



Rizzetta & Company

Waters Edge Community Development District

**Board of Supervisor's Regular
Meeting
May 28, 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**

5/21/2026

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, May 28, 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 Revised Aquatics Maintenance Agreement with Sitex..... Tab 2
 - ii. Discussion on Sitex Pond Trash Clean Up Charges Tab 3
- B. Irrigation Report
- C. District Engineer
 - i. Ratification of Stantec Proposal for Storm Pipe..... Tab 4
- D. PSA Landscape Inspection Reports..... Tab 5
- E. District Counsel
- F. District Manager Report Tab 6
 - i. Review of 1st Quarter Website Audit Report Tab 7
 - ii. Presentation of Voter Registration Count Tab 8

4. BUSINESS ITEMS

- A. Consideration of Resolution 2026-05; Approving FY 26-27 Proposed Budget and Setting Public Hearing..... Tab 9
- B. Discussion of Belle Haven Landscape Lighting
- C. Consideration of Pond Tree Removal Proposals Tab 10
- D. Ratification of DDD Pond Fencing Proposal Tab 11
- E. Discussion on Educational Workshop on Irrigation for Residents

5. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of the Board of Supervisors'
Regular Meeting held on April 23, 2026..... Tab 12
- B. Consideration of Minutes of the Board of Supervisors
Budget Workshop Meeting held on April 13, 2026.....Tab 13
- C. Consideration of Operations and Maintenance
Expenditures for April 2026..... Tab 14

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



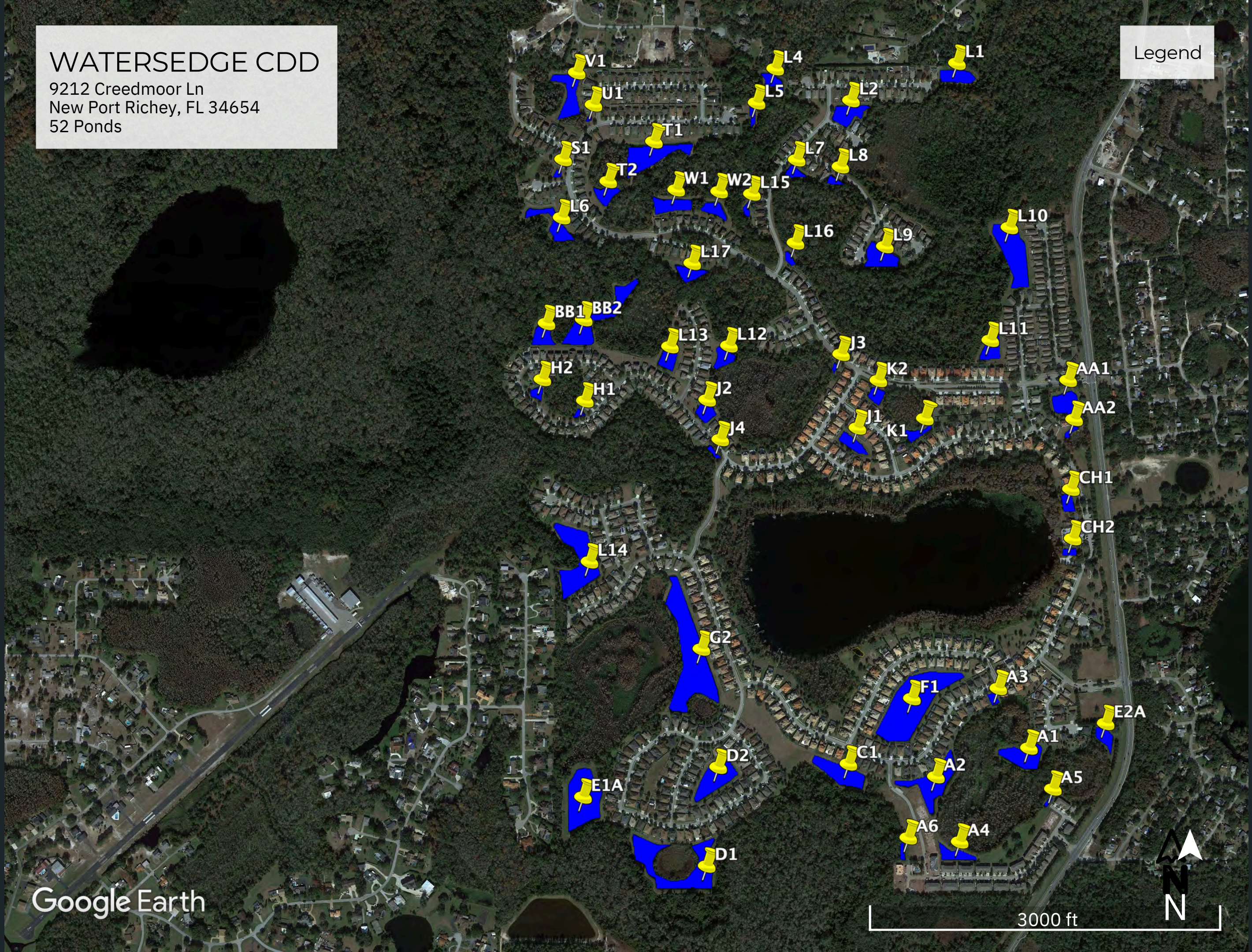
MONTHLY REPORT

MAY, 2026



WATERSEEDGE CDD
9212 Creedmoor Ln
New Port Richey, FL 34654
52 Ponds

Legend



Google Earth

3000 ft



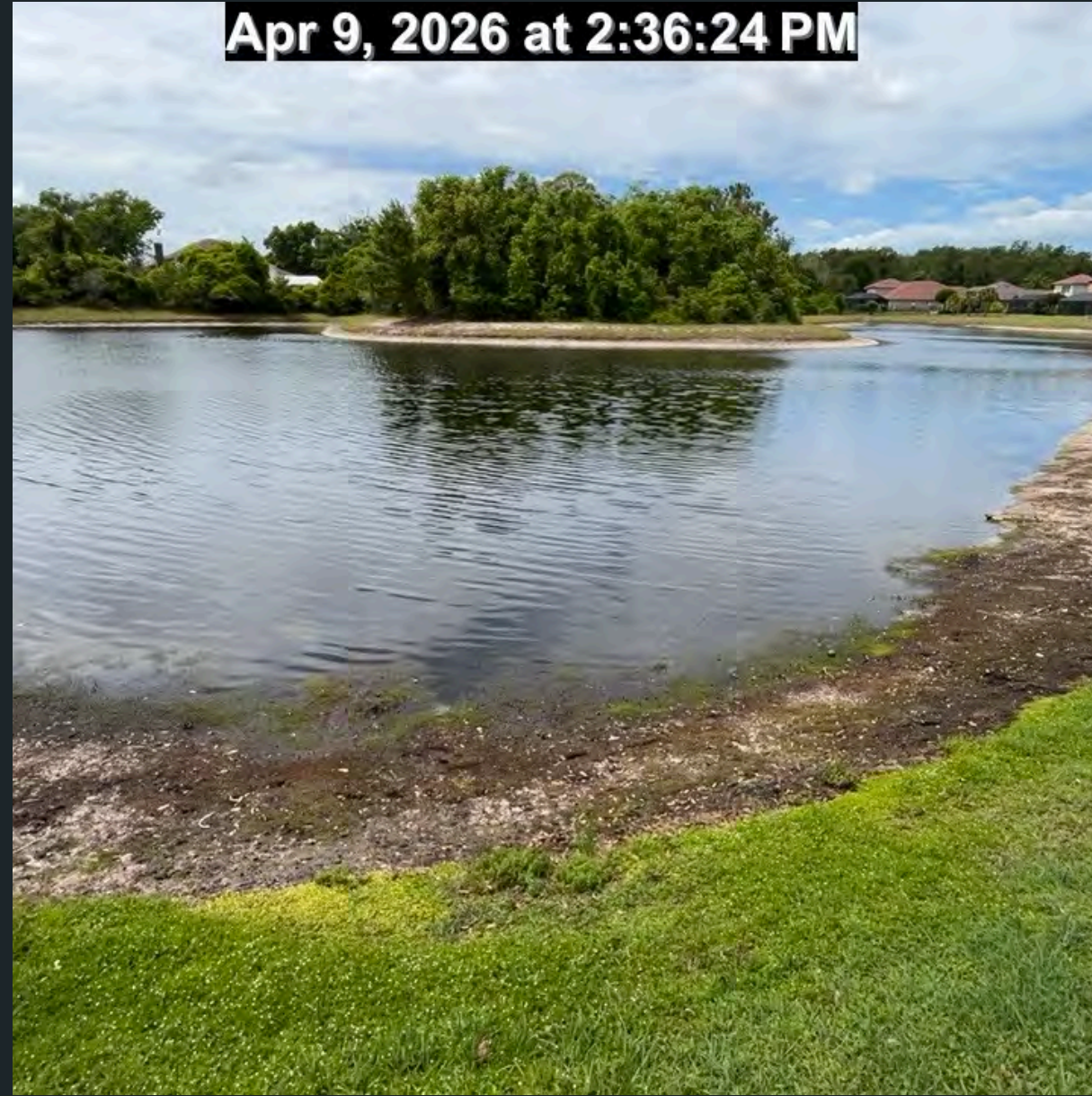
SUMMARY:

As we move into summer we're coming in very dry. Water levels are dropping and as ponds get more shallow, blooms will be more frequent. Lower water depth helps with algae and submerged growth. Dyes are being used throughout the community as needed to prevent or slow down growth. Dissolved oxygen levels decrease as water levels drop and temperatures go up. Our team will be carefully treating and monitoring your sites. Hopefully we get a little rain along the way as we move into summer.

Apr 9, 2026 at 2:18:18 PM



Apr 9, 2026 at 2:36:24 PM



Apr 9, 2026 at 2:46:53 PM



Pond #W2 Treated for Spike rush and Shoreline Vegetation.

Pond #L14 Treated for Algae and Shoreline Vegetation.

Pond #L15 Treated for Algae and Shoreline Vegetation.



Pond #T1 Treated for Algae and Shoreline Vegetation.



Pond #V1 Treated for Shoreline Vegetation.



Pond #J4 Treated for Shoreline Vegetation.

