED & ACCEPTED

Ken Smith 2/14/26 AV 1-15-26
 Customer Signature Date DDD Fencing Representative Date

loudys outdoor services llc

18325 Boyette Rd
Lithia, FL 33547 USA
(813) 475-0818
Loudysoutdoorservices@gmail.com

Estimate

ADDRESS
Waters Edge CDD
9019 Creedmoor Lan

ESTIMATE 1065
DATE 01/14/2026

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Materials	Quote for fence around pond 334 of 6ft tall black industrial aluminum with decorative rings and gold finials including a 4ft walk gate concrete and all hardware	1	32,000.00	32,000.00
	Labor	Clearing,removal and installation of materials	1	10,000.00	10,000.00

This quote is including using 120ft of the old fence that is being removed if we choose to do it all new materials will be 8k more for materials

SUBTOTAL	42,000.00
TAX	0.00

TOTAL	\$42,000.00

Accepted By

Accepted Date

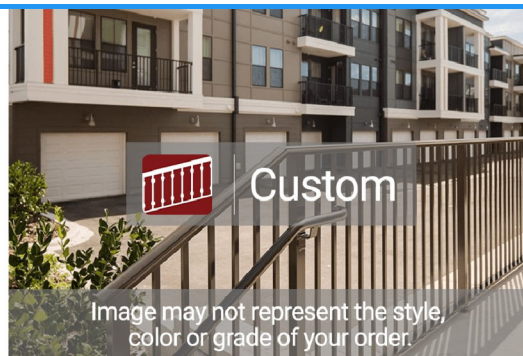
01:27

Why Choose Us?

- ▶ [The Superior Experience](#)
- ▶ Communication & Notification
- ▶ Customer Service & Live Dashboard
- ▶ Commercial Services
- ▶ Fence Appearance
- ▶ Reviews & Reputation

Craig Pettitt The board at Waters Edge CDD

9019 Creedmoor Ln
New Port Richey, FL 34654



● 6'h Industrial Aluminum

6'H Black Industrial Aluminum

Features & Benefits

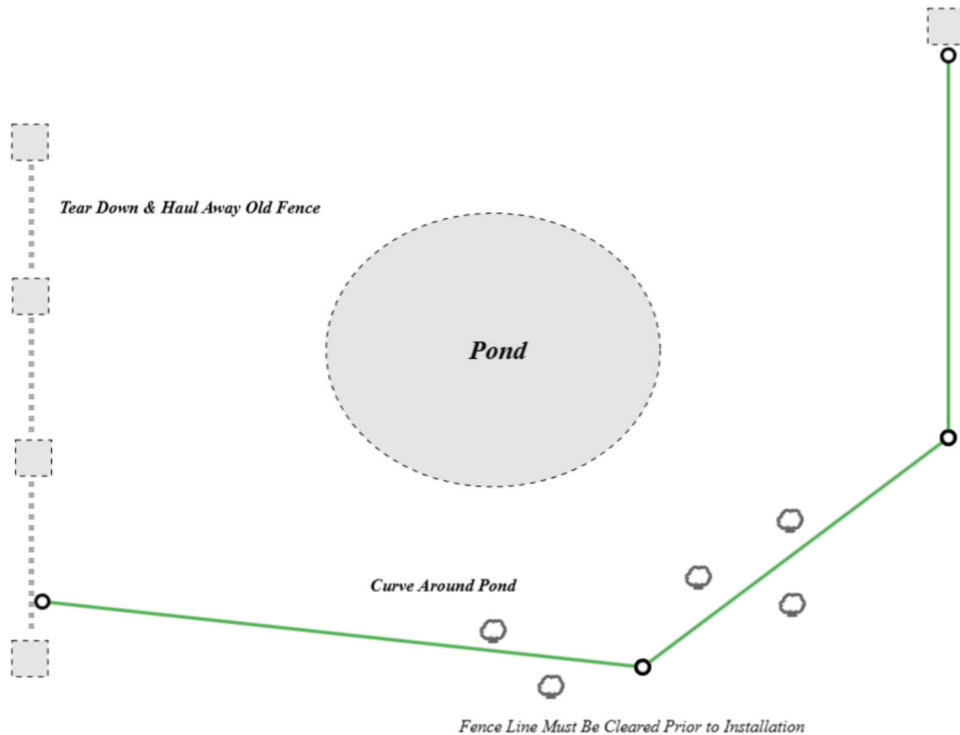
6'H Black Industrial Aluminum w/ Hoops & Finials

