WATERS EDGE
COMMUNITY DEVELOPMENT DISTRICT

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

www.watersedgecdd.org

Board of Supervisors	Ken Smith	Chairman
	George Anastasopoulos	Vice Chairman
	Gabriel Papadopoulos	Assistant Secretary
	Craig Pettitt	Assistant Secretary
	Danny Knoblock	Assistant Secretary
District Manager	Lisa Castoria	Rizzetta & Company, Inc.
District Counsel	Cari Webster	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

8/20/2026

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, August 27, 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
   - **B.** Irrigation Report
   - **C.** District Engineer
     - i. Discussion of Retaining Wall Locations and Cleaning ..... Tab 2
   - **D.** PSA Landscape Inspection Reports ..... Tab 3
   - **E.** District Counsel
   - **F.** District Manager Report ..... Tab 4
4. **BUSINESS ITEMS**
   - **A.** Public Hearing on Fiscal Year 2026-2027 Final Budget
     - i. Consideration of Resolution 2026-06; Approval of Fiscal Year 2026/2027 Final Budget ..... Tab 5
   - **B.** Consideration of Resolution 2026-07; Levying O&M Assessments for Fiscal Year 2026-2027 ..... Tab 6
   - **C.** Consideration of Resolution 2026-08; Setting Regular Meeting Schedule for Fiscal Year 2026-2027 ..... Tab 7
   - **D.** Consideration of Resolution 2026-09; Authorizing Spending Authority for District Manage and Chair ..... Tab 8
   - **E.** Discussion of Belle Haven Lighting Proposals
   - **F.** Consideration of Palm Tree Trimming/Removal Proposals .. Tab 9
   - **G.** Ratification of Mainline and Washout Repair Proposals ..... Tab 10
   - **H.** Ratification of FY 24-25 Final Audit Report ..... Tab 11

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors' Workshop Meeting held on July 20, 2026……Tab 12

B. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on July 23, 2026……Tab 13

C. Consideration of Operations and Maintenance Expenditures for July 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

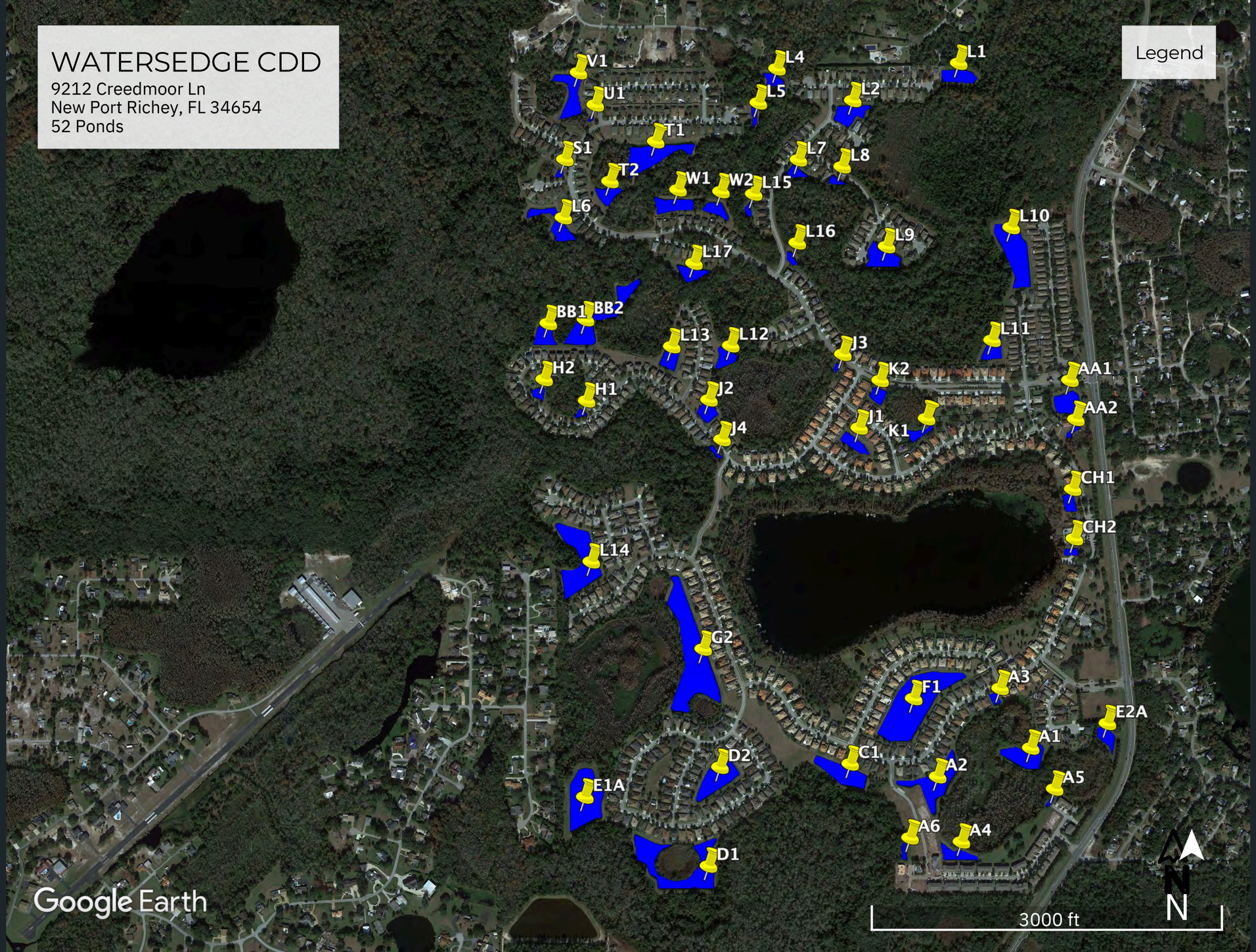
Sitex Aquatics

LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

AUGUST, 2026




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

SUMMARY:

The well needed rain is finally coming and extremely appreciated. During this time we hope to see water levels increase tremendously over the next several weeks and bring us back to those high water marks. With this rain we'll see an increase of trash that has compiled in the storm drains from lack of rain water flow. We will be diligent as we go attending to the influx of trash.



Pond #L6 Treated for Shoreline Vegetation.



Pond #AA1 Treated for Algae and Shoreline Vegetation.



Pond #CH2 Treated for Shoreline Vegetation.



Pond #A3 Treated for Shoreline Vegetation.



Pond #W2 Treated for Algae and Shoreline Vegetation.



Pond #L17 Treated for Algae and Shoreline Vegetation.



Pond #L7 Treated for Shoreline Vegetation.



Pond #L1 Treated for Shoreline Vegetation.



Pond #V1 Treated for Shoreline Vegetation.



Pond #D2 Treated for algae and Shoreline Vegetation.



Pond #L14 Treated for Algae and Shoreline Vegetation.



Pond #J2 Treated for Shoreline Vegetation.



Pond #C1 Treated for Shoreline Vegetation.



Pond #F1 Treated for Algae and Shoreline Vegetation.



Pond #G2 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 shoreline vegetation.
A5: Was treated for shoreline vegetation.
A6: Was treated for shoreline vegetation.
E1A: Was treated for shoreline vegetation.
F1: Was treated for Algae and shoreline vegetation.
C1: Was treated for 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 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 shoreline vegetation.
L8: Was treated for 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 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 shoreline vegetation.

Tab 2

LEGEND

RETAINING WALL LOCATIONS

AREA 13

AREA 16

AREA 11

AREA 2

AREA 1

AREA 4

AREA 3

AREA 15

SHELTER COVE LOOP

BREMERTON CT

BATHGATE CT

MARBLEHEAD LN

PENNSVILLE CT

FAIRHOPE CT

BELLE HAVEN DR

OYSTER BAY CIR

MANISTIQUE WAY

RAGSDALE CT

BIDDEFORD PL

BIDDEFORD PL

MOON LAKE ROAD

CREEDMOOR LN

TAYPORT LOOP

CASTINE ST

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planning
civil engineering
landscape architecture
environmental mangement

0 400' 800'

RETAINING WALL LOCATIONS
WATERS EDGE CDD
NEW PORT RICHEY, FLORIDA

Area 1

11235 Biddeford Place



11237 Ragsdale Court



11229 Ragsdale Court





11221 Ragsdale Court





11209 Ragsdale Court





Area 2

11143 Ragsdale Court



11139 Ragsdale Court





11133 Ragsdale Court



11125 Ragsdale Court





11107 Ragsdale Court



11101 Ragsdale Court



11051 Ragsdale Court



11045 Ragsdale Court





11041 Ragsdale Court



11037 Ragsdale Court





11038 Ragsdale Court



Area 3 - Clear area denoted in exhibit

Area 4 - Clear area denoted in exhibit

Area 11

9427 Fairhope Court





9431 Fairhope Court





Area 13- Clear area denoted in exhibit

Area 15

11915 Castine Street





Area 16 - Clear area denoted in exhibit

AREA 4

AREA 1

PHASE 4

PHASE 3

PHASE 9

PHASE 2

BIDDEFORD PLACE – SUTCLIFFE DRIVE PROFILE
SEE SHEET 29

BRIDGETON LANE PROFILE
SEE SHEET 28

OYSTER BAY CIRCLE PROFILE
SEE SHEET 26

MATCHLINE SEE SHEET 13

MATCHLINE SEE SHEET 15

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 8

RETAINING WALL
(2' ± HIGH)

10' UE, TYPICAL

25' WETLAND
BUFFER, TYPICAL

STEMWALL LOCATION,
TYPICAL

TOP OF WALL(END)
EL= 31.90

BIDDEFORD PLACE

SUTCLIFFE DRIVE

BRIDGETON AVE

BRIDGETON LANE

OYSTER BAY CIRCLE

STA 1744+30
END PAVEMENT

WETLAND IMPACT TO
BE ACCOUNTED FOR
IN FUTURE PHASE

LOT 970 AND 971 TO BE
PERMITTED WITHIN FUTURE
CONSTRUCTION PLANS

SELECTIVE CLEARING
AND GRADING TO SAVE
TREES IN THIS AREA

CONSTRUCT BERM
SEE SECTION A/10

CONSTRUCT 5'
CONCRETE SIDEWALK

CONSTRUCT 4'
CONCRETE SIDEWALK

FUTURE SIDEWALK, TYPICAL

LITTORAL ZONE

PARK
1.16 AC.