Apr 9, 2026 at 12:05:21 PM



Pond #W1 Treated for Shoreline Vegetation.

Apr 9, 2026 at 12:14:57 PM



Pond #T2 Treated for Shoreline Vegetation.

Apr 9, 2026 at 12:08:28 PM



Pond #L6 Treated for Shoreline Vegetation.

Apr 9, 2026 at 9:54:24 AM



Apr 9, 2026 at 11:32:09 AM



Apr 9, 2026 at 11:25:14 AM



Pond #AA1 Treated for algae and Shoreline Vegetation.

Pond #L2 Treated for Shoreline Vegetation.

Pond #L9 Treated for Shoreline Vegetation.



Pond #K2 Treated for Shoreline Vegetation.



Pond #L8 Treated for Algae and Shoreline Vegetation.



Pond #K1 Treated for Algae and Shoreline Vegetation.

AA1: Was treated for Algae and shoreline vegetation.

AA2: Was treated for shoreline vegetation.

CH1: Was treated for Algae and shoreline vegetation.

CH2: Was treated for Algae and shoreline vegetation.

A1: Was treated for shoreline vegetation.

A2: Was treated for shoreline vegetation.

A3: Was treated for Algae and shoreline vegetation.

A4: Was treated for Spike rush and shoreline vegetation.

A5: Was treated for shoreline vegetation.

A6: Was treated for Spike rush and shoreline vegetation.

E1A: Was treated for shoreline vegetation.

F1: Was treated for Algae and shoreline vegetation.

C1: Was treated for Spike rush and shoreline vegetation.

D1: Was treated for algae and shoreline vegetation.

D2: Was treated for shoreline vegetation.

E1A: Was treated for Algae and shoreline vegetation.

G2: Was treated for Spike rush and shoreline vegetation.

L1: Was treated for shoreline vegetation.

L2: Was treated for shoreline vegetation.

L4: Was treated for Algae and shoreline vegetation.

L5: Was treated for Algae and shoreline vegetation.

L6: Was treated for shoreline vegetation.

L7: Was treated for Algae and shoreline vegetation.

L8: Was treated for Algae and shoreline vegetation.

L9: Was treated for Algae and shoreline vegetation.

L10: Was treated for Algae and shoreline vegetation.

L11: Was treated for Algae and shoreline vegetation.

L12: Was treated for Algae and shoreline vegetation.

L13: Was treated for shoreline vegetation.

L14: Was treated for Spike rush shoreline vegetation.

L16: Was treated for shoreline vegetation.

L17: Was treated for Algae and shoreline vegetation.

J1: Was treated for Algae and shoreline vegetation.

J2: Was treated for shoreline vegetation.

J3: Was treated for Algae and 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 Algae and 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 Spike rush and shoreline vegetation.

Tab 2

Aquatic Management Agreement

This Aquatic Management Agreement (the “**Agreement**”) is made and entered as of April 29, 2026, by and between the **Waters Edge Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”) and **Sitex Aquatics, LLC**, a Florida limited liability company (the “**Contractor**”).

Background Information:

The District is responsible for the operation and maintenance of various waterways, ponds, and related water management areas within the boundaries of the District. The District and Contractor are currently parties to an Aquatic Management Agreement dated March 27, 2025 and an Addendum No. 1 to the Aquatic Management Agreement [*Temporary Fuel Surcharge*] dated April 1, 2026, pursuant to which Contractor has been providing aquatic management services to the District. The District now desires to update and formalize the parties’ contractual relationship by entering into this Agreement using the District’s current form of agreement, which shall govern the continued provision of aquatic management services for certain waterways within the District as described herein. The Contractor represents that it is qualified to serve as an aquatic management services contractor and to provide such services to the District. In consideration of the Contractor’s agreement to continue performing the services described below and the District’s agreement to compensate the Contractor, the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
2. **Scope of Services.** The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as described in the Contractor’s proposal, relevant portions attached hereto as **Exhibit A**, including a service map of the ponds to be serviced. Service shall consist of 12 treatments per year. In addition, the Contractor shall pick up trash each time they are on District property to perform treatments. Each trash clean up shall fill up to a five (5) gallon bucket.
3. **Manner of Performance and Care of the Property.**
 - a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
 - b. Contractor agrees to keep property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each work day.
 - c. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor’s activities and work within 24 hours. In the event Contractor does not repair or replace the damage to District’s satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.
4. **Compensation.**
 - a. The District agrees to compensate the Contractor on a monthly basis in the amount of **\$2,185**.
 - b. Contractor shall invoice the District monthly for services provided during the previous month.
 - c. The District shall pay the Contractor within 45 days of receipt of the invoice.

5. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under separate amendments or work order authorization. The Contractor has quoted a rate of \$125 per man hour for additional trash clean-up above what is already included in paragraph 2 above.
6. **Term and Renewal.** The initial term of this Agreement shall be for 1-year beginning on the date listed above. At the end of the initial term, the Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
7. **Termination.** Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
8. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
9. **Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.
10. **Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
 - a. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - c. Employer's Liability Coverage with limits of at least \$1,000,000 per accident or disease.

- d. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

- 11. Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.
- 12. Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
- 13. Responsibilities of the District.** The District shall inform Contractor of any and all work areas that are required mitigation sites in which desirable plants have been or are to be installed. The District agrees to provide Contractor with copies of mitigation permits, site plans, and plant species relating to contracted work areas.
- 14. Public Entity Crimes.** Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the

convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

- 15. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
- 16. Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District’s custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FL 33544.

- 17. E-Verification.** Pursuant to Section 448.095(2), Florida Statutes, Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District may terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.
- 18. Controlling Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.

- 19. Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
- 20. Enforcement of Agreement.** Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
- 21. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 22. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 23. Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
- 24. Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- 25. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- 26. Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 27. Notice.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

To the District:
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 100
Tampa, FL 33614
Attn: Lisa Castoria
lcastoria@rizzetta.com

To Contractor:
Sitex Aquatics
P.O. Box 917
Parrish, FL 34219
Attn: Joseph Craig
joe@sitexaquatics.com

28. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year written above.

Sitex Aquatics, LLC

**Waters Edge
Community Development District**

Joseph Craig
Manager

Ken Smith
Chair of the Board of Supervisors

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____, who being duly sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the _____ (Title) of Sitex Aquatics, LLC (the “**Company**”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Waters Edge Community Development District (“**CDD**”).
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on _____, 2026

Notary Public Signature

Notary Stamp

EXHIBIT A



PO Box 917
Parrish, FL 34219

813.564.2322
www.sitexaquatics.com

Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" & Watersedge COD hereafter called "customer"

Customer: Watersedge COO
C/O: Rizzetta
Contact: Wesley Elias
Address: 9428 Camden Field Pkwy Riverview, FL 33578
Email: WElias@rizzetta.com
Phone: 813.994.1001

Sitex agrees to provide aquatic management services for a period of 12 months In accordance with the terms and conditions of this agreement in the following sites:

52 Ponds at the Watersedge community located 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. Shoreline Grass and Brush Control | <i>Included</i> |
| 2. Underwater, Floating and Algae Treatment | <i>Included</i> |
| 3. Pond dye "as needed" | <i>Included</i> |
| 4. All Services Performed by State Licensed Applicator | <i>Included</i> |
| 5. Treatment Report Issued monthly | <i>Included</i> |
| 6. Use of EPA Regulated Materials Only | <i>Included</i> |
| 7. Storm Structure Vegetation treatments | <i>Included</i> |

Service shall consist of Twelve (12) treatments a year as needed.

Monthly Pond service:	\$2,185.00
Total Annual Maintenance Cost:	\$26,220.00

Accepted By	Date	President, Sitex Aquatics lie.	Date
-------------	------	--------------------------------	------

WATERSEDGE CDD

9212 Creedmoor Ln
New Port Richey, FL 34654
52 Ponds

Legend



Tab 3

Sitex Response to 11648 Biddeford pond question

Hi Lisa, our contract is written for a 5 gallon bucket worth of trash each visit. Our techs are licensed applicators and picking up trash can become very time consuming for us. Any trash that may be needed to pick up outside of the normal, will be an additional labor charge to clean up. Charged at a Rate of \$125 per man hr, if it's larger items that will need to be taken to the dump it will be whatever the rate is to dump it based off of tonnage.

- Devon Craig

Tab 4

FLORIDA JETCLEAN

HIGH PRESSURE WATER JETTING – PIPELINE VIDEO INSPECTION SVCS PIPE LOCATING – NO DIG POINT REPAIRS – VACUUM TRUCK SERVICES

1660 Sea Breeze Drive
Tarpon Springs, FL 34689
www.floridajetclean.com

TEL : 800-226-8013
FAX : 813-926-4616

PROPOSAL

DATE : 5/20/2026
TO : Frank Nolte - Stantec
FROM : Ralph Calistri (floridajetclean@yahoo.com)
SUBJECT : Proposal for Storm Pipe Video-Inspection Svcs at Waters Edge CDD

Thank you for your inquiry. We confirm our capability and interest in carrying out these storm system video-inspection services for Stantec at your customer's Waters Edge CDD project location in New Port Richey, FL.