Choose this package ↓

The image shown is a representation of the style of the fence, and not meant to be a specification of the height, color, or grade.

6'h Industrial Aluminum - 450 LF

6'H Black Industrial Aluminum



FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON THE FIELD MEASUREMENTS. FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FOOTAGE USED, AS SET FORTH IN THE TERMS AND CONDITIONS.

Included in the job

(180 Linear Feet) Take Down and Haul Away

Job Notes

Customer to clear fence line.

No returns for special order products

"ABOVE AND BEYOND"

This company was a pleasure to deal with from the time we started our project you could tell that customer service was very important to them. This showed in the way they explained the project to making sure that every deadline was met. I would deal with the company again because they showed great integrity in business.

Today's Price: **6'h Industrial Aluminum** \$30,527.00

Choose your payment method

Pay with Credit Card

\$30,527.00

Contact Sales



Iron World Manufacturing, LLC

http://ironworldfencing.com

866-310-2747

9390 Davis Avenue

Laurel MD 20723

Quote #: 191867

Quote Date: 01/15/26

P.O.#: WATERS EDGE

Customer #: 41749

Sales Rep: Christian O'Hern

Ship Via: IW TRUCK

Terms: COD

BILL TO:

Triple D Fencing
1615 6th St SE
Ruskin FL 33570

SHIP TO:

Triple D Fencing
1615 6th St SE
Ruskin FL 33570-5734

Item	Description	Ordered	UOM	Price	Amount
FEE-SURCHARGE-1	PACKAGING & HANDLING FEE Discount Line	1.0000	EA	75.0000	75.00
MA-CUST-PANEL	ALM PANEL CUSTOM SSE NOTES BLACK *** INDUSTRIAL GRADE CANTERBURY w/ FLEUR DE LIS FINIALS 6'H x 6'W 3-RAIL STANDARD BOTTOM *** COLOR OPTIONS=Black	77.0000	EA	173.1015	13,328.82
MAP-P2129080-B3L-BK	ALM POST 2-1/2" SQ X 9' X 0.080" BARCELONA/CANTERBURY 3R BLACK LINE COLOR OPTIONS=Black	73.0000	EA	39.7085	2,898.72
MAP-P2129080-B3E-BK	ALM POST 2-1/2" SQ X 9' X 0.080" BARCELONA/CANTERBURY 3R BLACK END COLOR OPTIONS=Black	2.0000	EA	39.7085	79.42
MAP-P2129080-B3C-BK	ALM POST 2-1/2" SQ X 9' X 0.080" BARCELONA/CANTERBURY 3R BLACK CORNER COLOR OPTIONS=Black	3.0000	EA	39.7085	119.13
AH-212POSTCAPALBK	2-1/2" Flat Cap - Black Aluminum Hardware COLOR OPTIONS=Black	78.0000	EA	0.0000	0.00

Quotes are valid for 10 days.

Customers are responsible to have proper equipment and personnel available for unloading. Please contact your account manager within 48 hours of receiving material to report delivery issues for credit, return, or replacement.

All orders are subject to fuel surcharges. Credit card payments are subject to a 3.5% processing fee.

It is mandatory for the installation company to receive documentation from the appropriate agency prior to installing Iron World material on projects requiring inspections. Iron World is not responsible

Total Weight: 3,058.23 KIT

SUBTOTAL	\$	16,501.09
FREIGHT	\$	0.00
MISCELLANEOUS	\$	0.00
TAX	\$	1,237.59

Total: \$ 17,738.68

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, March 26, 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
George Anastasopoulos	Board Supervisor, Vice 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
Jeff Hewitt	Sprinkler Solutions
Rocco Iervasi	HOA Manager
Kevin Labrum	Maintenance Director

Audience	Present
----------	----------------

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 and water restrictions.