LIMITS OF
MASS CLEARING

CENTERLINE OF SIDEWALK
AND DROP CURB, TYPICAL

WETLAND JURISDICTIONAL LIMIT

ALIGNMENT TO BE
ADJUSTED TO AVOID
TREES LARGER THAN
4" IN DIAMETER

TEMPORARY WETLAND IMPACT
IF DOCK IS CONSTRUCTED, 0.04 ACRES

TEMPORARY WETLAND IMPACT
IF DOCK IS CONSTRUCTED, 0.03 ACRES

APPROXIMATE TREE LINE

APPROXIMATE FUTURE DOCK LOCATION
(SEE SHEET 7 FOR
ADDITIONAL DETAILS)

DOCK (DESIGNED,
PERMITTED, AND
CONSTRUCTED BY OTHERS)

TEMPORARY WETLAND IMPACT
"F1", 0.01 ACRES

TEMPORARY WETLAND IMPACT
IF DOCK IS CONSTRUCTED, 0.02 ACRES

POSSIBLE DOCK LOCATION, TYPICAL
SEE DETAIL ON SHEET 7

TEMPORARY WETLAND IMPACT
"S1", 0.02 ACRES

CONSTRUCT SWALE TO
ELEV 27.8

WETLAND S000
DHW(25) = 29.14
DHW(100) = 29.18

POND J4
DHW(25) = 31.20
DHW(100) = 31.42

WETLAND F
DHW(25) = 35.05
DHW(100) = 35.63

WETLAND J
DHW(25) = 31.30
DHW(100) = 31.60

WETLAND F
CATEGORY 1
78.44 AC

WETLAND J
CATEGORY 2
11.75 AC

SHW#30
ELEV=29.00'

SHW#14
ELEV=33.48'

10-1 TYPE 2 INLET
EP=33.31
IE=27.70
27.97

10-2 TYPE 2 INLET
EP=33.31
IE=27.50 (SE) 27.67
IE=27.50 (SW) 27.47

10-2A TYPE C INLET
GE=34.30 34.24
IE=27.10 (NE, E) 27.32 (NE), 27.05 (N)
IE=26.60 (SW) 26.61

10-2B TYPE C INLET
GE=31.50 31.49
27.41 IE=27.30 (W)
IE=27.30 (S)
(PLUGGED)

10-3 TYPE 2 INLET
EP=33.90
IE=30.40
30.41

10-4 TYPE 2 INLET
EP=33.90
30.17 IE=30.20 (NW)
26.06 IE=26.20 (NE)
25.98 IE=26.20 (SW)

10-5 TYPE 2 INLET
EP=34.22
IE=25.90 (NE) 25.06
IE=25.90 (SW) 25.00

9-36 TYPE 2 INLET
EP=34.04
IE=30.50 30.69

9-37 TYPE 2 INLET
EP=34.04
IE=30.30 (N) 30.62
IE=30.30 (W) 30.55

9-38 TYPE 1 INLET
EP=35.01
IE=29.70 (E) 29.96
IE=24.80 (NW) 25.02

9-39 TYPE 1 INLET
EP=34.99
IE=25.10
25.25

9-40 TYPE 1 INLET
EP=34.39
25.07 IE=24.90 (NE)
24.60 IE=24.40 (SE)
24.66 IE=24.40 (NW)

9-41 TYPE 1 INLET
EP=34.39
24.52 IE=24.20 (SE)
24.49 IE=24.20 (NW)

9-42
24" FES
IE=24.00
24.06

J4
36" FES
IE=27.80
27.87

F
24" FES
IE=30.00 30.07

OCS-J4

INLET TYPE	D
GRATE ELEV.	31.50 √
WEIR WIDTH/ORIFICE SIZE	64-IN. WEIR √
WEIR/ORIFICE ELEV.	30.30 30.31 (E), 30.28 (S), 30.20 (N)
WATER QUALITY ORIFICE	0.75-IN.√- CIRCULAR
WATER QUALITY ORIFICE ELEV.	29.00 29.03
PIPE INVERT	28.00 27.92

⚠NOTE: STRUCTURE INVERT = 27.00
BOTTOM OF SKIMMER = 29.78 (E), 29.75 (N), 29.87 (S)

OCS-F

INLET TYPE	D
GRATE ELEV.	35.50 35.46
ORIFICE SIZE	4-IN.√CIRCULAR
WEIR/ORIFICE ELEV.	33.60 33.83
WATER QUALITY ORIFICE	-----
WATER QUALITY ORIFICE ELEV.	-----
PIPE INVERT	32.50 32.62

⚠NOTE: STRUCTURE INVERT = 31.68

VARIES
LIMITS OF SOD*
EXISTING GRADE
4:1
2'
*SOD TO BE STAKED TO PREVENT DISPLACEMENT

SECTION B/10
NTS

VARIES
LIMITS OF SOD*
5' MIN
ELEV 36.0
4:1
EXISTING GRADE
WETLAND JURISDICTIONAL LIMIT
*SOD TO BE STAKED TO PREVENT DISPLACEMENT

SECTION A/10
NTS

N

0 25 50 100

LEGEND

= Overland Flow Direction
= Concentrated Flow Direction
= Hard Surface Drainage Flow Direction
A 52.68 = Lot Grading Type & Min. Finish Floor Elev.
42.1 = Proposed Grading Pad Contour
17 = Proposed Storm Structure Number
+42.1 = Proposed Spot Elevation
x 42.1 = Existing Spot Elevation
= Proposed Storm Structure & Pipe
= Existing Tree to be Removed
= Existing Tree to Remain
= Proposed Silt Fence
= Additional Wetland Buffer
= Buffer Encroachment
= Limits of Wetland Impact
= Limits of Temporary Wetland Impact
= Outfall Rip Rap
* = Lot with Bump Swale (See Sheet 32 for "Typical Bump Swale Detail"
** = Lot with Bump Swale and Weir Overflow Structure (See Sheet 32 for "Typical Bump Swale Detail" and "Weir Overflow Structure Detail"

PHASE 4
PHASE 3
PHASE 2
PHASE 1
PHASE 5
PHASE 6

SHEET LOCATION MAP

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

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DESIGNED GBW
DRAWN RAH
CHECKED
Q.C.

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

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

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

SHEET DESCRIPTION:
WATERS EDGE MPUD TWO
PHASES 2, 3, AND 4
CONSTRUCTION PLANS
PAVING, GRADING, AND DRAINAGE PLAN

NO.	DATE	REVISIONS	APP'D BY
6	12-2-05	ADDED RECORD STORM SEWER AND DRAINAGE DATA	
⚠	6-27-2005	ADDED STRUCTURE 10-2B AND 12" PIPE	
⚠	1-14-2005	REVISED REAR LOT CORNER SPOT ELEVATION LOT 390	
⚠	6-8-2004	ADDED SURVEYED EXISTING TREES	
⚠	5-27-2004	ADDED STRUCTURE INVERT	
⚠	5-11-2004	ADDED TEMPORARY WETLAND IMPACT AREAS AND DOCKS	

JOB NO. 506-60
EPN 84
F.B. & PG.
DATE. 02/04
SHT. 10 OF 38

AREA 3

AREA 4

AREA 2

AREA 1

WETLAND S200
DHW(100) = 26.55
(DHW(100) OBTAINED FROM 1993 BEAR CREEK STORMWATER MANAGEMENT PLAN; GHIOTTO & ASSOCIATES)

100' WILDLIFE CORRIDOR

"T" TURNAROUND, SEE DETAIL THIS SHEET

POND L14
DHW(25) = 29.63
DHW(100) = 30.41

PHASE 3

BIDDEFORD PLACE

SANDUSKY LANE

RAGSDALE COURT

WETLAND JURISDICTIONAL LIMIT

25' WETLAND BUFFER, TYPICAL

STEMWALL LOCATION, TYPICAL

RETAINING WALL (2' ± HIGH)

MATCHLINE SEE SHEET 14

MATCHLINE SEE SHEET 10

BIDDEFORD PLACE PROFILE SEE SHEET 29

RAGSDALE COURT PROFILE SEE SHEET 27

SANDUSKY LANE PROFILE SEE SHEET 28

WETLAND M
DHW(25) = 31.35
DHW(100) = 31.47

WETLAND S100
DHW(25) = 28.54
DHW(100) = 28.60

WETLAND S000
DHW(25) = 29.14
DHW(100) = 29.18

WETLAND 1
CATEGORY 1
22.79 AC

OCS-L14

INLET TYPE	H
GRATE ELEV.	~~30.80~~ 30.89
WEIR WIDTH/ORIFICE SIZE	6-IN./WEIR
WEIR/ORIFICE ELEV.	~~27.70~~ 27.79
WATER QUALITY ORIFICE	2.60-IN./- CIRCULAR
WATER QUALITY ORIFICE ELEV.	~~27.00~~ 27.18
PIPE INVERT	~~27.00~~ 27.22

NOTE: STRUCTURE INVERT = 25.00
BOTT SKIMMER = 27.15

SHEET LOCATION MAP

PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6

N

0 25 50 100

LEGEND

= Overland Flow Direction
= Concentrated Flow Direction
= Hard Surface Drainage Flow Direction
A 52.68 = Lot Grading Type & Min. Finish Floor Elev.
= Proposed Grading Pad Contour
17 = Proposed Storm Structure Number
+42.1 = Proposed Spot Elevation
+6.7 = Existing Spot Elevation
= Proposed Storm Structure & Pipe
= Existing Tree to be Removed
= Existing Tree to Remain
= Proposed Silt Fence
= Additional Wetland Buffer
= Buffer Encroachment
= Limits of Wetland Impact
= Outfall Rip Rap
* = Lot with Bump Swale (See Sheet 32 for "Typical Bump Swale Detail"
** = Lot with Bump Swale and Weir Overflow Structure (See Sheet 32 for "Typical Bump Swale Detail" and "Weir Overflow Structure Detail"

1' FLUSH CURB
ASPHALT PAVEMENT
20'
2' VALLEY CURB
2' VALLEY CURB
10'R
10'R
38'
20'
38'

"T" TURNAROUND DETAIL
N.T.S.