Based on the information that you provided in your email, we propose as follows:

Pipeline video-inspection truck and crew for visual evaluation of ~700 LF of 18" RCP storm inlet(s) and piping to attempt find location of blockage \$ 2,400.00 (Day-Rate)

Subject to:

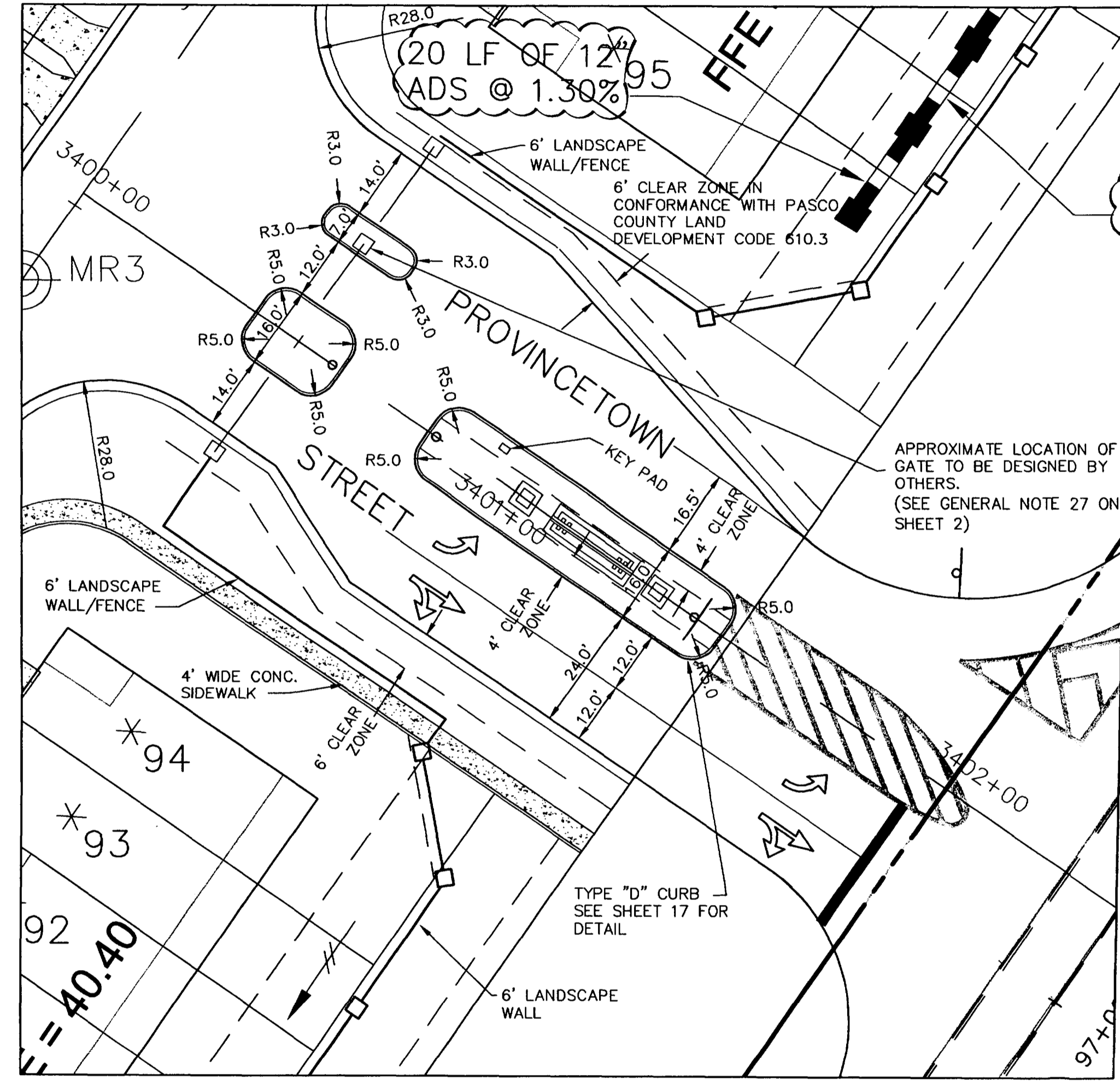
- Day-rate pricing covers up to 8 hours and includes all site time and drive time.
- No pipe jetting, plugging, pumping, or dewatering of any kind is included in this proposal. Pipes need to be dry for successful video-inspection.
- 2WD vehicle access within 10' of each accessible inlet for placement of video truck.
- Traffic control is limited to minor cone placement around truck.
- Video and reports after completion on flash drive.
- Payment: Net 30 Days

Regards,

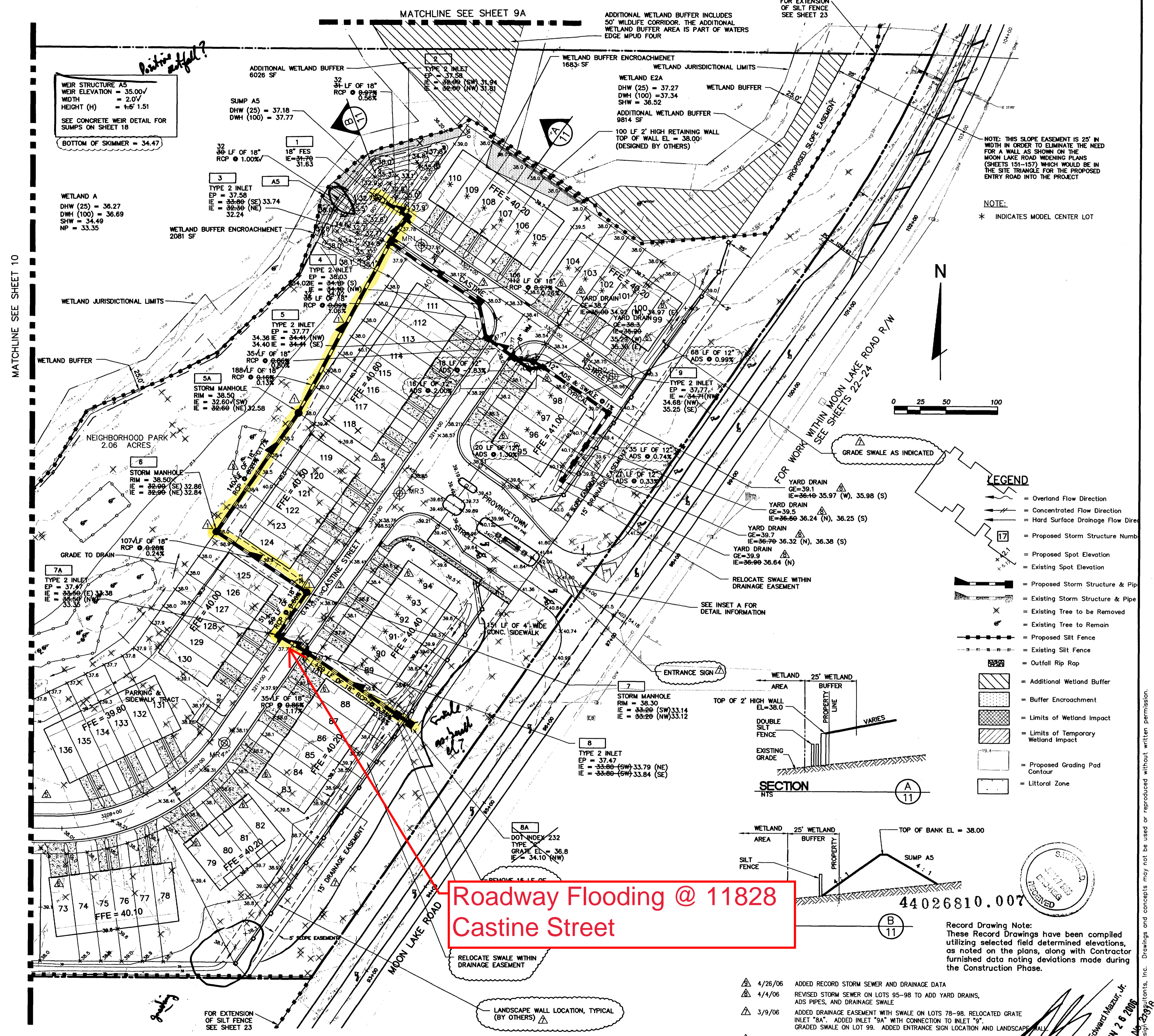


Ralph Calistri – Florida Jetclean - 800-226-8013





INSET A
1:20



**Roadway Flooding @ 11828
Castine Street**

NO.	DATE	REVISIONS	APPROVED BY
1	1/21/06	REMOVED ADDITIONAL PARKING SPACES WITHIN LOTS 98, 118, 119, & 136	EM
2	1/19/06	ADDED SUPPLEMENTARY REAR AND FRONT LOT SPOT ELEVATIONS	EM
3	1/05/06	REVISED STREET NAMES	EM
4	11/04/05	ADDED ADDITIONAL PARKING	EM
5	4/4/05	STORMWATER MODIFIED TO REMOVE SECTION ON CASTINE DRIVE & PER SWFWM COMMENTS	EM
6	4/26/06	ADDED RECORD STORM SEWER AND DRAINAGE DATA	EM
7	4/4/06	REVISED STORM SEWER ON LOTS 95-98 TO ADD YARD DRAINS, ADS PIPES, AND DRAINAGE SWALE	EM
8	3/9/06	ADDED DRAINAGE EASEMENT WITH SWALE ON LOTS 78-98. RELOCATED GRATE INLET "8A". ADDED INLET "9A" WITH CONNECTION TO INLET "9". GRADED SWALE ON LOT 99. ADDED ENTRANCE SIGN LOCATION AND LANDSCAPE WALL	EM
9	2/15/06	ADDED DOUBLE DRIVEWAYS ON SELECTED LOTS	EM

DESIGNED	JC
DRAWN	JC
CHECKED	EM
DATE	

FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
3030 Starkey Blvd, New Port Richey FL 34655
Tel: (727) 849-7588 - Fax: (727) 846-3648

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

SHEET DESCRIPTION:
**WATERS EDGE TOWNHOMES
(WATERS EDGE MPUD PARCEL 15)
CONSTRUCTION PLANS
PAVING, GRADING, AND
DRAINAGE PLAN**

DATE: 1/31/05
SHEET NO: 24
PROJECT NO: 06-67
SCALE: 84
DRAWN BY: F.B.B.P.G.
DATE: 1/31/05

K:\NA\Proj\Draw\WatersEdge\06-67-02-Drain.dwg - Jun 26, 2006 @ 8:32am - aml

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Tab 5

PSA HORTICULTURAL

Landscape Consulting & Contract Management
“Protecting Your Landscape Investment”

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	May 7, 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 May 26, 2026. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on May 27, 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 mowing is being neatly performed with sharp blades, leaving a clean cut. The hard edging was vertical, and the edged material was thoroughly removed. Bed lines were neatly defined. There were no issues regarding the mowing operation.

2 TURF COLOR

Belle Haven entry and exit drive-the St. Augustine turf color was a mottled medium green, with some lime green discoloration.

Slidell entry side- the St. Augustine turf color was a mottled medium green with some heavy lime green discoloration.

Veteran's Park-the Bahiagrass turf color was pale green.

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

Clubhouse front left side and berm area- the St. Augustine turf color of the berm was a mottled medium green with some lime green discoloration. The St. Augustine turf color at the front corner was a mottled medium with some lime green discoloration.