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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.

Sitex will provide a proposal for tree removal at 11678 Biddeford at the April meeting.

B. Irrigation Report

Mr. Hewitt presented his report to the Board.

The Board held a brief discussion on invoices and pending projects. Mr. Hewitt provided a copy of Sprinkler Solutions payment summary and schedule.

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. The Board held a discussion on having a monthly landscape walk with the Chairman and a PSA Representative. The Board made a motion to appoint Mr. Smith to do the monthly landscape walks.

On a motion by Mr. Pettitt, seconded by Mr. Knoblock, with all in favor, the Board of Supervisors appoint Mr. Smith to do the monthly landscape walk throughs for Waters Edge Community Development District.

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E. District Counsel

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

Mr. Broadus informed the Board that the letter was sent, there has been no response, and no further action is necessary. This item will be removed from the agenda moving forward.

There was a brief discussion on the updated water restrictions and reclaimed water policy. Mr. Hewitt will work with Mr. Broadus and Ms. Castoria to update the policy.

There was a discussion on 10940 Oyster Bay Cir dumping. The Board requested confirmation from Mr. Nolte that this dumping is being observed.

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F. District Manager

Ms. Castoria advised that the next meeting is scheduled for April 23, 2026, at 3:30 pm and reviewed the monthly report with the Board.

Ms. Castoria provided an update on Mr. Peterson and DDD Fencing. She also informed the Board that the next Pasco County Meeting regarding water restrictions will be held on March 31, 2026.

FOURTH ORDER OF BUSINESS

Discussion on Pump Stations

The Board held a brief discussion about District Pump Stations. No action was taken at this time.

FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on February 26, 2026

On a motion by Mr. Pettitt, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors approved the minutes for the regular meeting that was held on February 26, 2026, as presented, for Waters Edge Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for February 2026

On a motion by Mr. Pettitt, seconded by Mr. Smith, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for February 2026 (\$30,755.74), for Waters Edge Community Development District.

SEVENTH ORDER OF BUSINESS

Audience Comments & Supervisor Requests

Mr. Anastopoulos would like District Management to crosscheck the websites to ensure the correct and most updated water policy is being provided to residents.

Mr. Smith would like a to have "Discussion on No Parking Signs at Biddeford Preserve Area" added to the next agenda.

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EIGHTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Papadopoulos, seconded by Mr. Anastasopoulos , with all in favor, the Board of Supervisors adjourned the meeting at 5:10 p.m., for Waters Edge Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 8

Waters Edge Community Development District

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

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

www.watersedgecdd.org

Operations and Maintenance Expenditures March 2026 For Board Approval

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

The total items being presented: **\$45,315.34**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 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	300233	CP022626-345	Board of Supervisors Meeting 02/26/26	\$ 200.00
Craig J. Pettitt	300248	CP032626-345	Board of Supervisors Meeting 03/26/26	\$ 200.00
Danny Knoblock	300234	DK022626-345	Board of Supervisors Meeting 02/26/26	\$ 200.00
Danny Knoblock	300249	DK032626-345	Board of Supervisors Meeting 03/26/26	\$ 200.00
Enumerate	300239	INV57430	Website Compliance & Management 03/26	\$ 217.25
Gabriel D Papadopoulos	300235	GP022626-345	Board of Supervisors Meeting 02/26/26	\$ 200.00
Gabriel D Papadopoulos	300250	GP032626-345	Board of Supervisors Meeting 03/26/26	\$ 200.00
George Anastasopoulos	300236	GA022626-345	Board of Supervisors Meeting 02/26/26	\$ 200.00
George Anastasopoulos	300251	GA032626-345	Board of Supervisors Meeting 03/26/26	\$ 200.00
GHS Environmental LLC	300240	2026-196	Irrigation Maintenance & Repair 02/26	\$ 150.00
Kenneth J Smith, II.	300246	KS022626-345	Board of Supervisors Meeting 02/26/26	\$ 200.00