Record Drawing Note:
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DESIGNED GBW
DRAWN RAH
CHECKED
O.C.

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

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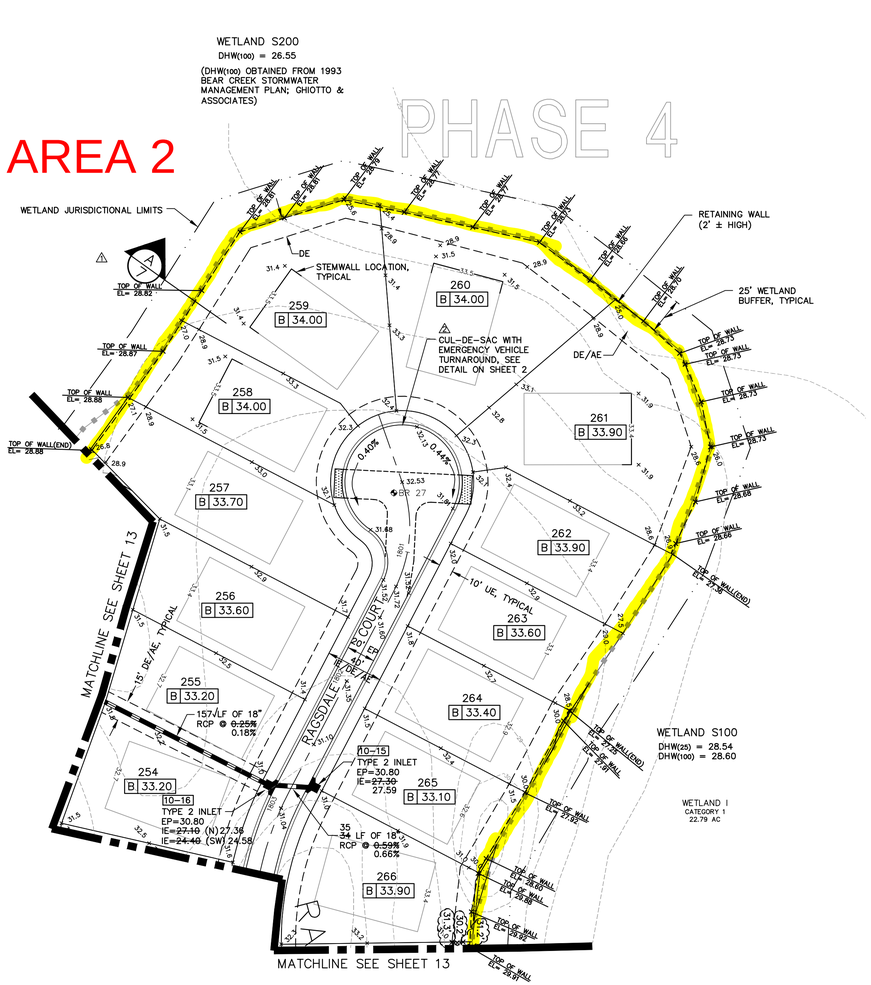
PHONE: (800) 532-1047 WWW.FLDESIGN.COM C.A. NO.7421

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

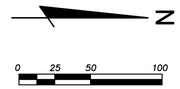
SHEET DESCRIPTION:
WATERS EDGE MPUD TWO
PHASES 2, 3, AND 4
CONSTRUCTION PLANS
PAVING, GRADING, AND DRAINAGE PLAN

NO.	DATE	REVISIONS	APP'D BY
4	10-24-05	ADDED RECORD STORM SEWER AND DRAINAGE DATA	
3	1-14-2005	ADDED REAR YARD SPOT ELEVATION TO LOT 245	
2	5-27-2004	ADDED STRUCTURE INVERT	
1	5-11-2004	ADDED SECTIONS "A/7" AND "C/9A". NOTED LOTS 281-286 AS TYPE A MODIFIED.	

JOB NO. 506-60
EPN 84
F.B. & PG.
DATE. 02/04
SHT. 13
OF 38



RAGSDALE COURT PROFILE
SEE SHEET 27



LEGEND

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- = Concentrated Flow Direction
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- A 52.68 = Lot Grading Type & Min. Finish Floor Elev.
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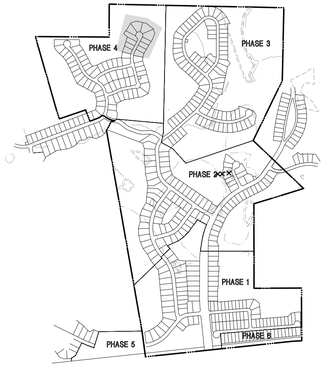
- = Proposed Storm Structure & Pipe
- = Existing Tree to be Removed
- = Existing Tree to Remain
- = Proposed Silt Fence
- = Additional Wetland Buffer
- = Buffer Encroachment
- = Limits of Wetland Impact



SHEET LOCATION MAP

Record Drawing Note:
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DESIGNED	GBW
DRAWN	RAH
CHECKED	
Q.C.	

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

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PHASES 2, 3, AND 4
CONSTRUCTION PLANS
PAVING, GRADING, AND DRAINAGE PLAN

NO.	DATE	REVISIONS	APP'D BY
3	10-24-05	ADDED RECORD STORM SEWER AND DRAINAGE DATA	
2	6-22-2004	REVISED CUL-DE-SAC FOR FIRE LANE PAVEMENT	
1	5-11-2004	ADDED SECTION "A/7"	

JOB NO. 506-60
EPN 84
F.B. & PG.
DATE: 02/04
SHT. 14 OF 38

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K:\84\Proj\Data\ConstDocs\Plans\Phases 2, 3, and 4\84_PA-10-PH2.dwg - May 05, 2015 @ 3:55pm - rhall

LEGEND

- = Overland Flow Direction
- = Concentrated Flow Direction
- = Hard Surface Drainage Flow Direction
- A 52.68 = Lot Grading Type & Min. Finish Floor Elev.
- 42.1 = Proposed Grading Pad Contour
- 17 = Proposed Storm Structure Number
- +42.1 / +6.17 = Proposed Spot Elevation / Existing Spot Elevation
- = Proposed Storm Structure & Pipe
- = Existing Storm Structure & Pipe
- = Existing Tree to be Removed
- = Existing Tree to Remain
- = Proposed Silt Fence
- = Existing Silt Fence
- = Additional Wetland Buffer
- = Buffer Encroachment
- = Limits of Wetland Impact
- = Limits of Temporary Wetland Impact
- = Outfall Rip Rap
- * = Lot with Bump Swale (See Sheet 47 for "Typical Bump Swale Detail"
- ** = Lot with Bump Swale and Weir Overflow Structure (See Sheet 47 for "Typical Bump Swale Detail" and "Weir Overflow Structure Detail"

N

0 25 50 100

MARBLEHEAD LANE PROFILE
SEE SHEET 40

PENNSVILLE COURT PROFILE
SEE SHEET 41

MATCHLINE SEE SHEET 12

WETLAND L
DHW (25) = 31.82
DHW (100) = 31.97
(DRAINAGE REPORT L200)

WETLAND L
CATEGORY 1
104.56 AC

PHASE 8 | PHASE 7 | PHASE 9 | PHASE 10

SHEET LOCATION MAP

AREA 11

AREA 16

OCS–L15

INLET TYPE	D
GRATE ELEV.	~~31.90~~ 31.86
WEIR WIDTH	9"√
WEIR ELEV	~~30.41~~ 30.42
WATER QUALITY ORIFICE	0.60"√
WATER QUALITY ORIFICE ELEV.	~~29.01~~ 29.00
PIPE INVERT	~~28.90~~ 28.98
	BOTT SKIMMER = 29.89

3104 LF SILT FENCE

3–42" FES IE=~~26.50~~ 26.73
74 LF OF 42" RCP @ ~~0.34 %~~ 0.12% (E) 0.11% (CENTER) 0.16% (W)

3–42" FES IE=~~26.70~~ 26.82 (E) 26.81 26.85 (W)

WETLAND IMPACT L2 – 0.21 AC

WETLAND L
SHW = 29.63
NP = 29.01

WETLAND L
DHW (25) = 29.31
DHW (100) = 29.72
(DRAINAGE REPORT L500)

CONSTRUCT 4' SIDEWALK

642 B 34.00

641 B 34.00

35 LF OF 18" RCP @ 0.57% 0.80%

144 ~~145~~ LF OF 18" RCP @ ~~0.20 %~~ 0.19%

12–38 TYPE 2 INLET EP=~~31.89~~ 32.06 IE=~~28.50~~ 28.59

640 B 34.60 (MOD)

12–37 TYPE 2 INLET EP=~~31.89~~ 31.96 27.93 IE=~~27.80~~ (W) 28.31 IE=~~28.30~~ (E)

L15 18" FES IE=~~28.70~~ 28.83

46 LF OF 18" RCP @ ~~0.5 %~~ 0.68%

12–36 18" FES IE=~~27.51~~ 27.66

POND L15
DHW (25) = 31.82
DHW (100) = 32.03

639 B 35.00 (MOD)

638 B 34.50 (MOD)

5' DE/AE

WETLAND JURISDICTIONAL LIMIT

MARBLEHEAD LANE

BEGIN SILT FENCE

CONSTRUCT 4' SIDEWALK

WETLAND L
CATEGORY 1
104.56 AC

SHW#10A*
ELEV=29.56'

WETLAND L
DHW (25) = 29.31
DHW (100) = 29.70
(DRAINAGE REPORT L500)

250 LF 6" PERFORATED ADS UNDERDRAIN (SEE SHEET 47 FOR DETAIL)

BEGIN NEW PAVEMENT AT STATION 602+00

REMOVE EXIST STUB AND CONNECT 6" PERFORATED ADS PVC UNDERDRAIN. (STA 135+50)