Basketball court-the St. Augustine turf color ranged from a lightly mottled medium green to a consistent medium green with some lime green discoloration. The new sod was dark green.

Clubhouse along the northern section of Moon Lake Road fence-the Bahiagrass turf color was pale green.

Bahiagrass throughout the community-the Bahiagrass turf color was pale green.

May

May



April

April



March

March

March



February



February



February



2 TURF DENSITY

Clubhouse front left side and berm area- the St. Augustine turf density of the berm remained fair. The St. Augustine turf density at the front corner was strong. Disease activity is thinning the turf. Sections were still 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. It will improve with summer rainfall.

Clubhouse parking lot fence line-the St. Augustine turf density remained strong except for area affected by disease activity along the curb line.

Other common areas-the Bahiagrass turf density was fair. It will improve with summer rainfall.

Veteran's Park- the Bahiagrass turf density ranged from poor to fair. It will improve with summer rainfall.

Slidell- the St. Augustine turf density remained fair. Disease activity is thinning the turf.

Belle Haven entry and exit drive from Moon Lake to Creedmoor-the St. Augustine density ranged poor to good. Disease activity is thinning turf.

Clubhouse basketball court sidewalk area-the St. Augustine density still ranged from fair to good. Disease activity is thinning turf.

3 TURF WEED CONTROL

Broadleaf weeds were still present in all viable St. Augustine turf panels., but their volume was low. 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

The main issue associated with the turf was the amount of possibly diseased areas which are thinning and killing off viable sections of St. Augustine grass. Many sections of turf have lime green portions which could indicate several potential problems. Lime green or pale St. Augustine grass in Florida is usually caused by nitrogen or iron deficiencies, improper soil pH, or environmental stress, according to UF/IFAS extension reports. Common causes include rapid growth from over-fertilizing (forcing it to use up nutrients), iron deficiency in high-pH soil, or the onset of fungus from cooler, damp nights. It is recommended that soil testing and pathology testing be performed to help control disease outbreak and to improve the growing conditions for the turf. *Photo below.*



Key Factors for Lime Green St. Augustine (Florida):

- Iron or Nitrogen Deficiency: If the upper leaves are light green, it is often iron chlorosis (often triggered by high pH >7.0). If the whole turf looks pale, it is likely nitrogen deficient.
- Fungus (Rhizoctonia Large Patch): Common between November and May (cooler, wetter weather), causing yellow or yellowish-brown circles/patches.
- Over-fertilization/rapid growth: Too much quick-release fertilizer forces fast growth, depleting plant nutrients and creating a light green look.
- Environmental Stress: Cool nights (below 55–60°F) in spring or fall reduce nutrient uptake, leading to a "dull" or yellowish color.
- Lethal Viral Necrosis (LVN): A virus spreading in Florida that makes turf pale and eventually die. Test soil: Determine if the pH is too high (above 7.0), which inhibits iron uptake.
- Apply Iron: Use chelating iron sources to correct iron deficiency quickly.
- Use Slow-Release Nitrogen: Avoid fast-release nitrogen, particularly during potential disease periods, to prevent excessive growth and fungal issues.
- Manage Irrigation: Water only when necessary and do so in the early morning to minimize wet soil periods.
- Proper Mowing Height: Keep St. Augustine mowed to a height of 3–4 inches to encourage a healthy root system.

If the issue is in distinct, expanding circles, it is more likely a fungal issue needing fungicide rather than fertilizer.

Belle Haven exit drive outside of gate- turf along parkway has dry and possibly diseased sections. *Photo below.*



Corner of Creedmoor and Belle Haven entry drive- replace dead section of turf that wasn't getting properly irrigated. Lime green sections. **WARRANTY WORK.**

Basketball court- new sod is installed too high. It needs to be cut in. Lime green sections. *Photo below.*



Clubhouse boat ramp area- install sod on two fertilizer burnt sections of turf. **WARRANTY WORK.** *Photo below.*



Slidell entry drive- treat for disease activity. Lime green sections.



Clubhouse left side berm- treat for disease activity. Lime green sections.

Clubhouse parking lot along Moon Lake Rd.-replace poor quality turf. **WARRANTY WORK.** *Photo below.*



3 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Clubhouse left side berm- remove dead Washingtonia palm.

Veterans Park- fertilized roebellini palm. It appears that the trunk has a vascular issue and cannot uptake fertilizer easily. *Photo below.*



Clubhouse front walk- some of the Blue Daze has recovered from winter damage. *Photo below.*



Across from 11601 Belle Haven- lorapetalum are dead and need to be replaced. They do not perform well with reclaimed water. Replace with shrub type jatropha. *Photo below*



Across from 11652 Belle Haven - replace dead podocarpus. **WARRANTY WORK.**

Bridgeton playground-roebellini palm may be potassium deficient. *Photo below.*



3 BED WEED CONTROL

Bed weed control was strong.

Belle Haven entry drive at Moon Lake - remove bed weeds from juniper.

Clubhouse boat ramp driveway- treat weeds along right side in shell.

Slidell monument- remove bed weeds

3 IRRIGATION MANAGEMENT

Clubhouse playground-repair leaking sprinkler head. *Photo below.*



Bridgeton across from playground- check irrigation along wood line. Turf is dry.

Belle Haven exit drive parkway-replace in head filters and check back in a week to see if they are clogging up quickly.



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)

Bridgeton dock- cut any vegetation encroaching along the side rails.

Across from 11704 Belle Haven- prune all nandina to a consistent height.

Shrubs were pruned in accordance with their rotational schedule, and no immediate attention was needed.

3 TREE PRUNING

Bridgeton playground- remove dead fronds from roebellini palms.

Belle Haven exit drive- remove moss accumulation from crape myrtles.

9241 Creedmoor- elevate oak tree that is blocking stop sign.

9450 and 9451 Beaufort- prune trees away from roof lines. *Photo below.*



Veterans Park- remove dead fronds from roebellini palm.

Clubhouse left side berm- remove dead fronds from Areca palms.



Across from 11417 Belle Haven- prune ligustrum trees at lift station.

3 CLEANUP/RUBBISH REMOVAL

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

3 APPEARANCE OF SEASONAL COLOR

The seasonal spring flower mix display continues to provide a colorful curb appeal for a second month. There were no major issues concerning the plantings.

May

May



April

April



(0) CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 33 of 36 –Passing score is 30 of 36 or 28 of 33 (with no seasonal color.)
PASSED INSPECTION Payment for May services should be released after the receipt of the **DONE REPORT.**

SUMMARY

ASI performed to contractual standards for this inspection. The main issue requiring attention from this inspection was the deterioration of some of the viable and high visibility turf panels. Soil and pathology testing are strongly recommended. The other non-lawn-related maintenance components were well cared for with easily correctable concerns. Be certain that the irrigation system is checked to see how quickly the in-head filters clog up.

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 6



UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** June 25, 2026, at **5:00** p.m.
- **2026-2027 Adopted Budget Public Hearing:** August 27, 2026 3:30 p.m.

District
Manager's
Report

May 28,

2026

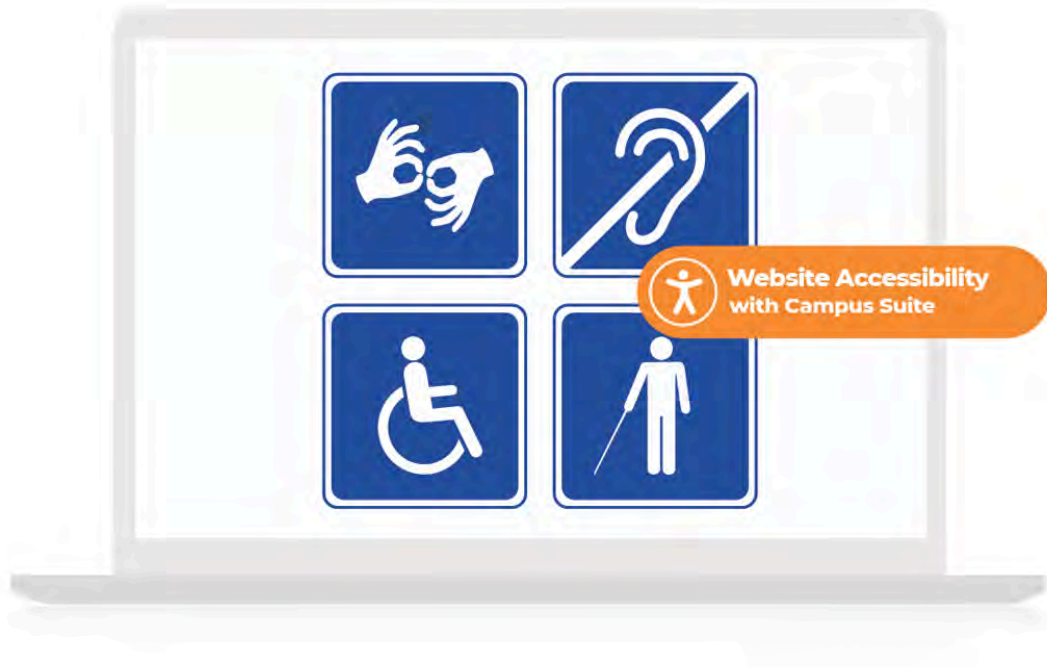
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<u>FINANCIAL SUMMARY</u>		<u>4/30/2026</u>
General Fund Cash & Investment Balance:		\$379,128
Reclaimed Water Fund Balance:		\$71,731
Reserve Fund Cash & Investment Balance:		\$357,410
Debt Service Fund Investment Balance:		\$1,195,860
Total Cash and Investment Balances:		\$2,004,129
General Fund Expense Variance:	\$4,571	Over Budget

Tab 7



Quarterly Compliance Audit Report

Waters Edge (Pasco)

Date: March 2026 - 1st Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Helpful information:

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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**

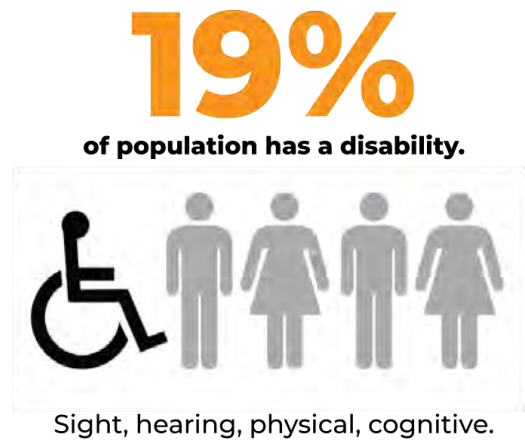
Compliance Criteria

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 8



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

RECEIVED
APR 20 2026
BY: _____

1-800-851-8754
www.PascoVotes.gov

April 17, 2026

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

Dear Lisa Castoria:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

- | | |
|--|-------|
| • Acacia Fields Community Development District | 38 |
| • Connerton East Community Development District | 1,379 |
| • Lake Padgett Estate Independent Special District | 1,913 |
| • New Port Corners Community Development District | 241 |
| • SageBrush Community Development District | 0 |
| • Seven Oaks Community Development District | 4,680 |
| • Waters Edge Community Development District | 1,973 |

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

Tab 9

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Waters Edge Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Thursday, August 27, 2026, at 3:30pm at Waters Edge Clubhouse located at 9019 Creedmoor Lane, New Port Richey, FL 34654.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on May 28, 2026.