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kenneth J Smith, II.	300252	KS032626-345	Board of Supervisors Meeting 03/26/26	\$ 200.00
Pasco County Property Appraiser	300241	26074	Non Ad Valorem Roll FY25/26	\$ 150.00
Pasco County Utilities	20260304-1	23926634	Water Services 01/26	\$ 5,006.33
Rizzetta & Company, Inc.	300238	INV0000107459	Accounting Services 03/26	\$ 4,671.42
Sitex Aquatics, LLC	300242	10814-b	Lake Maintenance 03/26	\$ 2,185.00
Sprinkler Solutions of Florida, Inc.	300243	68236	Irrigation Repair 03/26	\$ 935.00
Sprinkler Solutions of Florida, Inc.	300243	68256	Irrigation Repair 03/26	\$ 600.00
Straley Robin Vericker	300247	27996	Legal Services 02/26	\$ 1,596.25
The Observer Group, Inc.	300253	26-00675P	Legal Advertising 03/26	\$ 52.50
Triple D Fencing	300244	3871	Miscellaneous Expense 02/26	\$ 17,900.00
Waters Edge Master HOA, Inc.	300245	345-030126	Landscape Maintenance 02/26	\$ 8,079.82

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 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.	20260313-1	2189378-022426	Electric Services 02/26	\$ 67.28
Withlacoochee River Electric Cooperative, Inc.	20260313-1	2189381-022426	Electric Services 02/26	\$ 93.89
Withlacoochee River Electric Cooperative, Inc.	20260313-1	2189382-022426	Electric Services 02/26	\$ 192.24
Withlacoochee River Electric Cooperative, Inc.	20260313-1	2189384-022426	Electric Services 02/26	<u>\$ 1,418.36</u>
Report Total				<u>\$ 45,315.34</u>

Waters Edge CDD

Meeting Date: February 26, 2026

SUPERVISOR PAY REQUEST

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

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	3:30
Meeting End Time:	5:00
Total Meeting Time:	1.5 hrs

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

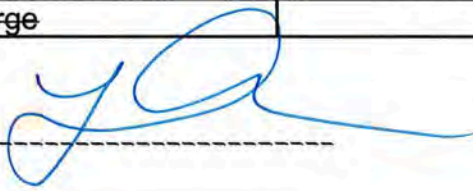
Total at \$175 per Hour:	
--------------------------	--

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: _____



Waters Edge CDD

Meeting Date: March 26, 2026

SUPERVISOR PAY REQUEST

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

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	3:30PM
Meeting End Time:	5:10PM
Total Meeting Time:	1hr40 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	

Lisa Castoria

DM Signature: _____

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

Invoice #: INV57430
Status: Open

Bill To

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

Date	Terms	Due Date
3/4/2026		3/4/2026

Item	Qty	Rate	Amount
Engage SMA Subscription Fee Service Period 3/4/2026 - 4/3/2026	1	\$217.25	\$217.25
Engage SMA Per Door Service Period 3/4/2026 - 4/3/2026	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 inquires, please email: billingteam@goenumerate.com



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

Invoice

Date: 3/1/2026
 Invoice #: 2026-196

To:

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

Project: Waters Edge
 Proposal #: 13-124;2026
 P.O. #:

Due Date	Service Date:
3/31/2026	February 2026

Task #	Description	Project Compl...	Amount
Task 1	Monthly Meter Readings	16.67%	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



Mike Wells
Property Appraiser
Proudly Serving Pasco County, Florida

INVOICE

Pasco County Property Appraiser
PO Box 401
Dade City, FL 33526-0401

Date Issued: 3/9/2026
Invoice Number: 26074
Due Date: 4/9/2026

Billed To:
Water's Edge
C/O Rizetta & Company
Kayla Connell
3434 Colwell Ave, Suite 200
Tampa, FL 33614