BEGIN SILT FENCE

MATCHLINE SEE SHEET 13

BELLE HAVEN DRIVE

250 LF 6" PERFORATED ADS UNDERDRAIN (SEE SHEET 47 FOR DETAIL)

BEGIN NEW PAVEMENT AT STATION 136+00

POND L16
(CONSTRUCTED AND RECORD DATA SHOWN W/WATERS EDGE MPUD TWO)

WETLAND L
CATEGORY 1
104.56 AC

WETLAND L
DHW (25) = 29.93
DHW (100) = 31.00
(DRAINAGE REPORT L400)

415 B 34.70

416

BELLE HAVEN DRIVE
PROFILE – SEE SHEETS 37 & 38

WETLAND L
SHW = 28.65
NP = 27.92

R/W — MARBLEHEAD LANE — EXISTING GRADE — IE 26.50 — 3 – 42" RCP — IE 26.70 — SILT FENCE — SILT FENCE

SECTION E 11
NTS

EXISTING GRADE — MARBLEHEAD LANE — 3 – 42" RCP — 25' WETLAND BUFFER — JURISDICTIONAL LINE — IE=26.6

SECTION F 11
NTS

6862 LF SILT FENCE

WETLAND JURISDICTIONAL LIMIT

CENTERLINE OF SIDEWALK AND DROP CURB, TYPICAL

15' DE/AE

25' WETLAND BUFFER, TYPICAL

DOUBLE SILT BARRIER THIS AREA (102 LF)

TEMPORARY WETLAND IMPACT "L–4" 0.03 ACRES

B 11

695 B 38.10 (MOD)
696 B 38.10 (MOD)
697 B 37.80 (MOD)
698 B 37.60 (MOD)
699 B 37.40 (MOD)
700 B 37.10 (MOD)
701 B 36.90 (MOD)
702 B 36.80 (MOD)
703 B 36.20
704 B 36.50
705 B 36.70
706 B 37.00
707 B 37.30
708 B 37.30
709 B 37.50 (MOD)
710 B 37.50 (MOD)
711 B 37.20 (MOD)
712 B 37.20 (MOD)
713 B 37.50 (MOD)
714 B 37.70 (MOD)
715 B 37.70 (MOD)

PENNSVILLE COURT

FAIRHOPE COURT

TOP OF WALL EL=32.97

TOP OF WALL EL=32.21

TOP OF WALL EL=32.15

TOP OF WALL EL=33.00

TOP OF WALL EL=32.74

TOP OF WALL EL=32.30

TOP OF WALL EL=31.12

12–23 TYPE 2 INLET EP=~~34.29~~ 34.31 IE=~~31.99~~ 31.43

12–22 TYPE 2 INLET EP=~~34.29~~ 34.41 IE=~~31.99~~ 31.06 (SW) 704 31.07 (NE)

~~33~~ 34 LF OF 18" RCP @ ~~0.91%~~ 1.06%

AB–27

12–24 18" FES IE=~~29.70~~ 30.09

32 LF OF 18" RCP @ ~~2.50%~~ 1.19%

12–25 TYPE 2 INLET EP=~~34.46~~ 34.54 30.47 IE=~~30.00~~ (W) 30.96 IE=~~30.50~~ (E)

34 LF OF 18" RCP @ ~~0.59%~~ 0.82%

12–26 TYPE 2 INLET EP=~~34.46~~ 34.54 IE=~~31.28~~ 31.24

POND L9
DHW (25) = 34.07
DHW (100) = 34.34

128 LF OF 18" RCP @ ~~0.78 %~~ 0.80%

12–21 STORM MH RIM=35.00 IE=~~30.00~~ 30.09 (SW) 30.04 (NE)

30 ~~27~~ LF OF 18" RCP @ ~~1.11%~~ 1.23%

12–20 18" FES IE=~~29.70~~ 29.72

OCS–L9

22 ~~46~~ LF OF 18" RCP @ ~~0.5 %~~ 0.77%

L9 18" FES IE=~~30.50~~ 30.55

OCS–L9

INLET TYPE	D	
GRATE ELEV.	~~34.00~~	33.98
WEIR WIDTH / HT (SQUARE)	3"√	
WEIR ELEV.	~~31.85~~	31.68
WATER QUALITY ORIFICE	1.5"√	
WATER QUALITY ORIFICE ELEV.	~~31.20~~	31.16
PIPE INVERT	~~30.70~~	30.72
	BOTT SKIMMER = 31.00	

SILT FENCE — EXISTING GRADE — EL=31.3 — EL=30.3 — 4.0' — 4.0' — 4.0'

SECTION B 11
NTS

FAIRHOPE COURT PROFILE
SEE SHEET 41

WETLAND L
DHW (25) = 31.76
DHW (100) = 31.90
(DRAINAGE REPORT L300)

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

DESIGNED JC/JB
DRAWN JC
CHECKED EM
Q.C.

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

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

NO.	DATE	REVISIONS	APP'D BY
7	9/05/07	ADDED RECORD PAVEMENT GRADES	
6	8/17/07	ADDED ADDITIONAL RECORD WALL DATA	
5	3/1/06	REVISED SIDE LOTLINE LOCATIONS LOTS 704–708	
4	2/7/06	ADDED RECORD STORM SEWER AND DRAINAGE DATA	
3	12/20/05	REVISED OCS–L9 PER SWFWMD COMMENTS	
2	10/19/05	ADJUSTED PAD SIZES AND ELIMINATED BUMP SWALES	
1	4/15/05	REV. PER SWFWMD COMMENTS	

JOB NO. 506-62
EPN 84
F.B. & PG. F.B.8PG.
DATE: 02/21/05
SHT. 11 OF 55

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SHELTER COVE LOOP PROFILE
SEE SHEET 39

MATCHLINE SEE SHEET 14

MATCHLINE SEE SHEET 13

BELLE HAVEN DRIVE PROFILE
SEE SHEETS 37 AND 38

AREA 13

160 LF 18" RCP @ ~~0.94%~~ 1.11%
SWALE LOCATED WITHIN CENTER OF 10' DE/AE
12-68D TYPE "C" INLET GRATE=~~36.00~~ 35.68 IE=~~33.00~~ 33.22
RETAINING WALL DESIGNED BY OTHERS
TOP OF WALL EL=~~38.50~~
RETAINING WALL DESIGNED BY OTHERS
349 LF SILT FENCE
END SILT FENCE
10' DE/AE
5' DE/AE
TOP OF WALL EL=38.00
PZ-2
PZ-1
20' EP
10' DE/AE
SHELTER COVE LOOP
REVISE STRUCTURE TOP TO ELEVATION ~~33.00~~ 33.74
12-62 TYPE 2 INLET EP=~~34.24~~ 34.22 IE=~~30.50~~ 30.55
AB-5A
N
0 25 50 100
WETLAND L
DWH (25) = 30.25
DWH (100) = 30.31
(DRAINAGE REPORT L1100)
SHW #1 = 30.07
SHW #2 = 30.11
WETLAND JURISDICTIONAL LIMIT
PREVIOUS EMERGENCY VEHICLE TURNAROUND LAYOUT
REVISED EMERGENCY VEHICLE TURNAROUND LAYOUT
POND L5
DWH (25) = 32.67
DWH (100) = 33.02
POND L5 108'
30.09 NWL
21 ~~30~~ LF OF 18" RCP @ 0.67% ✓
L5
18" FES IE=~~29.70~~ 29.80
12-56 TYPE 2 INLET EP=~~33.38~~ 33.42 IE=~~29.09~~ 29.21
12-55 18" FES IE=~~28.50~~ 28.79
OCS-L5
5' DE/AE
TOP OF WALL EL=~~34.40~~ 34.17
TOP OF WALL EL=32.04
WETLAND JURISDICTIONAL LIMIT
25' WETLAND BUFFER, TYPICAL
WETLAND L
DWH (25) = 29.31
DWH (100) = 29.70
(DRAINAGE REPORT L500)
12-57 REMOVE AND REPLACE 18" FES W/30" A2000 PVC FES IE=~~25.00~~ 25.09
RESTORE RIP RAP AFTER REPLACING FES
12-61 TYPE 2 INLET EP=~~34.24~~ 34.22 IE=~~30.20~~ 30.36 (S) 30.35 (N)
624 B 35.90
125 LF OF 18" RCP @ ~~0.22%~~ 0.34%
12-64 TYPE 2 INLET EP=~~33.95~~ 34.13 IE=~~30.50~~ 30.55
565 B 36.60 (MOD)
564 B 36.60 (MOD)
563 B 36.60 (MOD)
568 B 35.30
569 B 35.30
32 ~~34~~ LF OF 18" RCP @ ~~0.97%~~ 1.06%
12-63 TYPE 2 INLET EP=~~33.95~~ 33.99 IE=~~30.20~~ 30.22 (W) 30.21 (E)
566 B 36.50
567 B 36.50
CENTERLINE OF SIDEWALK AND DROP CURB, TYPICAL
143 ~~153~~ LF OF 18" RCP @ ~~0.33%~~ 0.29%
PS-3
77 LF OF 18" RCP @ ~~0.30%~~ 1.06%
625 B 36.00
12-59 RECONSTRUCT TYPE 2 INLET EP=~~34.40~~ 34.90 IE=~~29.64~~ (N) 29.47 ~~29.46~~ (S)
REMOVE AND REPLACE 18" RCP W/ ~~34~~ 35 LF OF 24" RCP @ ~~0.57%~~ 1.68%
12-58 RECONSTRUCT TYPE 2 INLET EP=~~34.40~~ 34.86 IE=~~29.44~~ (N) 28.89 IE=~~29.20~~ (S) 28.88 ~~28.76~~
575 B 37.10 (MOD)
574 B 37.20 (MOD)
573 B 36.80 (MOD)
572 B 36.70 (MOD)
571 B 36.30 (MOD)
570 B 36.10 (MOD)
SALVAGE 18" RCP AND REPLACE W/ 169 LF OF 30" A2000 PVC PIPE @ ~~2.78%~~ 2.48%
SAW CUT, REMOVE & REPLACE CURB AND PAVEMENT TO CONSTRUCT NEW PIPE AND INLETS
613 B 40.00
614 B 40.90
615 B 41.50
616 B 42.10
617 B 42.40
618 B 42.20
619 B 41.50
620 B 40.10
621 B 38.80
622 B 37.50
623 B 36.50
12-67A TYPE "C" INLET GRATE=~~37.50~~ 37.46 IE=~~33.50~~ 33.52(S) 33.56(E)
12-67B TYPE "C" INLET GRATE=~~39.10~~ 39.08 IE=~~35.10~~ 35.13
12-60C TYPE "C" INLET GRATE=~~38.00~~ 38.82 IE=~~34.80~~ 35.09
12-60B TYPE "C" INLET GRATE=~~36.50~~ 32.80(W) 32.70(E)
12-60A TYPE "C" INLET GRATE=~~34.20~~ 34.14 IE=~~30.20~~ 30.54(W) 30.52(E)
12-60 TYPE "C" INLET GRATE=~~32.00~~ 33.74 IE=~~29.90~~ 29.94(N) 29.73(S) 29.93(W) 29.88(E)
636 B 39.80
635 B 40.50
634 B 41.40
633 B 41.90
632 B 42.40
631 B 41.80
630 B 41.00
629 B 40.00
628 B 38.80
627 B 37.50
626 B 36.50
120 LF OF 18" A2000 PVC PIPE @ ~~1.33%~~ 1.31%
120 LF OF SALVAGED 18" RCP @ ~~1.33%~~ 1.05%
120 LF OF SALVAGED 18" RCP @ ~~1.33%~~ 1.05%
68 ~~66~~ LF OF 18" A2000 PVC PIPE @ ~~0.50%~~ 0.42%
124 ~~125~~ LF OF 18" A2000 PVC PIPE @ ~~0.56%~~ 0.48%
12-67 TYPE 1 INLET EP=~~36.01~~ 38.15 IE=~~32.80~~ 32.17(S) 32.93(N)
SALVAGE 18" RCP AND REPLACE W/ 123 LF OF 24" A2000 PVC PIPE @ ~~0.20%~~ 0.51%
587 B 39.80
586 B 40.80
585 A 41.70
584 B 42.10
583 B 42.10
582 B 42.10
581 B 41.40
580 B 40.30
579 B 39.30
578 B 38.10
577 B 37.00
127 ~~131~~ LF OF 18" RCP @ ~~3.66%~~ 3.65%
33 LF OF 18" RCP @ ~~0.31%~~ 0.34%
12-66 TYPE 1 INLET EP=~~37.03~~ 37.86 IE=~~32.50~~ (S) 32.05 IE=~~32.50~~ (NE) 32.05
150 ~~154~~ LF OF 18" RCP @ ~~2.40%~~ 2.43%
12-85A STORM MANHOLE RIM=35.5 IE=~~27.70~~ 27.41 (SE) 27.40 (N)
12-65 18" FES IE=~~24.00~~ 23.77
WALL BY OTHERS
DE
POND T
DWH (25) = 29.19
DWH (100) = 29.87
WETLAND T
CATEGORY 3
2.07 ACRES
WETLAND JURISDICTIONAL LIMIT
OCS-T
76 LF OF 24" RCP @ ~~0.39%~~ 1.16%
T
24" FES IE=~~26.50~~ 26.49
TEMPORARY WETLAND IMPACT "L-9" – 0.01 AC
WETLAND L
DWH (25) = 28.56
DWH (100) = 29.44
(DRAINAGE REPORT L900)
NP#2 ELEV = 26.92'
SHW#2 ELEV = 27.57'
B 15