Attest:

**Waters Edge Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Exhibit A



Rizzetta & Company

Waters Edge Community Development District

watersedgeccd.org

**Proposed Budget for
Fiscal Year 2026-2027**

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Assessments Charts for Fiscal Year 2026/2027	8
General Fund Budget Account Category Descriptions	10
Reserve Fund Budget Account Category Descriptions	16
Debt Service Fund Budget Account Category Descriptions	17



Proposed Budget Waters Edge Community Development District General Fund Fiscal Year 2026/2027								Comments
Chart of Accounts Classification	Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026		
1								
2	ASSESSMENT REVENUES							
3								
4	<i>Special Assessments</i>							
5	Tax Roll	\$ 461,016	\$ 461,016	\$ 457,536	\$ 3,480	\$ 474,272	\$ 16,736	
6		\$ -						
7	Assessment Revenue Subtotal	\$ 461,016	\$ 461,016	\$ 457,536	\$ 3,480	\$ 474,272	\$ 16,736	
8								
9	OTHER REVENUES							
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12	Interest Earnings	\$ 205	\$ 351	\$ -	\$ 351	\$ -	\$ -	
13								
14	Other Revenue Subtotal	\$ 205	\$ 351	\$ -	\$ 351	\$ -	\$ -	
15								
16	TOTAL REVENUES	\$ 461,221	\$ 461,367	\$ 457,536	\$ 3,831	\$ 474,272	\$ 16,736	
17								
18	EXPENDITURES - ADMINISTRATIVE							
19								
20	<i>Legislative</i>							
21	Supervisor Fees	\$ 7,200	\$ 12,343	\$ 13,000	\$ 657	\$ 13,000	\$ -	13 mtgs annually
22	<i>Financial & Administrative</i>							
23	Accounting Services	\$ 9,779	\$ 16,764	\$ 14,177	\$ (2,587)	\$ 16,764	\$ 2,587	Contract
24	Administrative Services	\$ 3,101	\$ 5,316	\$ 5,316	\$ -	\$ 5,316	\$ -	Contract
25	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 450	\$ 450	\$ 450	\$ -	AMTEC
26	Assessment Roll	\$ 5,900	\$ 5,900	\$ 5,900	\$ -	\$ 5,900	\$ -	
27	Auditing Services	\$ -	\$ -	\$ 3,700	\$ 3,700	\$ 3,900	\$ 200	Contract - Grau -increase
28	Disclosure Report	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	
29	District Engineer	\$ 17,170	\$ 29,434	\$ 25,000	\$ (4,434)	\$ 27,000	\$ 2,000	BOS request increase
30	District Management	\$ 14,978	\$ 25,677	\$ 25,677	\$ 0	\$ 25,677	\$ -	Contract
31	Dues Licenses & Fees	\$ 175	\$ 300	\$ 175	\$ (125)	\$ 175	\$ -	
32	Financial & Revenue Collections	\$ 3,442	\$ 5,901	\$ 5,900	\$ (1)	\$ 5,900	\$ -	Contract
33	Legal Advertising	\$ 208	\$ 357	\$ 500	\$ 143	\$ 500	\$ -	
34	Miscellaneous Mailings	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	
35	Public Officials Liability Insurance	\$ 3,566	\$ 6,113	\$ 3,785	\$ (2,328)	\$ 3,923	\$ 138	Egis estimate
36	Tax Collector /Property Appraiser Fees	\$ 150	\$ 257	\$ 150	\$ (107)	\$ 150	\$ -	
37	Trustees Fees	\$ 4,148	\$ 4,148	\$ 4,150	\$ 2	\$ 4,150	\$ -	
38	Website Hosting, Maintenance, Backup & Email	\$ 4,459	\$ 7,644	\$ 6,500	\$ (1,144)	\$ 6,700	\$ 200	ADA 3% increase Riz \$2520
39	<i>Legal Counsel</i>							
40	District Counsel	\$ 11,676	\$ 20,016	\$ 20,000	\$ (16)	\$ 20,000	\$ -	

Proposed Budget Waters Edge Community Development District Reserve Fund Fiscal Year 2026/2027							
Comments							
	Chart of Accounts Classification	Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1							
2	ASSESSMENT REVENUES						
3							
4	<i>Special Assessments</i>						
5	Tax Roll	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ -
6							
7	Assessment Revenue Subtotal	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ -
8							
9	OTHER REVENUES						
10							
11	<i>Interest Earnings</i>						
12	Interest Earnings	\$ 8,756	\$ 15,010	\$ -	\$ 15,010	\$ -	\$ -
13							
14	Other Revenue Subtotal	\$ 8,756	\$ 15,010	\$ -	\$ 15,010	\$ -	\$ -
15							
16	TOTAL REVENUES	\$ 108,756	\$ 115,010	\$ 100,000	\$ 15,010	\$ 100,000	\$ -
17							
18	EXPENDITURES						
19							
20	<i>Contingency</i>						
21	Capital Reserves	\$ 167,887	\$ 287,806	\$ 100,000	\$ (187,806)	\$ 100,000	\$ -
22							
23	TOTAL EXPENDITURES	\$ 167,887	\$ 287,806	\$ 100,000	\$ (187,806)	\$ 100,000	\$ -
24							
25	EXCESS OF REVENUES OVER EXPENDITURES	\$ (59,131)	\$ (172,796)	\$ -	\$ (172,796)	\$ -	\$ -
26							

Per Reserve Study

Waters Edge Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2015	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$757,173.72	\$757,173.72
TOTAL REVENUES	\$757,173.72	\$757,173.72
EXPENDITURES		
Administrative		
Debt Service Obligation	\$757,173.72	\$757,173.72
Administrative Subtotal	\$757,173.72	\$757,173.72
TOTAL EXPENDITURES	\$757,173.72	\$757,173.72
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

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

6.0%

GROSS ASSESSMENTS

\$804,819.00

Notes:

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

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

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments received

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$639,272.00	2025/2026 O&M Budget:	\$622,536.00
Collection Costs:	2%	\$13,601.53	2026/2027 O&M Budget:	\$639,272.00
Early Payment Discounts:	4%	\$27,203.06		
2026/2027 Total:		\$680,076.60	Total Difference:	\$16,736.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Townhome	Series 2015 Debt Service	\$269.00	\$269.00	\$0.00	0.00%
	Operations/Maintenance	\$554.84	\$571.49	\$16.65	3.00%
	Total	\$823.84	\$840.49	\$16.65	2.02%
Single Family 50/55	Series 2015 Debt Service	\$672.00	\$672.00	\$0.00	0.00%
	Operations/Maintenance	\$554.84	\$571.49	\$16.65	3.00%
	Irrigation	\$78.67	\$78.67	\$0.00	0.00%
	Total	\$1,305.51	\$1,322.16	\$16.65	1.28%
Single Family 60	Series 2015 Debt Service	\$807.00	\$807.00	\$0.00	0.00%
	Operations/Maintenance	\$554.84	\$571.49	\$16.65	3.00%
	Irrigation	\$78.67	\$78.67	\$0.00	0.00%
	Total	\$1,440.51	\$1,457.16	\$16.65	1.16%
Single Family 65	Series 2015 Debt Service	\$874.00	\$874.00	\$0.00	0.00%
	Operations/Maintenance	\$554.84	\$571.49	\$16.65	3.00%
	Irrigation	\$78.67	\$78.67	\$0.00	0.00%
	Total	\$1,507.51	\$1,524.16	\$16.65	1.10%
Single Family 70	Series 2015 Debt Service	\$941.00	\$941.00	\$0.00	0.00%
	Operations/Maintenance	\$554.84	\$571.49	\$16.65	3.00%
	Irrigation	\$78.67	\$78.67	\$0.00	0.00%
	Total	\$1,574.51	\$1,591.16	\$16.65	1.06%
Single Family 80	Series 2015 Debt Service	\$1,076.00	\$1,076.00	\$0.00	0.00%
	Operations/Maintenance	\$554.84	\$571.49	\$16.65	3.00%
	Irrigation	\$78.67	\$78.67	\$0.00	0.00%
	Total	\$1,709.51	\$1,726.16	\$16.65	0.97%

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$574,272.00
COLLECTION COSTS @	2%	\$12,218.55
EARLY PAYMENT DISCOUNT @	4%	\$24,437.11
TOTAL O&M ASSESSMENT		\$610,927.66

TOTAL IRRIGATION BUDGET		\$65,000.00
COLLECTION COSTS @	2%	\$1,382.98
EARLY PAYMENT DISCOUNT @	4%	\$2,765.96
TOTAL IRRIGATION ASSESSMENT		\$69,148.94

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

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	190.00	17.77%	\$108,583.96
1.00	88.00	8.23%	\$50,291.52
1.00	346.00	32.37%	\$197,737.11
1.00	212.00	19.83%	\$121,156.84
1.00	133.00	12.44%	\$76,008.77
1.00	100.00	9.35%	\$57,149.45
	1069.00	100.00%	\$610,927.66

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

PER LOT ANNUAL ASSESSMENT			
O&M	IRRIGATION	SERIES 2015 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$571.49	\$0.00	\$269.00	\$840.49
\$571.49	\$78.67	\$672.00	\$1,322.16
\$571.49	\$78.67	\$807.00	\$1,457.16
\$571.49	\$78.67	\$874.00	\$1,524.16
\$571.49	\$78.67	\$941.00	\$1,591.16
\$571.49	\$78.67	\$1,076.00	\$1,726.16

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

(36,655.66)

(4,148.94)

Net Revenue to be Collected

\$574,272.00

\$65,000.00

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

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

⁽³⁾ Annual assessment that will appear on November 2026 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

Off Roll: For lands not on the tax roll, and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to offset expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

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

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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

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

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

Financial Consulting & Revenue Collections: Services include investment administration of the District's bank and trust accounts, if applicable, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. However, the firm does not serve as a Municipal Advisor and does not provide investment advice. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests and owner inquiries. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for any bond-related collection needs. These funds are collected as prescribed in the Trust Indentures. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

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



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

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

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

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

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

Bank Fees: The District will incur bank service charges during the year.