DESCRIPTION	AMOUNT
Water's Edge Annual renewal fee	\$150.00
TOTAL	\$150.00

Remit payment to:

Pasco County Property Appraiser
Information Services Department
PO Box 401
Dade City, FL 33526-0401



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 LANE RECLAIM**

Bill Number: 23926634

Billing Date: 2/12/2026

Billing Period: 12/19/2025 to 1/20/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	180194286	12/19/2025	507303	1/20/2026	517520	32	10217

Usage History		
	Water	
January 2026	10217	
December 2025	12570	
November 2025	9605	
October 2025	14603	
September 2025	13369	
August 2025	12087	
July 2025	12160	
June 2025	16094	
May 2025	16344	
April 2025	14951	
March 2025	15076	
February 2025	14128	

Transactions		
Previous Bill		6,159.30
Payment 02/02/26		-6,159.30 CR
Balance Forward		0.00
Current Transactions Reclaimed		
Reclaimed	10,217 Thousand Gals X \$0.49	5,006.33
Total Current Transactions		5,006.33
TOTAL BALANCE DUE		\$5,006.33



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 5,006.33

Total Balance Due	\$5,006.33
Due Date	3/2/2026

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

The Total Due will be electronically transferred on 03/02/2026.

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 #
3/2/2026	INV0000107459

Bill To:

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

Services for the month of	Terms	Client Number
March	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

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.: 10814-b
Terms: Net 30
Invoice date: 03/01/2026
Due date: 03/31/2026

#	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

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

Invoice 68236

INVOICED

WatersEdge CDD

Job Title: WatersEdge CDD Pump station Low Pressure Intermittent

Job Location: Main Pump Station

Job Location Address: 9142 Creedmoor Lane New Port Richey, Florida 34654

Job Members: Mike Powers

Invoiced Date: Mar 6, 2026

Due Date: Mar 16, 2026

Status: Invoiced

PO Number:

Notes:

Upon arrival onsite, our technicians were informed that irrigation pressure throughout the community had been operating intermittently and was reported as sporadic. An inspection of the pump station control and sensing components was performed to determine the cause of the pressure inconsistencies. During this evaluation, the system pressure transducer was found to be out of calibration/alignment, resulting in inaccurate pressure feedback to the pump control system.

The faulty transducer was replaced and the system was recalibrated to restore accurate pressure sensing and control. Once the new transducer was installed, the pump station responded properly and system pressure readings stabilized.

As part of the service visit, each filtration tank was also inspected and chlorine was added to the tanks to assist with biological control and maintain proper filtration system performance.

Following the repairs and maintenance, the irrigation system was operationally tested. With assistance from Tim onsite, irrigation zones were activated and the system was observed operating with five zones running simultaneously at approximately 230 GPM, maintaining consistent and adequate pressure throughout the system.

The pump station and filtration system were confirmed to be operating normally at the time of departure.

WatersEdge CDD Pump station Low Pressure Intermittent

Item	Unit Price	Quantity	Amount
Dwyer Pressure Transducer for VFD Model: 628-11-GH-P1-E1-S1	\$0.00	1	\$0.00

Item	Unit Price	Quantity	Amount
*****Replace Transducer w/ Labor	\$935.00	1	\$935.00

Thank you for your business!

Total	\$935.00
Amount Paid	\$0.00
Amount Due	\$935.00



Sprinkler Solutions of Florida

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

Invoice #68256

INVOICED

WatersEdge CDD

Job Title: Water Meter Removal

Invoiced Date: Mar 13, 2026

Job Members: Mike Powers

Due Date: Mar 19, 2026

Status: Invoiced

PO Number:

Notes:

11842 Chaplin
11145 Biddeford
8447 Creedmore

Water Meter Removal

Item	Unit Price	Quantity	Amount
Removal of clogged water meters and install new pipe	\$200.00	1	\$200.00
Removal of clogged water meters and install new pipe	\$200.00	1	\$200.00
Removal of clogged water meters and install new pipe	\$200.00	1	\$200.00

Thank you for your business!