OCS-T

INLET TYPE	D
GRATE ELEV.	~~29.80~~ 29.79
WEIR WIDTH	6" ✓
WEIR ELEV.	~~27.57~~ 27.50
WATER QUALITY ORIFICE	N/A
WATER QUALITY ORIFICE ELEV.	N/A
PIPE INVERT	~~26.80~~ 26.93

BOTTOM OF SKIMMER = 27.03

OCS-L5

INLET TYPE	D
GRATE ELEV.	32.90 ✓
WEIR WIDTH	8" ✓
WEIR ELEV.	~~31.05~~ 31.08
WATER QUALITY ORIFICE	0.8" ✓
WATER QUALITY ORIFICE ELEV.	~~30.09~~ 30.03
PIPE INVERT	~~29.90~~ 29.94

BOTTOM OF SKIMMER = 29.90

LEGEND

= Overland Flow Direction
= Concentrated Flow Direction
= Hard Surface Drainage Flow Direction
A 52.68 = Lot Grading Type & Min. Finish Floor Elev.
42.1 = Proposed Grading Pad Contour
17 = Proposed Storm Structure Number
+42.1 = Proposed Spot Elevation
+42.1 = Existing Spot Elevation
= Proposed Storm Structure & Pipe
= Existing Storm Structure & Pipe
= Existing Tree to be Removed
= Existing Tree to Remain
= Proposed Silt Fence
= Existing Silt Fence
= Additional Wetland Buffer
= Buffer Encroachment
= Limits of Wetland Impact
= Limits of Temporary Wetland Impact
= Outfall Rip Rap
* = Lot with Bump Swale (See Sheet 47 for "Typical Bump Swale Detail"
** = Lot with Bump Swale and Weir Overflow Structure (See Sheet 47 for "Typical Bump Swale Detail" and "Weir Overflow Structure Detail"

RECORD DATA LEGEND

(DATA) = RECORD DATA ADDED TO CONSTRUCTION PLANS
RECORD DESIGN = RECORD DATA DIFFERS FROM DESIGN DATA
✓ = RECORD DATA MATCHES DESIGN DATA
~~XXX~~ = NOT CONSTRUCTED

PHASE 8 PHASE 7 PHASE 9 PHASE 10

SHEET LOCATION MAP

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

SECTION B 15 NTS
EXISTING GRADE, SILT FENCE, EL=27.0, EL=26.5, 4:1, 4:1, 2.0', 4.0', 2.0'

SECTION B 14 NTS
SILT FENCE, EXISTING GRADE, PROPERTY LINE, 4 : 1 MAX

SECTION A 15 NTS
LOT LINE, 15' DE LIMITS OF SOD, 1' MIN., 1% MIN., 1% MIN., 4:1 MAX.

PASCO COUNTY APPROVED ALTERNATE TO REINFORCED CONCRETE PIPE N.T.S.
TRENCH WIDTH WILL BE 1'-0" MIN. TO 1'-6" MAX. ON EITHER SIDE OF THE PIPE
STABILIZED SUBGRADE
NOMINAL DIAMETER | AVERAGE O.D. | AVERAGE I.D. | SIDE OF AVG. I.D. | NORTH BACKFILL @ 70% PROCTOR (MIN.) FT.
12" 15" 18" 24" 30" 36" 48" 54" 60" 66" 72"
MANHOLE CONNECTION
ALL OF THESE CONNECTIONS APPROVED BY COUNTY
RUBBER BOOT, S.S. STRAP, GASKET, SPIGOT, MANHOLE BOOT CONNECTION DETAIL
MANHOLE SLEEVE, A-2000 MIN. EPDM O-RING GASKET, RUBBER BOOT, MANHOLE A-LOK CONNECTION DETAIL
MANHOLE WALL, WATERSTOP GASKET, POURED IN PLACE MANHOLE CONNECTION DETAIL
PASCO COUNTY PVC SPECIFICATION
PIPE:
– SHALL BE MANUFACTURED TO ASTM F-949, WITH A MINIMUM 46 PSI PIPE STIFFNESS
BACKFILL MATERIAL
– SAND (A1, A3, SLTY SAND (A-2-4, A-2-5) COMPACTED TO 95% MODIFIED PROCTOR T-180.
SEE T-180 ROADWAYS/SHOULDER
– ZONE A → BACKFILL TO BE SHOVEL SLICED AND WALKED INTO PLACE
– ZONE B → BACKFILL TO BE COMPACTED WITH VIBRATORY EQUIPMENT
MANDREL TESTING
– MANDREL SHALL BE PULLED THROUGH PIPE NOT LESS THAN 30 DAYS AFTER INSTALLATION
MANDREL SHALL BE SIZED AT 95% OF AVERAGE I.D.
MINIMUM HEIGHT OF COVER
– 6" BELOW STABILIZED SUBGRADE
– FOR HEAVY CONSTRUCTION LOADS, INCREASE MINIMUM HEIGHT OF COVER UP TO 30"
MITERED END SECTIONS
– CONCRETE COLLAR/APRON TO BE PLACED AROUND MITERED ENDS

NO.	DATE	REVISIONS	APP'D BY
10	11/6/08	ADDED RECORD STORM SEWER AND DRAINAGE DATA	
9	9/25/07	REVISED GRADING ON LOTS 613–636 AND ADDED STORM SEWER INLETS 12-60A, 12-60B, 12-60C, 12-67A, AND 12-67B WITH ASSOCIATED STORM PIPES. NOTED CURB INLETS 12–58 AND 12–59 TO BE RECONSTRUCTED AND NOTED 18" RCP FROM CURB INLET 12–58 TO CURB INLET 12–59 TO BE REPLACED WITH 24" RCP INCLUDING SAW CUT, REMOVING AND REPLACING EXISTING PAVEMENT AND CURB. NOTED INLET 12–60 TOP TO BE ADJUSTED TO ELEV 33.60. NOTED 18" RCP FROM INLET 12–58 TO POND T1 TO BE SALVAGED AND REPLACED WITH 30" A2000 PVC PIPE WITH 30" A2000 PVC FES. ADDED SECTION A/15. ADDED A2000 PVC PIPE DETAIL.	
8	9/05/07	ADDED RECORD PAVEMENT GRADES	
7	8/17/07	ADDED ADDITIONAL RECORD WALL DATA	
6	3/5/07	REVISED LOT 613 THRU LOT 636 GRADING, REVISED STRUCTURE 12–60, AND REVISED EMERGENCY VEHICLE TURNAROUND LAYOUT.	
5	5/16/06	ADDED STRUCTURE 12–68A – 12–68D	
4	2/7/07	ADDED RECORD STORM SEWER AND DRAINAGE DATA	
3	2/13/06	REVISED REAR GRADING ELEVATIONS ON LOTS 550–552 AND LOTS 557/558 SIDEYARD GRADING. REVISED LOTS 550–551 F.F. ELEV.	
2	10/19/05	ELIMINATED BUMP SWALES	
1	4/15/05	REV. PER SWFWMD COMMENTS	

DESIGNED JC/JB
DRAWN JC
CHECKED EM
Q.C.