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

Miscellaneous Fees: The District could incur miscellaneous fees throughout the year, which may not fit into any standard categories.

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

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

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract a private company to provide security for the District.

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

Street Lights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

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

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

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

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

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

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

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



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

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

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

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

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

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

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

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

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right-of-way of streets that the District may own, if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities, such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes, such as FICA etc.



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Employee - Workers' Comp: Fees related to obtaining workers' compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that require various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax, and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities that requires various office-related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses that may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expenses related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public's enjoyment

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

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

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

Off Roll: For lands not on the tax roll, and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to offset expenditures of the District.

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

EXPENDITURES:

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

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

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



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Tab 10



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:

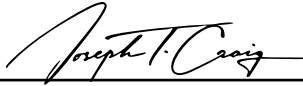
- | | |
|-----------------------------|-------------------|
| 1. Flush cut of willow tree | Included |
| 2. Haul off & Dump Fee | Included |
| Total Cost: | \$2,600.00 |

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.

_____	_____		03/31/2026
Accepted By	Date	President, Sitex Aquatics Ilc.	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 11



TRIPLE D FENCING

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



Find Us On Facebook!

Estimate Date	4-28-26
Valid for:	7 Days
Prepared by	AV
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> AG
CONTRACT No. 3816	

PROPOSAL / CONTRACT

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

<input type="checkbox"/> Vinyl	Feet: 456'	Fence to follow contour of ground	YES <input type="checkbox"/>	NO <input type="checkbox"/>
<input type="checkbox"/> Chain Link	Height 6'	Fence to top level	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Wood	Color: Black	Compacted shell ground	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Aluminum	Style: Barcelona	Removal and Disposal of existing fence _____ Ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other: _____	Caps: Flat	Clearing of fence-line needed	<input type="checkbox"/>	<input type="checkbox"/>
		Clearing to be done by: <input type="checkbox"/> Customer <input type="checkbox"/> Company	<input type="checkbox"/>	<input type="checkbox"/>
		Core-Drill required	<input type="checkbox"/>	<input type="checkbox"/>
		HOA approval required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		County Pasco	<input type="checkbox"/>	<input type="checkbox"/>
		Permit required	<input type="checkbox"/>	<input type="checkbox"/>

GATES:

Qty _____ Style _____ Size _____

Qty _____ Style _____ Size _____

Other _____ Pool Code: Yes No

NOTES:

INDUSTRIAL GRADE MATERIAL

PROPERTY / FENCE LAYOUT																			
See original layout																			

TOTAL SUMMARY	
Discount	(other check included)
Cash Price Amount	
Total Contract Amount	\$31,102.00
Deposit	\$8,000.00
Due Upon Completion	\$5,202.00

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

		<i>Alexa Vignone</i>	4/28/26
Customer Signature	Date	DDD Fencing Representative	Date

Tab 12

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, April 23, 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
Kevin Labrum	Maintenance Director

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 cleaning the ponds while water levels are low, pond fencing proposals and water filtration.

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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.

i. Consideration of Pond Tree Removal Proposal

The Board reviewed the Sitex proposal for tree removal in the amount of \$2,600. After discussion, they would like additional proposals and tabled this to the May meeting.

There was also a discussion on pond clean up. The Board would like a representative from Sitex to attend the May meeting to discuss this further.

B. Irrigation Report

Mr. Hewitt informed the Board that the pump station fence installation is complete. He stated that the software is going under one more revision and then it will be complete. The Board requests that Mr. Hewitt send rain holds and app access via email.

C. District Engineer

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

i. Consideration of Landscape Lighting Proposal

Ms. Castoria approved the Lee Electric trouble proposal. The Board would like additional proposals and tabled this item to the May meeting.

ii. Updated Dumping behind 10940 Oyster Bay Cir

An updated was provided and a letter was sent to the resident.

D. PSA Inspection Reports

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

E. District Counsel

i. Sitex Fuel Addendum

Mr. Broadus presented the Sitex Renewal Agreement and Fuel Addendum under separate cover. The Board requests that he clarify what the "trash cleanup" definition is before accepting the renewal contract. After discussion, the Board agreed to approve the agreement dated 3/27/2025 with the added fuel addendum.

92

On a motion by Mr. Pettitt, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors approve the Sitex agreement dated 3/27/2025 with the added fuel addendum, for Waters Edge Community Development District.

93

F. District Manager

Ms. Castoria advised that the next meeting is scheduled for May 28, 2026, at 3:30 pm and reviewed the monthly report with the Board.

96

Mr. Pettitt noted that he may not be able to attend the May meeting.

99

The Board made a motion to appoint Mr. Anastasopoulos as the budget liaison. Ms. Castoria asked if there are any Supervisor comments on the budget that they communicate them to her by 4/30/2026.

103

On a motion by Mr. Pettitt, seconded by Mr. Smith, with all in favor, the Board of Supervisors appoint Mr. Anastasopoulos as the budget liaison, for Waters Edge Community Development District.

104

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04;
Designating Officers of the District**

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107

On a motion by Mr. Papadopoulos, seconded by Mr. Smith, with all in favor, the Board of Supervisors adopted Resolution 2026-04; Designating Officers of the District, for Waters Edge Community Development District.

108

FIFTH ORDER OF BUSINESS

**Consideration of Pond Fence
Proposals**

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The Board reviewed several proposals that were provided for the pond fence project. After discussion, they agreed to approve the DDD proposal with a NTE of \$26,500.

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On a motion by Mr. Pettit, seconded by Mr. Papadopoulos with all in favor, the Board of Supervisors approve the DDD proposal with a NTE of \$26,000, for Waters Edge Community Development District.

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WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
April 23, 2026, - Minutes of Meeting

121 **SIXTH ORDER OF BUSINESS** **Discussion on No Parking Signs in**
122 **Biddeford Preserve Area**

123
124 The Board held a brief discussion. There was no action taken at this time.

125
126 **SEVENTH ORDER OF BUSINESS** **Consideration of the Minutes of the**
127 **Board of Supervisors' Regular**
128 **Meeting held on March 26, 2026**
129

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

130
131 **EIGHTH ORDER OF BUSINESS** **Consideration of Operation and**
132 **Maintenance Expenditures for March**
133 **2026**
134

On a motion by Mr. Anastasopoulos, seconded by Mr. Smith, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for March 2026 (\$45,315.34), for Waters Edge Community Development District.

135
136 **NINTH ORDER OF BUSINESS** **Audience Comments & Supervisor**
137 **Requests**
138

139 Mr. Anastasopoulos would like Mr. Hewitt to provide an educational workshop for
140 residents on irrigation. There was a brief discussion on setting a date for this workshop. This
141 will be further discussed at the May meeting.

142
143 **TENTH ORDER OF BUSINESS** **Adjournment**
144

On a motion by Mr. Papadopoulos, seconded by Mr. Smith, with all in favor, the Board of Supervisors adjourned the meeting at 4:39 p.m., for Waters Edge Community Development District.

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147 _____
148 Secretary/Assistant Secretary Chairman/Vice Chairman

Tab 13

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 budget workshop meeting of the Board of Supervisors of Waters Edge Community Development District to be held 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.

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

Also present were:

Lisa Castoria	District Manager, Rizzetta & Co., Inc.
Audience	Not 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 no audience members present.

THIRD ORDER OF BUSINESS

**Discussion of Fiscal Year 2026-2027
Budget**

The Board of Supervisors discussed the following items regarding the FY 2026-2027 Budget.

- Reclaimed water fund
- General fund line-item estimates, increase and decreases
- Ongoing irrigation upgrades
- Landscaping

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- Engineering items – engineering, lake/pond bank maintenance and repairs
- Increase to miscellaneous contingency
- Reserve funds

FOURTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests at this time.