Total	\$600.00
Amount Paid	\$0.00
Amount Due	\$600.00

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

March 18, 2026

Client: 001219

Matter: 000001

Invoice #: 27996

Page: 1

RE: GENERAL

For Professional Services Rendered Through February 28, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
2/19/2026	MB	REVIEW AND RESPOND TO EMAIL FROM DISTRICT MANAGER REGARDING BOARD MEETING AGENDA ITEMS.	0.4	\$122.00
2/25/2026	MB	REVIEW PASCO COUNTY WATERING POLICIES; PREPARE UPDATED DISTRICT RECLAIMED WATER POLICY.	1.9	\$579.50
2/26/2026	MB	ATTENDANCE AT DISTRICT BOARD MEETING.	1.6	\$488.00
2/27/2026	MB	REVIEW PASCO COUNTY WATER POLICIES AND UF/IFAS EXTENSION SCHEDULE; REVIEW AND REVIEW DISTRICT RECLAIMED WATER POLICIES.	1.3	\$396.50
Total Professional Services			5.2	\$1,586.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
1/27/2026	FEDEX- Federal Express- FED EX Matter #1219-01	\$10.25
Total Disbursements		\$10.25

March 18, 2026
Client: 001219
Matter: 000001
Invoice #: 27996

Page: 2

Total Services	\$1,586.00	
Total Disbursements	\$10.25	
Total Current Charges		\$1,596.25
Previous Balance		\$722.82
<i>Less Payments</i>		<i>(\$722.82)</i>
PAY THIS AMOUNT		\$1,596.25

Please Include Invoice Number on all Correspondence

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00675P

Date 03/27/2026

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

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

Description

Amount

Serial # 26-00675P Public Board Meetings RE: Waters Edge Budget Workshop on April 13, 2026 Published: 3/27/2026	\$52.50
---	---------

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$52.50

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

Notice of Budget Workshop Waters Edge Community Development District

The Waters Edge Community Development District will hold a budget workshop on Monday, April 13, 2026 at 3:30 p.m. at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

The purpose of the workshop is to present general information as it relates to the District's Fiscal Year 2026/2027 Preliminary Budget. The workshop is open to the public and will be conducted in accordance with Florida law. A copy of the agenda for this workshop may be obtained from the District Manager, at 5844 Old Pasco Rd, Suite 100, Wesley Chapel FL 33544 or by calling 813-994-1001. The workshop may be continued to a date, time, and place to be specified on the record at the workshop.

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

Any person requiring special accommodation at this workshop because of a disability or physical impairment should contact the District Office at 813-533-2950 at least five calendar days prior to the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Lisa Castoria

District Manager

March 27, 2026

26-00675P

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

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Triple D Fencing

1615 6th St SE Ruskin, FL 33570

Office:352-257-3086

BILL TO

Waters Edge CDD

9142 Creedmoor Ln.

New Port Richey

INVOICE

Invoice # 3871

Invoice Date 2-24-26

Due Date 2-24-26

DESCRIPTION	QUANTITY	PRICE	TOTAL
Pond Fencing Deposit			\$17,900.00

Subtotal

Tax

TOTAL DUE

AVAILABLE PAYMENT OPTIONS:

Cash Check Square (3.5% fee added)

Venmo CashApp Apple Pay

Owner Approval: *Donald Buzbee*

Thank you!