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

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PREPARED FOR:
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PHONE (813) 329-7600 FAX (813) 329-7688

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

JOB NO. 506-62
EPN 84
F.B. & PG. F.B.&PG.
SHT. 15
DATE. 02/21/05
OF 55

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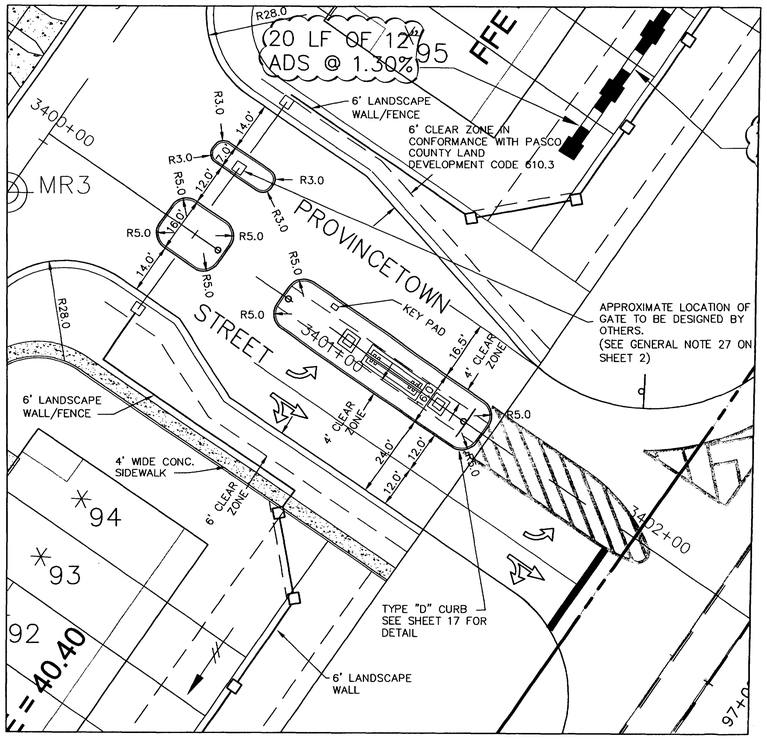
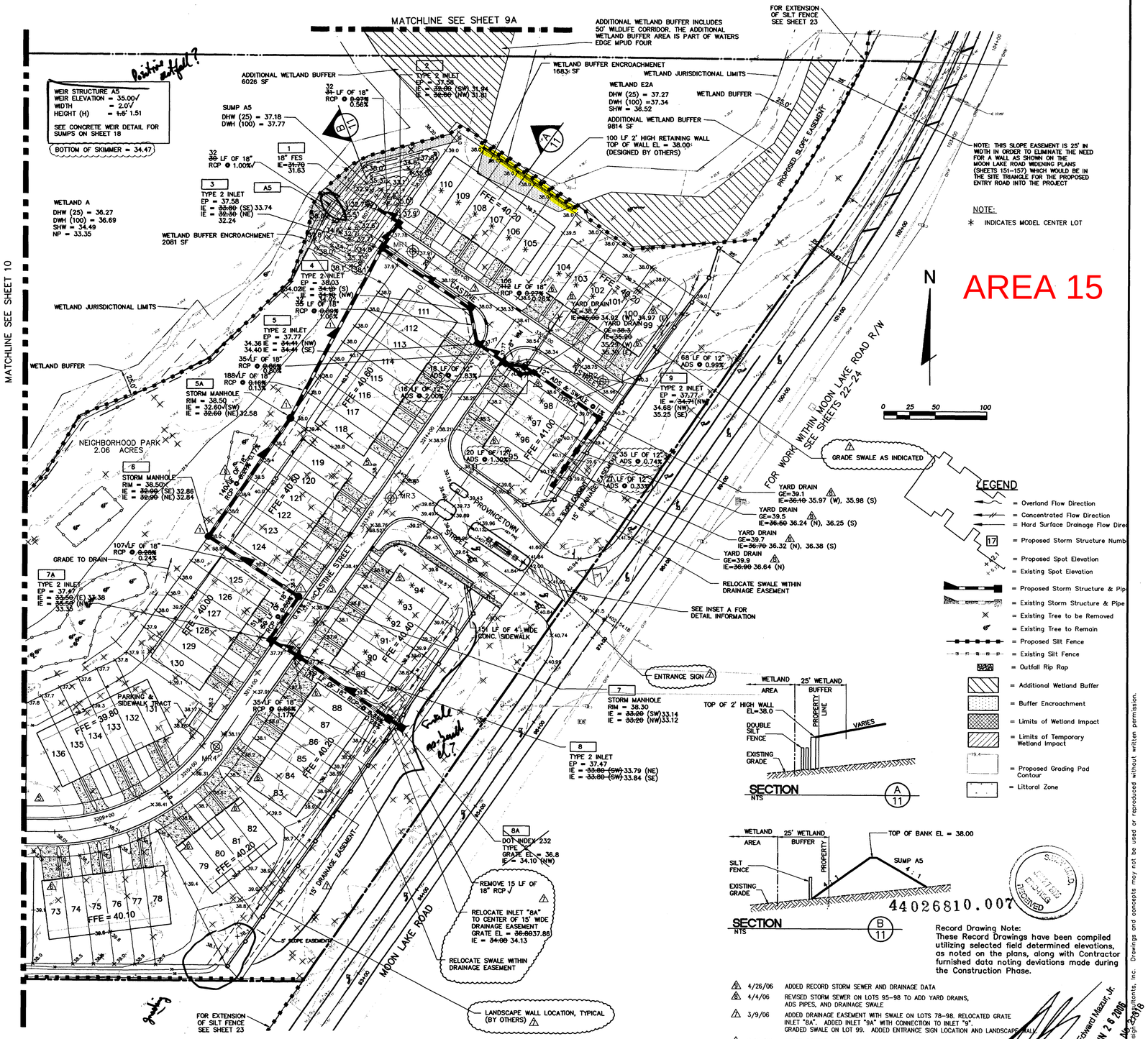


INSET A
1:20



4/26/06	ADDED RECORD STORM SEWER AND DRAINAGE DATA	
4/4/06	REVISED STORM SEWER ON LOTS 95-98 TO ADD YARD DRAINS, ADS PIPES, AND DRAINAGE SWALE	
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	
2/15/06	ADDED DOUBLE DRIVEWAYS ON SELECTED LOTS	
1/21/06	REMOVED ADDITIONAL PARKING SPACES WITHIN LOTS 98, 118, 119, & 139	
1/19/06	ADDED SUPPLEMENTARY REAR AND FRONT LOT SPOT ELEVATIONS	
1/05/06	REVISED STREET NAMES	
11/04/05	ADDED ADDITIONAL PARKING	
4/4/05	STORMWATER MODIFIED TO REMOVE SECTION ON CASTINE	EM
	DRIVE & PER SWFWMD COMMENTS	
NO.	DATE	REVISIONS / APP'D BY

DESIGNED JC
DRAWN JC
CHECKED EM
O.C.

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

FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
3030 Starkey Blvd, New Port Richey FL 34655
Tel. (727) 849-7588 - Fax. (727) 848-3648
E.B. No. 7421

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

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

Edward Mazur, Jr. JUN 26 2006 FL.P.E. No. 25878

JOB NO. 506-67
EPN 84
F.B. & PG. F.B.8PG.
DATE: 1/31/05
SHT. 11
OF 24

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K:\EA\Projects\Multifamily\EA_PG2.MF.dwg - Jun 26, 2006 @ 8.32am - will

LEGEND

CDD OWNED NON-ACCESSIBLE RETAINING WALL LOCATIONS

CDD OWNED ACCESSIBLE RETAINING WALL LOCATIONS

APPROXIMATE TOTALS

5,680 LF	CDD OWNED RETAINING WALL
3,800 LF	CDD OWNED NON-ACCESSIBLE RETAINING WALL
1,880 LF	CDD OWNED ACCESSIBLE RETAINING WALL



Cardno now Stantec

0 400' 800'

RETAINING WALL LOCATIONS
WATERS EDGE
NEW PORT RICHEY, FLORIDA

Water's Edge CDD - Wall Clearing
Proposal Summary
Updated 5-18-2021

Contractor	Contact	Proposal Amount	Notes
Site Masters	Tim Cooney	$19,000	1' into conservation area, removing invasive species
Finn Outdoor	Robb Brown	$13,500	1' into conservation area, removing invasive species
ASI Landscaping	Armando Taylor	$13,216	1' into conservation area, removing invasive species

Proposal

ASI Landscape Management Services

Client Name:	Waters Edge CDD
Project Name:	EST2520261 Retaining wall cutback
Jobsite Address:	9019 Creedmoor Lane New Port Richey, Florida 34654
Billing Address:	9019 Creedmoor Lane New Port Richey, Florida 34654
Estimate ID:	EST2520261
Date:	May 11, 2021

As per highlighted plan cut back vegetation approximately 1' from the bottom of the retaining wall into the conservation area approximately 6' above the top cap with hand held equipment.

. -Most areas are behind homes and we will need to gain access thru private property, upon acceptance of this proposal a certicate issued to the contractor explaining the work shall be issued to contractor for display to residents during work phases.

-No trash or debris removal/disposal is included in this proposal. -No herbicide or other chemicals will be used.