FIFTH ORDER OF BUSINESS

Adjournment

Ms. Castoria adjourned the meeting at 5:00 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 14

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 April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$46,532.51**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Craig J. Pettitt	300262	CP041326-345	Board of Supervisors Meeting 04/13/26	\$ 200.00
Craig J. Pettitt	300269	CP042426-345	Board of Supervisors Meeting 04/24/26	\$ 200.00
Danny Knoblock	300270	DK042426-345	Board of Supervisors Meeting 04/24/26	\$ 200.00
Enumerate	300255	INV59145	Website Compliance & Management 04/26	\$ 217.25
Gabriel D Papadopoulos	300263	GP041326-345	Board of Supervisors Meeting 04/13/26	\$ 200.00
Gabriel D Papadopoulos	300271	GP042426-345	Board of Supervisors Meeting 04/24/26	\$ 200.00
George Anastasopoulos	300264	GA041326-345	Board of Supervisors Meeting 04/13/26	\$ 200.00
George Anastasopoulos	300272	GA042426-345	Board of Supervisors Meeting 04/24/26	\$ 200.00
GHS Environmental LLC	300256	2026-271	Irrigation Maintenance & Repair 03/26	\$ 150.00
Kenneth J Smith, II.	300265	KS041326-345	Board of Supervisors Meeting 04/13/26	\$ 200.00
Kenneth J Smith, II.	300273	KS042426-345	Board of Supervisors Meeting 04/24/26	\$ 200.00

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	300266	24138312	Water Services 02/26	\$ 6,099.03
Rizzetta & Company, Inc.	300254	INV0000108053	Accounting Services 04/26	\$ 4,671.42
Sitex Aquatics, LLC	300257	10913-b	Lake Maintenance 04/26	\$ 2,250.55
Sprinkler Solutions of Florida, Inc.	300258	68384	Fencing for Filtration 04/26	\$ 13,275.60
Stantec Consulting Services, Inc.	300259	2542858	Engineering Services 02/26	\$ 1,529.60
Stantec Consulting Services, Inc.	300267	2548487	Engineering Services 03/26	\$ 1,602.50
Straley Robin Vericker	300268	28223	Legal Services 03/26	\$ 3,160.74
The Observer Group, Inc.	300260	26-00543M	Legal Advertising 04/26	\$ 87.50
Waters Edge Master HOA, Inc.	300261	345-040126	Landscape Maintenance 03/26	\$ 9,447.82
Withlacoochee River Electric Cooperative, Inc.	20260410-1	2189378-032626	Electric Services 03/26	\$ 65.07
Withlacoochee River Electric Cooperative, Inc.	20260410-1	2189381-032626	Electric Services 03/26	\$ 86.81

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 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.	20260410-1	2189382-032626	Electric Services 03/26	\$ 188.97
Withlacoochee River Electric Cooperative, Inc.	20260410-1	2189384-032626	Electric Services 03/26	<u>\$ 1,899.65</u>
Report Total				<u>\$ 46,532.51</u>

Waters Edge CDD Budget Workshop

Meeting Date: April 13, 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	

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	3:30PM
Meeting End Time:	5:00 PM
Total Meeting Time:	1hr30 min

Time Over 3 Hours:	
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Total at \$175 per Hour:	
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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: _____ *Lisa Castoria*

Waters Edge CDD Budget Workshop

Meeting Date: April 24, 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:	4:40pm
Total Meeting Time:	1hr 10mins

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: _____ *Lisa Castoria*

ENUMERATE

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

Invoice

Invoice #: INV59145
Status: Open

Bill To

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

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

Item	Qty	Rate	Amount
Engage SMA Subscription Fee Service Period 4/4/2026 - 5/3/2026	1	\$217.25	\$217.25
Engage SMA Per Door Service Period 4/4/2026 - 5/3/2026	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: 4/7/2026
 Invoice #: 2026-271

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:
5/7/2026	March 2026

Task #	Description	Project Compl...	Amount
Task 1	Monthly Meter Readings (\$150/month)	25.00%	150.00

PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE 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!	Total	\$150.00
	Payments/Credits	\$0.00
	Balance Due	\$150.00



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

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

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

1 0 1
 45-46024

WATERS EDGE CDD

Service Address: **9019 CREEDMOOR LANE RECLAIM**

Bill Number: 24138312
 Billing Date: 3/12/2026
 Billing Period: 1/20/2026 to 2/18/2026

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	1/20/2026	517520	2/18/2026	529967	29	12447

Usage History		
Month	Water	Usage
February 2026	Water	12447
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

Transactions		Amount
Previous Bill		5,006.33
Payment 03/02/26		-5,006.33 CR
Balance Forward		0.00
Current Transactions Reclaimed		
Reclaimed	12,447 Thousand Gals X \$0.49	6,099.03
Total Current Transactions		6,099.03
TOTAL BALANCE DUE		\$6,099.03



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account # 1006710
 Customer # 01381392
 Balance Forward 0.00
 Current Transactions 6,099.03

Total Balance Due	\$6,099.03
Due Date	3/30/2026

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

The Total Due will be electronically transferred on 03/30/2026.

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 #
4/2/2026	INV0000108053

Bill To:

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

Services for the month of	Terms	Client Number
April	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.: 10913-b
Terms: Net 30
Invoice date: 04/01/2026
Due date: 05/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance-52 Waterways	1	\$2,185.00	\$2,185.00
2.		Additional Services	Temporary Fuel Surcharge	1	\$65.55	\$65.55

Total **\$2,250.55**

Ways to pay

BANK

[View and pay](#)



Sprinkler Solutions of Florida

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

Invoice #68384

INVOICE DRAFT

WatersEdge CDD
9142 Creedmoor Lane
New Port Richey, Florida 34654

Due Date: Apr 15, 2026
Status: Invoice Draft
Reference: Final Invoice for the Filtration system
Payment Terms: 10 Days Net

Notes:

Installation complete fencing installed for Filtration contract. See previous invoices attached for reference.
See attached pictures.

Filtration System

Item	Unit Price	Quantity	Amount
	\$13,275.60	1	\$13,275.60

Final Billing for the filtration system and fencing located at the main pumphouse location.

Thank you for your business!

Total	\$13,275.60
Amount Paid	\$0.00
Amount Due	\$0.00



INVOICE

Invoice Number 2542858
Invoice Date March 12, 2026
Customer Number 182723
Project Number 238200185

Bill To

Waters Edge Community
Development District
PO Box 32414
Charlotte NC 28232
United States

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: 0002380100 - WTR Waters Edge CDD

Stantec Project Manager: Nolte, Frank
Current Invoice Due: \$1,529.60
For Period Ending: March 6, 2026

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

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

INVOICE

Invoice Number
Project Number

2542858
238200185

Top Task 2026 FY 2026 FY General Consulting

Professional Services

Category/Employee	Hours	Rate	Current Amount
Nolte, Robert (Frank)	9.00	156.00	1,404.00
	9.00		1,404.00
Rankin, Ashley Alexandra	0.50	170.00	85.00
	0.50		85.00
Professional Services Subtotal	9.50		1,489.00

Disbursements

	Current Amount
Direct - Vehicle (mileage)	40.60
Disbursements Subtotal	40.60

Top Task 2026 FY Total 1,529.60

Total Fees & Disbursements \$1,529.60

INVOICE TOTAL (USD) \$1,529.60

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-02-17	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	4.00	156.00	624.00	SITE VISIT TO REVIEW RESIDENT WATER MAIN LINE LEAK. REPORTING FINDINGS TO DISTRICT. SUBMITTING AGENDA ITEMS FOR UPCOMING CDD MEETING
2026-02-25	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	3.00	156.00	468.00	11709 CASTINE STREET PATIO REVIEW
2026-02-26	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	156.00	312.00	PREPARING FOR AND ATTENDING MONTHLY CDD MEETING
2026-02-09	238200185	2026 FY	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.50	170.00	85.00	PM SUPPORT
Total Labor:					9.50		\$1,489.00	
2026-02-17	238200185	2026 FY	Direct - Vehicle (mileage)	NOLTE, ROBERT (FRANK)	40.60	1.00	40.60	RFN - PROJECT TRAVEL MILEAGE
Total Direct - Vehicle (mileage)					40.60		\$40.60	
Total Project 238200185					50.10		\$1,529.60	



INVOICE

Invoice Number	2548487
Invoice Date	April 6, 2026
Customer Number	182723
Project Number	238200185

Bill To

Waters Edge Community
Development District
PO BOX 32414
Charlotte, NC 28232
United States

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: 0002380100 - WTR Waters Edge CDD

Stantec Project Manager:	Nolte, Frank
Current Invoice Due:	\$1,602.50
For Period Ending:	April 3, 2026

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

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

INVOICE

Invoice Number

2548487

Project Number

238200185

Top Task 2026 FY 2026 FY General Consulting

Professional Services

Category/Employee	Hours	Rate	Current Amount
Nolte, Robert (Frank)	10.00	156.00	1,560.00
	10.00		1,560.00
Rankin, Ashley Alexandra	0.25	170.00	42.50
	0.25		42.50
Professional Services Subtotal	10.25		1,602.50

Top Task 2026 FY Total **1,602.50**

Total Fees & Disbursements \$1,602.50

INVOICE TOTAL (USD) **\$1,602.50**

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-03-26	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	156.00	312.00	PREPARING FOR AND ATTENDING MONTHLY CDD MEETING
2026-03-27	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	PREPARING FOR SITE VISIT TO OYSTER BAY COURT TO REVIEW REPORTED PRESERVE DUMPING.
2026-03-31	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	4.00	156.00	624.00	REVIEWING REPORTED DUMPING OF LANDSCAPING DEBRIS IN CONSERVATION AREA BEHIND 10940 OYSTER BAY CIRCLE. CREATING REPORT OF FINDINGS
2026-04-01	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	REVIEWING REPORTED DUMPING OF LANDSCAPING DEBRIS IN CONSERVATION AREA BEHIND 10940 OYSTER BAY CIRCLE. CREATING REPORT OF FINDINGS
2026-04-02	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	156.00	312.00	REVIEWING TREE OWNERSHIP AND REMOVAL RESPONSIBILITIES AT 8805 CREEDMOOR LANE. PROVIDING PLAT AND EXHIBIT SHOWING OWNERSHIP RESPONSIBILITY
2026-03-09	238200185	2026 FY	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.25	170.00	42.50	PM SUPPORT
Total Labor:					10.25		\$1,602.50	
Total Project 238200185					10.25		\$1,602.50	

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

April 17, 2026

Client: 001219

Matter: 000001

Invoice #: 28223

Page: 1

RE: GENERAL

For Professional Services Rendered Through March 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
3/4/2026	MB	REVIEW IRRIGATION REPORTS AND IRRIGATION ZONE RESPONSIBILITY BREAKDOWN LIST; REVIEW AND REVISE DISTRICT RECLAIMED WATER POLICY.	1.0	\$305.00
3/11/2026	MS	RESEARCH SEATS FOR GENERAL ELECTION; PREPARE PUBLICATION AD FOR QUALIFYING PERIOD.	0.5	\$87.50
3/12/2026	MB	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM DISTRICT MANAGER REGARDING GENERAL ELECTION.	0.4	\$122.00
3/13/2026	MB	PREPARE FOLLOW-UP LETTER TO 8620 SKYMASTER DRIVE REGARDING UNAUTHORIZED CLEARING OF SWFWMD.	1.2	\$366.00
3/18/2026	MB	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM DISTRICT MANAGER AND DISTRICT CHAIR REGARDING RECLAIMED WATER POLICY; REVIEW AND REVISE TEMPORARY RECLAIMED WATER POLICY.	0.8	\$244.00
3/19/2026	MS	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FY 26-27; PREPARE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$175.00
3/19/2026	MB	REVIEW AND RESPOND TO EMAILS FROM DISTRICT MANAGER REGARDING CERTIFICATE OF INSURANCE AND UNAUTHORIZED DUMPING LETTER.	0.8	\$244.00
3/23/2026	MB	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM DISTRICT MANAGER REGARDING UNAUTHORIZED DUMPING; REVIEW AND RESPOND TO CORRESPONDENCE FROM HOA MANAGER REGARDING RECLAIMED WATER POLICY.	1.2	\$366.00