INVOICE

3/1/2026

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

To: LISA CASTORIA

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

Due Upon Receipt

Page 1 of 1

<u>Quantity</u>	<u>Vendor</u>	<u>Invoice #</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount</u>
1	Ameriscape	188459	2/1/2026	FEB LAWN SERVICE-GENERAL	\$ 5,811.48
		188459	2/1/2026	IRRIGATION INSPECTIONS	\$ 1,300.82
		188459	2/1/2026	HARDWOOD PRUNING	\$ 218.02
1	Ameriscape			QUARTERLY FLOWERS	\$ -
1	Ameriscape	188458	2/1/2026	PEST CONTROL (AGRONOMY)	\$ 497.48
1	PSA	1663	2/5/2026	FEBRUARY 5 INSPECTION	\$ 252.00
0	KEVIN L	NA	NA	Chlorine tab service- \$30.00/week- Kevin Labrum	\$ -
Total:					8,079.82



INVOICE

Date	Invoice No.
02/01/26	ASI 188459
Terms	Due Date
Net 30	03/03/26

Amount Due	Customer PO #
\$18,325.83	

BILL TO	
Rocco Iervasi Water's Edge HOA 9019 Creedmoor Lane New Port Richey, FL 34654	

PROPERTY	
Water's Edge HOA 9019 Creedmoor Lane New Port Richey, FL 34654	

QTY	ITEM	LINE TOTAL
	#143127 - Landscape Management with Irrigation & Pruning RENEWAL February 2026	\$18,325.83 \$18,325.83

DESCRIPTION	Amount
General Landscape Maintenance	\$ 14,528.71
Irrigation Services	\$ 3,252.06
Hardwood Pruning	\$ 545.06
Monthly Total	\$ 18,325.83

Total	\$18,325.83	\$18,325.83
Applied Credits/Payments		\$0.00
Balance Due		\$18,325.83

Please detach the following and return to the remittance address with your payment.



INVOICE

Date	Invoice No.
02/01/26	ASI 188459
Terms	Due Date
Net 30	03/03/26

Please make sure you have the correct remittance address as this has recently been updated.

REMIT TO	
9702 Harney Rd Thonotosassa, FL 33592	

PROPERTY	
Water's Edge HOA 9019 Creedmoor Lane New Port Richey, FL 34654	

BALANCE DUE				
\$18,325.83				

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$39,139.08	\$0.00	\$0.00	\$0.00	\$0.00



INVOICE

Date	Invoice No.
02/01/26	ASI 188458
Terms	Due Date
Net 30	03/03/26

Amount Due	Customer PO #
\$1,243.71	

BILL TO
Rocco Iervasi Water's Edge HOA 9019 Creedmoor Lane New Port Richey, FL 34654

PROPERTY
Water's Edge HOA 9019 Creedmoor Lane New Port Richey, FL 34654

QTY	ITEM	LINE TOTAL	
	#143124 - Landscape Management - Agronomy Program [Only] RENEWAL February 2026	\$1,243.71	\$1,243.71
Total		\$1,243.71	\$1,243.71
Applied Credits/Payments			\$0.00
Balance Due			\$1,243.71

Please detach the following and return to the remittance address with your payment.



INVOICE

Date	Invoice No.
02/01/26	ASI 188458
Terms	Due Date
Net 30	03/03/26

Please make sure you have the correct remittance address as this has recently been updated.

REMIT TO
9702 Harney Rd Thonotosassa, FL 33592

PROPERTY
Water's Edge HOA 9019 Creedmoor Lane New Port Richey, FL 34654

BALANCE DUE				
\$1,243.71				

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$39,139.08	\$0.00	\$0.00	\$0.00	\$0.00

COPY

PSA HORTICULTURAL

INVOICE

PSA Horticultural
8431 Prestwick Pl
Trinity, FL 34655

tom@psagrounds.com
+1 (727) 505-1532

Bill to

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

FEB 05 2026

Rolco

Invoice details


Invoice no.: 1663
Terms: Net 30
Invoice date: 02/05/2026
Due date: 03/07/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	02/05/2026	Water's Edge Landscape Inspection	February 2026 Landscape Inspection	1	\$630.00	\$630.00
Total						\$630.00

Note to customer

We truly appreciate your business!

PSA Services:
Specification Development
Landscape Inspections
Special Project Consulting

APPROVED 

ASSOC WAED

GL# 8020-000

BKACCT

OPER RESV

AMT 630.00

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **02/24/2026**
Amount Due **67.28**
Current Charges Due **03/19/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/22	88231	02/20	88488				257

Comparative Usage Information
Average kWh

Period	Days	Per Day
Feb 2026	29	9
Jan 2026	35	10
Feb 2025	29	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.