8-10 working days to complete this work

Retaining wall cutback	**$13,215.94**

Retaining Wall cut back		$13,215.94
	Subtotal	$13,215.94
	Taxes	$0.00
	Estimate Total	**$13,215.94**

GENERAL TERMS AND CONDITIONS

PART 1: CONTRACTOR'S RESPONSIBILITY

The Contractor shall recognize and perform in accordance with written terms, written specifications and designs, contained or referred herein. The Contractor reserves the right to renegotiate or amend the contract when price or scope of work is affected by changes to any local, state, or federal law, regulation or ordinance that goes into effect after the contract is signed.

A. Workforce: The Contractor shall assign a trained workforce with experience in the services being provided. The workforce will be presentable and identifiable at all times. All employees shall be competent and qualified, and U.S. citizens or legally authorized to work in the United States.

B. Landscape Materials: All materials shall conform to bid specifications. The Contractor will meet and comply with all Agricultural licensing and reporting requirements.

9702 Harney Road
Thonotosassa, Florida 33592
p. (813) 948-3938
www.ameriscapeusa.com
email: ataylor@asilandscapemgt.com

C. Warranties: Warranties provided by the Contractor for both product and labor are subject to the following terms and conditions:

I. If the Client has an existing landscape maintenance agreement with the Contractor, the warranty shall be for 1(one) year commencing on the day the work is completed and accepted by the Client.

II. If the Client does not have an existing landscape maintenance agreement with the Contractor, the warranty shall be for 6 (six) months commencing on the day the work is completed and accepted by the Client.

III. If the Client enters into a landscape maintenance agreement with the Contractor, either during or upon completion of the work, the Contractor will warranty the product per clause (1) above.

IV. If the Client cancels an existing landscape maintenance agreement with the Contractor within the first 6 (six) months of the warranty, the warranty shall only be in effect for the remaining time of the 6 (six) month period.

V. If the Contractor cancels an existing landscape maintenance agreement with the Contractor after the first 6 (six) months of the warranty period, the warranty period will have ended.

D. Licenses and Permits: The Contractor will maintain a Landscape Contractor's license, as required by state or local law, and will comply with all other license and permit requirements of the county, state and federal governments, as well as all other requirements of law.

E. Taxes: The Contractor agrees to pay taxes applicable for its work under this contract, including sales tax on material supplied where applicable.

F. Insurances: The Contractor agrees to maintain General Liability Insurance, Automotive Liability Insurance, Workers' Compensation Insurance, and any other insurance at the Contractor's discretion or required by law. In addition, the Contractor will require the same of any sub-contractors and will provide proof of such upon Client request. The Contractor is also responsible for obtaining any licenses and/or permits required by law for activities on the Client's property.

G. Liability: It is understood and agreed that the Contractor is not liable for any damage of any kind that is not caused by the negligence of the Contractor, its agents or employees, including but not limited to: death or decline of plant materials due to improper selection, placement, planting or maintenance before the time of this contract; damage due to improper irrigation components in existence at the time of contract execution; exposed cables/wires or sprinkler components/lines normally found below the surface of the lawn; flooding, storm or wind damage; disease or damage to lawns or landscape plants caused by excessive irrigation or lack of water due to inoperative components provided it reported these to the Client, or irrigation restrictions imposed by Water Management District or civil authorities; damage caused by any item hidden in the landscape and not clearly guarded or marked; and damage due to vandalism. The Contractor is liable for any damage due to operation of equipment in performing the contract; complying with all laws pertaining to protected plant species such as the mangrove; damage to plant material due to improper horticulture practices; improper installation of irrigation system replacement components; and injury to non-target organisms in application of pesticides.

H. Subcontracts: The Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

I. Invoicing: The Contractor will invoice for the amount set forth under the prices and terms included in this contract under Section B: Terms of Payment. Any services rendered, that are in addition to or beyond the scope of work required by this contract shall be separately billed.

PART 2: CLIENT'S RESPONSIBILITY

A. Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

B. Jobsite Access: The Client shall allow access to all parts of the jobsite where the Contractor is to perform work required by this contract or other related functions, during normal business hours and at other reasonable times, and in the case of after-hours emergencies.

C. Payment: The Client shall review invoices submitted by the Contractor and payment shall be due upon completion of the work and receipt of invoice and considered delinquent if not paid accordingly. If not paid within forty-five (45) days, the Contractor reserves the right to suspend services by giving written notice for nonpayment.

D. Defects: The Client shall give the Contractor at least thirty (30) days to correct any problem or defect discovered in the performance of the work required under this contract. The Contractor may provide a deduction or offset at its discretion if defects are not correctable

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to the satisfaction of the Client.

PART 3: OTHER TERMS

The Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this contract. Neither the Client nor the Contractor, their partners, successors, assignees and legal representative shall assign, transfer or terminate any interest in this contract without the written consent of the other.

A. Termination: This contract may be terminated by the Contractor for nonpayment by the Client, upon written notice as stated above. In the event this contract is terminated early by either party, the Contractor shall be entitled to recover those unrecovered costs incurred through the date of termination, including a reasonable amount of overhead and profit, and any amount in excess of the monthly charges paid by the Client through the date of termination.

B. Controlling Law: The laws of Florida shall govern the validity, interpretation, construction, and performance of this contract. Each party hereby expressly consents to the personal jurisdiction, venue and convenience of, and the parties agree that any dispute arising hereunder will be heard in, the state and federal courts for the County of Hillsborough, Florida for any lawsuit arising from or related to this contract agreement. All references herein to the singular shall include the plural.

C. Legal Counsel: Each party has had (or has been advised to seek) independent legal counsel of their selection in the negotiation of this contract. Each party fully understands the facts and has been informed about their legal rights and obligations, including but not limited to the obligations of Florida Statutes regarding restrictive covenants and liquidated damages. Each party is signing this contract freely and voluntarily intending to be bound by it. Each party hereby knowingly, voluntarily and intentionally waives any right either may have to a trial by jury with respect to any litigation related to or arising out of, under or in conjunction with this contract or Contractor's employment with Ameriscape USA, Inc.

D. Notice to Owner: The Contractor will furnish a Notice to Owner per Florida Statute 713.06 to protect the Contractor's lien rights in the event payment is not received for any job exceeding $2,500.00.

E. Attorney's Fees: In the event a dispute arises between the parties hereto and suit is instituted, the prevailing party in such litigation shall be entitled to recover reasonable attorney fees and other costs and expenses from the non-prevailing party, whether incurred at the trial level or in any appellate proceeding. If the Contractor seeks counsel for nonpayment issues and an agreement is reached before a suit/trial those attorney fees can also be recovered.

Estimate authorized by: _____ Estimate approved by: _____

Company Representative Customer Representative

Signature Date: _____ Signature Date: _____

9702 Harney Road p. (813) 948-3938 www.ameriscapeusa.com
Thonotosassa, Florida 33592 email: ataylor@asilandscapemgt.com

Tab 3

PSA
HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	August 6, 2026
Client:	Water's Edge HOA/CDD
HOA/CDD:	Mickey McCarthy
Manager:	Rocco Iervasi
ASI:	Al Suarez, Bill Milligan, Paul Cianci
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 August 24, 2026. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on August 25, 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

Turf was being neatly mowed. Be certain to cut turf at 4 or more inches to shade out weed growth and produce more food for grass plant through sunlight absorption.

Clubhouse left side berm- poor soft edging. Beds were not well defined. *Photo below.*



Belle Haven outside of exit gate-uneven cut.

3 TURF COLOR

The color of the St. Augustine has improved over the past month, due to the use of fungicides to reduce disease activity.

Belle Haven entry and exit drive-the St. Augustine turf color ranged from a lightly mottled medium green to a consistent medium green.

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

Veteran's Park-the Bahiagrass turf color was lightly mottled medium green.

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

Clubhouse front left side and berm area- the St. Augustine turf color of the berm was a mottled medium green. The St. Augustine turf color at the large oak ranged from a mottled medium green to a consistent medium green.

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

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

Bahiagrass throughout the community-the Bahiagrass turf color was a lightly mottled medium green.

August *August* *August*





July *July*




June *June* *June*





June



May *May*




2 TURF DENSITY

The regular rainfall has improved the density of the Bahiagrass. The St. Augustine turf continues to be affected by disease activity. .

Clubhouse front left side and berm area- the St. Augustine turf density of the berm ranged from fair to good. The St. Augustine turf density at the front left corner by large oak ranged from poor to fair. Disease activity affected the area.

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

Clubhouse parking lot fence line-the St. Augustine turf density remained strong.

Other common areas–the Bahiagrass turf density was good.

Veteran's Park- the Bahiagrass turf density ranged from fair to good.

Slidell- the St. Augustine turf density ranged from poor to good. Disease activity affected the area.

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

Clubhouse basketball court sidewalk area-the St. Augustine density ranged from poor to good. Disease activity affected the area.

3 TURF WEED CONTROL

General workorder-broadleaf weeds were present in all viable St. Augustine turf panels. Their volume was low.

The turf has a relatively low volume of broadleaf weeds. It is recommended that treatments occur in the cooler early morning temperatures or postpone them until the overall cooler weather of fall to kill off the weeds.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Basketball court - new sod installation did not survive. It appears that most of the existing viable turf has improved health. The disease activity has subsided. Continue rotational fungicide treatments. Dead sod will be replaced under warranty, other sections in this area still need to be sodded. **WARRANTY WORK.** *Photo below.*



Clubhouse left side large oak- sections of dead and declining turf. Replace. **WARRANTY WORK**. *Photo below.*



Clubhouse boat ramp area- replace dead sod. **WARRANTY WORK.** *Photo below.*



Slidell entry drive- continue to treat disease activity close to Moon Lake Road. *Photo below.*





Clubhouse front left corner- treat disease activity. *Photo below*.



Clubhouse left side berm-continue rotational fungicide treatments.

Belle Haven entry and exit drive from Moon Lake Road to Creedmoor- continue rotational fungicide treatments.

All turf that has died from disease activity needs to be replaced under warranty.