SERVICES

Date	Person	Description of Services	Hours	Amount
3/24/2026	MB	REVIEW J. HEWITT PROPOSED CHANGES TO RECLAIMED WATER POLICY; REVIEW AND REVISE TEMPORARY RECLAIMED WATER POLICY.	0.9	\$274.50
3/25/2026	MB	CONFERENCE CALL WITH J. HEWITT REGARDING TEMPORARY RECLAIMED WATER POLICY AND SWFWMD PHASE III ORDER WATER RESTRICTION ORDER; REVIEW AND REVISE TEMPORARY RECLAIMED WATER POLICY BASE ON PHASE III WATER RESTRICTION ORDER.	1.3	\$396.50
3/26/2026	MB	ATTENDANCE AT DISTRICT BOARD MEETING.	1.3	\$396.50
3/30/2026	MB	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM DISTRICT CHAIR AND DISTRICT MANAGER REGARDING RECLAIMED WATER POLICY; REVIEW SWFWMD PHASE III WATER RESTRICTIONS.	0.6	\$183.00
Total Professional Services			11.0	\$3,160.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
3/13/2026	Postage	\$0.74
Total Disbursements		\$0.74

Total Services	\$3,160.00
Total Disbursements	\$0.74
Total Current Charges	\$3,160.74
Previous Balance	\$1,596.25
Less Payments	(\$1,596.25)
PAY THIS AMOUNT	\$3,160.74

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 # 26-00543M

Date 04/10/2026

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 # 26-00543M Notice of Workshop and Board Meeting RE: Meeting on April 23, 2026 at 6:00pm Published: 4/10/2026	\$87.50
--	---------

Important Message

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

Paid	()
Total	\$87.50

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 WORKSHOP & BOARD MEETING WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Waters Edge Community Development District ("District") will hold a workshop on **April 23, 2026, at 6:00 PM** at the Parrish Fire Station #2 Training Room, 3804 N Rye Road, Parrish, FL 34219. Immediately following the workshop, a regular Board of Supervisors meeting will be held.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at <https://www.wecdd.org>. These meetings may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or aferguson@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings 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 such appeal is to be based.

Amanda Ferguson, District Manager
Governmental Management Services - Tampa, LLC

April 10, 2026

26-00543M

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Serial Number
26-00543M

Business Observer

APR 13 2026

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Manatee, Manatee County, Florida; that the attached copy of advertisement,

being a Notice of Workshop and Board Meeting

in the matter of Meeting on April 23, 2026 at 6:00pm

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

issues of 4/10/2026

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

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

NOTICE OF WORKSHOP & BOARD MEETING WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

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Amanda Ferguson, District Manager
Governmental Management Services - Tampa, LLC
26-00543M

April 10, 2026

Holly Botkin

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

10th day of April, 2026 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

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

FILE COPY

Serial Number
26-00543M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

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Holly Botkin

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10th day of April, 2026 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

NOTICE OF WORKSHOP & BOARD MEETING WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

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Amanda Ferguson, District Manager
Governmental Management Services - Tampa, LLC

April 10, 2026

26-00543M

INVOICE

4/1/2026

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, AVID INVOICING

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	193441	3/1/2026	MARCH LAWN SERVICE-GENERAL	\$	5,811.48
		193441	3/1/2026	IRRIGATION INSPECTIONS	\$	1,300.82
		193441	3/1/2026	HARDWOOD PRUNING	\$	218.02
1	Ameriscape	193439	3/1/2026	QUARTERLY FLOWERS- MARCH	\$	1,368.00
1	Ameriscape	193440	3/1/2026	PEST CONTROL (AGRONOMY)	\$	497.48
1	PSA	1671	3/5/2026	MARCH 5 INSPECTION	\$	252.00
0	KEVIN L	NA	NA	Chlorine tab service- \$30.00/week- Kevin Labrum	\$	-
Total:						9,447.82



INVOICE

Date	Invoice No.
03/01/26	ASI 193441
Terms	Due Date
Net 30	03/31/26

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 March 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.



APPROVED	
ASSOC	
G/L #	
BK ACCT	
OPER	RESV
AMT	

INVOICE	
Date	Invoice No.
03/01/26	ASI 193441
Terms	Due Date
Net 30	03/31/26

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
\$43,311.58	\$0.00	\$0.00	\$0.00	\$0.00



INVOICE

Date	Invoice No.
03/01/26	ASI 193440
Terms	Due Date
Net 30	03/31/26

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 March 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.



APPROVED
ASSOC
G/L #
BK ACCT
OPER RESV
AMT

INVOICE

Date	Invoice No.
03/01/26	ASI 193440
Terms	Due Date
Net 30	03/31/26

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
\$43,311.58	\$0.00	\$0.00	\$0.00	\$0.00



INVOICE

Date	Invoice No.
03/01/26	ASI 193439
Terms	Due Date
Net 30	03/31/26

Amount Due	Customer PO #
\$3,420.00	

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	
	#143121 - Quarterly Flower Rotation RENEWAL March 2026	\$3,420.00	\$3,420.00
Total		\$3,420.00	\$3,420.00
Applied Credits/Payments			\$0.00
Balance Due			\$3,420.00

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



APPROVED	
ASSOC	
G/L #	
BKACCT	
OPER	RESV
AMT	

INVOICE

Date	Invoice No.
03/01/26	ASI 193439
Terms	Due Date
Net 30	03/31/26

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
\$3,420.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$43,311.58	\$0.00	\$0.00	\$0.00	\$0.00

INVOICE

PSA Horticultural
8431 Prestwick Pl
Trinity, FL 34655

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

PSA HORTICULTURAL

Bill to

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

MAR 05 2026

Rocco

Invoice details

Invoice no.: 1671
Terms: Net 30
Invoice date: 03/05/2026
Due date: 04/04/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	03/05/2026	Water's Edge Landscape Inspection	March 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	<i>[Signature]</i>
ASSOC	WAED
G/L #	8020-000
RK ACCT	RESV
<i>[Signature]</i>	630.00

**WITHLACOCHEE 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 **03/26/2026**
Amount Due **65.07**
Current Charges Due **04/22/2026**

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				
02/20	88488	03/20	88724				236

Comparative Usage Information		
Period	Days	Average kWh Per Day
Mar 2026	28	8
Feb 2026	29	9
Mar 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.



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.

*** ATTENTION *** Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

Previous Balance 67.28
Payment 67.28CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 236 KWH @ 0.06090 14.37
Fuel Adjustment 236 KWH @ 0.04200 9.91
FL Gross Receipts Tax 1.63

Total Current Charges 65.07
Total Due **E.F.T.** 65.07

DO NOT PAY

Total amount will be electronically transferred on or after 04/10/2026.

**WITHLACOCHEE 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: 03/26/2026

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



Electronic Funds Transfer on or after	04/10/2026
TOTAL CHARGES DUE	65.07
DO NOT PAY	

000218937800000650700000650706

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

Bill Date **03/26/2026**
 Amount Due **86.81**
 Current Charges Due **04/22/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
02/20	28234	03/20	28676				442

Comparative Usage Information
Average kWh

Period	Days	Per Day
Mar 2026	28	16
Feb 2026	29	18
Mar 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
 Payment
 Balance Forward

MAR 30 2026

93.89
 93.89CR
 0.00

Customer Charge
 Energy Charge 442 KWH @ 0.06090
 Fuel Adjustment 442 KWH @ 0.04200
 FL Gross Receipts Tax

39.16
 26.92
 18.56
 2.17

Total Current Charges
 Total Due

E. F. T.
 86.81
 86.81



2 0 0 9 6 1 6 7

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DO NOT PAY

Total amount will be electronically transferred on or after 04/10/2026.



Electronic Funds Transfer on or after	04/10/2026
TOTAL CHARGES DUE	86.81
DO NOT PAY	



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 **03/26/2026**
 Amount Due **188.97**
 Current Charges Due **04/22/2026**

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			
02/20	21615	03/20	23025			1410

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	50
Feb 2026	29	50
Mar 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 192.24
 Payment 192.24CR
 Balance Forward 0.00

MAR 30 2026

Customer Charge 39.16
 Energy Charge 1,410 KWH @ 0.06090 85.87
 Fuel Adjustment 1,410 KWH @ 0.04200 59.22
 FL Gross Receipts Tax 4.72

Total Current Charges 188.97
 Total Due E.F.T. 188.97



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.

*** ATTENTION *** Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

DO NOT PAY

Total amount will be electronically transferred on or after 04/10/2026.



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: 03/26/2026

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	04/10/2026
TOTAL CHARGES DUE	188.97
DO NOT PAY	

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **03/26/2026**
Amount Due **1,899.65**
Current Charges Due **04/22/2026**

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

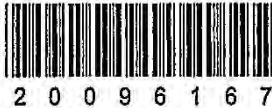
ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
02/20	82924	03/20	98451		96.56	97	15527

Comparative Usage Information
Average kWh

Period	Days	Per Day
Mar 2026	28	555
Feb 2026	29	430
Mar 2025	29	467

**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 1,418.36
Payment 1,418.36CR
Balance Forward 0.00



Customer Charge 44.16
Demand Charge 97 KW @ 6.65000 645.05
Energy Charge 15,527 KWH @ 0.03290 510.84
Fuel Adjustment 15,527 KWH @ 0.04200 652.13
FL Gross Receipts Tax 47.47

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.

Total Current Charges 1,899.65
Total Due **E.F.T.** 1,899.65

*** ATTENTION *** Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

DO NOT PAY

Total amount will be electronically transferred on or after 04/10/2026.

**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: 03/26/2026

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	04/10/2026
TOTAL CHARGES DUE	1,899.65
DO NOT PAY	

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