Previous Balance 77.84
Payment 77.84CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 257 KWH @ 0.06090 15.65
Fuel Adjustment 257 KWH @ 0.04200 10.79
FL Gross Receipts Tax 1.68

Total Current Charges 67.28
Total Due **67.28** E.F.T.

DO NOT PAY
Total amount will be electronically transferred on or after 03/13/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 02/24/2026

Use above space for address change ONLY.

District: BP17



2189378 BP17
WATERS EDGE CDD
C/O RIZZETTA & COMPANY
PO BOX 32414
CHARLOTTE NC 28232-2414

27
9 - 8760



Electronic Funds Transfer on or after	03/13/2026
TOTAL CHARGES DUE	67.28
DO NOT PAY	

000218937800000672800000672808

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 **02/24/2026**
Amount Due **93.89**
Current Charges Due **03/19/2026**

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

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/22	27725	02/20	28234				509

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb. 2026	29	18
Jan 2026	34	134
Feb 2025	29	1

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

Previous Balance 522.26
Payment 522.26CR
Balance Forward 0.00



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.

Customer Charge BY:..... 39.16
Energy Charge 509 KWH @ 0.06090 31.00
Fuel Adjustment 509 KWH @ 0.04200 21.38
FL Gross Receipts Tax 2.35

Total Current Charges 93.89
Total Due E. F. T. 93.89

DO NOT PAY

Total amount will be electronically transferred on or after 03/13/2026.

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: 02/24/2026

District: BP17

Use above space for address change ONLY.

26
9 - 8398
2189381 BP17
WATERS EDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Electronic Funds Transfer on or after 03/13/2026	
TOTAL CHARGES DUE	93.89
DO NOT PAY	

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

Bill Date **02/24/2026**
 Amount Due **192.24**
 Current Charges Due **03/19/2026**

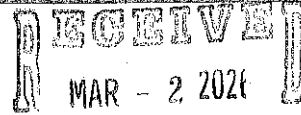
District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE						
From		To		Multiplier	Dem. Reading	kWh Used
Date	Reading	Date	Reading			
01/22	20174	02/20	21615			1441

Previous Balance 327.75
 Payment 327.75CR
 Balance Forward 0.00



Customer Charge BY:..... 39.16
 Energy Charge 1,441 KWH @ 0.06090 87.76
 Fuel Adjustment 1,441 KWH @ 0.04200 60.52
 FL Gross Receipts Tax 4.80

Total Current Charges 192.24
 Total Due E.F.T. 192.24

Comparative Usage Information
Average kWh

Period	Days	Per Day
Feb 2026	29	50
Jan 2026	34	80
Feb 2025	29	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.



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DO NOT PAY

Total amount will be electronically transferred on or after 03/13/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **02/24/2026**
Amount Due **1,418.36**
Current Charges Due **03/19/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/22	70466	02/20	82924		60.65	61	12458

Comparative Usage Information
Average kWh

Period	Days	Per Day
Feb 2026	29	430
Jan 2026	35	320
Feb 2025	29	497

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

Previous Balance 1,381.87
Payment 1,381.87CR
Balance Forward 0.00



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.

Customer Charge 44.16
Demand Charge 61 KW @ 6.65000 405.65
Energy Charge 12,458 KWH @ 0.03290 409.87
Fuel Adjustment 12,458 KWH @ 0.04200 523.24
FL Gross Receipts Tax 35.44

Total Current Charges 1,418.36
Total Due **E.F.T.** 1,418.36

DO NOT PAY

Total amount will be electronically transferred on or after 03/13/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 02/24/2026

Use above space for address change ONLY.

District: BP17



2189384 BP17
WATERS EDGE CDD
C/O RIZZETTA & COMPANY
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after 03/13/2026	
TOTAL CHARGES DUE	1,418.36
DO NOT PAY	

000218938400014183600014183608