There has been an improvement in the overall health and vigor of the viable St. Augustine turf that was affected by disease activity. Rotational fungicide applications have helped to reduce the spread and loss of turf. Reduce irrigation (where practical) to affected areas to lessen disease and weed pressures

3 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

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

11652 Belle Haven-monitor health of nandina along curb line.

11727 Belle Haven- treat fakahatchee grass for spider mites. Cut back.

Belle Haven median odd side-continue to remove any dead shrubs and prepare proposals for end caps.

Veterans Park - roebellini palm has frizzletop. Fertilize with palm specific fertilizer. Its condition has not changed over the past month.

ASI has been proactively removing dead shrubs and shrubs that have "aged out". Shrubs have been removed from both the HOA as well as the CDD property. Proposals for new plantings are being prepared.

3 BED WEED CONTROL

Bed weed control was strong.

Clubhouse left side by pool filter- remove vines growing in schilling holly hedge.

Clubhouse parking lot- remove vines in bed weeds from finger islands.

2 IRRIGATION MANAGEMENT

Clubhouse right side- backfill over exposed control wires. Place heavier gravel or stone to prevent wire from being uncovered. *Photo below.*



Irrigation should be reduced to turf areas whenever practical to help lessen the chances of disease spread and weed growth.

South end along Moon Lake Road behind fence- repair large scale mainline blowout. It may be able to be capped and run again while repairs are made. Be sure to let capped pipe repair set up for at least 2 days before pressurizing pipe. Use compactable fill dirt to fill hole. Compact in 6" lifts. It is not uncommon for old pipe to simply come apart. Other areas may also occasionally come apart. This can occur in mainlines as well as lateral lines.

2 SHRUB PRUNING

*It should be noted that the shrubs, including but not limited to, the hawthorns and schilling hollies, should not be pruned too tightly. This means that too much vegetative growth is being removed, limiting the plants availability to make food for itself. In addition, the plant will look more attractive by not having "holes" in it and allowing it to develop its more natural shape. (i.e. Indian Hawthorn has a natural mounded habit) Belle Haven entry drive inside of gate-prune dead sections out of juniper. *Photo below.*

Clubhouse left side front- prune out dead sections from juniper.

Clubhouse left side walkway- prune iris off path. *Photo below.*



Slidell- prune out dead sections from juniper at median monument.

Clubhouse playground- cut back wood line. This has not been maintained regularly. *Photo below.*



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

3 TREE PRUNING

Veterans Park- elevate large oak tree on walkway to street.

Clubhouse parking lot along Moon Lake Road- remove dead fronds from palms at each end of parking lot.

Clubhouse right side- prune magnolia and oak tree away from clubhouse roof.

Clubhouse parking lot along Moon Lake Road fence- tree pruning is recommended over turf area. This work will allow more sunlight to reach the turf. Canopy thinning, dead wood removal, remove large diameter low limbs. This work is out of scope. Submit proposal. *Photo below.*



Slidell median- remove low hanging limb over Windmill palms. This may be out of scope and require a proposal. *Photo below.*



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 newly installed coleus was performing strongly. The plants were healthy and properly spaced. The beds had minor weed growth. Be certain to pinch maroon coleus to maintain a consistent height of mass planting. *Photo below.*

August



August



(0) CARRIED FORWARD FROM PRIOR MONTH

INSPECTION SCORE 32 of 36 –Passing score is 30 of 36 or 28 of 33 (with no seasonal color.)**PASSED INSPECTION Payment for August services should be released after the receipt of the DONE REPORT.**

SUMMARY

ASI performed to contractual standards for this inspection. The most notable issue from this inspection was the improvement in the health of the disease affected turf. There is turf that will still need to be replaced under warranty. Tree pruning and plant replacement proposals will be submitted. Large tree pruning is recommended every few years, and a plant replacement program is unavoidable as plants age or go into decline. The large washout created by the mainline blowout was a major issue affecting the entire community and should be repaired as soon as possible. The other components of the landscape maintenance program were under control with no major issues.

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

Signature_____

Print Name _____

Company_____

Date_____

Tab 4

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** September 24, 2026, at 3:30 p.m.

District Manager's Report

August 27, 2026

WATERS EDGE CDD

FINANCIAL SUMMARY		7/31/2026
General Fund Cash & Investment Balance:		$275,928
Reclaimed Water Fund Balance:		$71,749
Reserve Fund Cash & Investment Balance:		$344,272
Debt Service Fund Investment Balance:		$587,233
Total Cash and Investment Balances:		**$1,279,182**
General Fund Expense Variance:	**$8,862**	**Under Budget**

Tab 5

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of the Waters Edge Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.

b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Waters

Edge Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of $_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	$_____
Total Reserve Fund [if Applicable]	$_____
Total Debt Service Funds	$_____
Total All Funds*	**$_____**

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 27, 2026.

Attested By:	**Waters Edge** **Community Development District**
_____	_____
Print Name:_____	Print Name:_____
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

Exhibit A

Rizzetta & Company

Waters Edge
Community Development District

watersedgecdd.org

Approved Proposed Budget
for Fiscal Year 2026-2027

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Approved Proposed Budget
Waters Edge Community Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 07/31/26	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	***Special Assessments***						
5	Tax Roll	$ 462,767	$ 462,767	$ 457,536	$ 5,231	$ 474,272	$ 16,736
6		$ -					
7	**Assessment Revenue Subtotal**	**$ 462,767**	**$ 462,767**	**$ 457,536**	**$ 5,231**	**$ 474,272**	**$ 16,736**
8							
9	**OTHER REVENUES**						
10							
11	Balance Forward from Prior Year	$ -	$ -	$ -	$ -	$ -	$ -
12	Interest Earnings	$ 288	$ 346	$ -	$ 346	$ -	$ -
13							
14	**Other Revenue Subtotal**	**$ 288**	**$ 346**	**$ -**	**$ 346**	**$ -**	**$ -**
15							
16	**TOTAL REVENUES**	**$ 463,055**	**$ 463,113**	**$ 457,536**	**$ 5,577**	**$ 474,272**	**$ 16,736**
17							
18	**EXPENDITURES - ADMINISTRATIVE**						
19							
20	***Legislative***						
21	Supervisor Fees	$ 10,600	$ 12,720	$ 13,000	$ 280	$ 13,000	$ -
22	***Financial & Administrative***						
23	Accounting Services	$ 13,970	$ 16,764	$ 14,177	$ (2,587)	$ 16,764	$ 2,587
24	Administrative Services	$ 4,430	$ 5,316	$ 5,316	$ -	$ 5,316	$ -
25	Arbitrage Rebate Calculation	$ -	$ -	$ 450	$ 450	$ 450	$ -
26	Assessment Roll	$ 5,900	$ 5,900	$ 5,900	$ -	$ 5,900	$ -
27	Auditing Services	$ 1,200	$ 1,200	$ 3,700	$ 2,500	$ 3,900	$ 200
28	Disclosure Report	$ 1,997	$ 1,997	$ 1,500	$ (497)	$ 1,500	$ -
29	District Engineer	$ 26,461	$ 31,753	$ 25,000	$ (6,753)	$ 27,000	$ 2,000

Approved Proposed Budget
Waters Edge Community Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 07/31/26	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
30	District Management	$ 21,397	$ 25,676	$ 25,677	$ 1	$ 25,677	$ -
31	Dues Licenses & Fees	$ 175	$ 210	$ 175	$ (35)	$ 175	$ -
32	Financial & Revenue Collections	$ 4,917	$ 5,900	$ 5,900	$ (0)	$ 5,900	$ -
33	Legal Advertising	$ 764	$ 917	$ 500	$ (417)	$ 500	$ -
34	Miscellaneous Mailings	$ -	$ -	$ 3,000	$ 3,000	$ 3,000	$ -
35	Public Officials Liability Insurance	$ 3,566	$ 4,279	$ 3,785	$ (494)	$ 3,923	$ 138
36	Tax Collector /Property Appraiser Fees	$ 360	$ 432	$ 150	$ (282)	$ 150	$ -
37	Trustees Fees	$ 4,148	$ 4,148	$ 4,150	$ 2	$ 4,150	$ -
38	Website Hosting, Maintenance, Backup & Email	$ 5,710	$ 6,852	$ 6,500	$ (352)	$ 6,700	$ 200
39	***Legal Counsel***						
40	District Counsel	$ 15,451	$ 18,541	$ 20,000	$ 1,459	$ 20,000	$ -
41							
42	**Administrative Subtotal**	**$ 121,046**	**$ 142,606**	**$ 138,880**	**$ (3,726)**	**$ 144,005**	**$ 5,125**
43							
44	**EXPENDITURES - FIELD OPERATIONS**						
45							
46	***Electric Utility Services***						
47	Utility - Electric for Reclaimed Pump & Wells	$ 20,790	$ 24,948	$ 27,250	$ 2,302	$ 27,250	$ -
48	***Stormwater Control***						
49	Aquatic Maintenance	$ 22,113	$ 26,536	$ 26,220	$ (316)	$ 26,220	$ -
50	Aquatic Plant Replacement	$ -	$ -	$ 2,500	$ 2,500	$ 2,500	$ -
51	Fountain Service Repairs & Maintenance	$ 500	$ 600	$ 3,500	$ 2,900	$ 3,500	$ -
52	Lake/Pond Bank Maintenance	$ 42,225	$ 50,670	$ 8,000	$ (42,670)	$ 8,000	$ -
53	Mitigation Area Maintenance	$ 550	$ 660	$ 500	$ (160)	$ 500	$ -
54	Stormwater System Maintenance	$ 2,355	$ 2,826	$ 7,500	$ 4,674	$ 7,500	$ -
55	***Other Physical Environment***						
56	Entry & Walls Maintenance	$ -	$ -	$ 3,000	$ 3,000	$ 3,000	$ -
57	General Liability Insurance	$ 3,566	$ 3,566	$ 3,785	$ 219	$ 3,923	$ 138
58	Irrigation Maintenance & Repair	$ 5,785	$ 6,942	$ 12,000	$ 5,058	$ 12,000	$ -

Approved Proposed Budget
Waters Edge Community Development District
General Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 07/31/26	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
59	Irrigation Repair	$ 4,750	$ 5,700	$ 17,500	$ 11,800	$ 17,500	$ -
60	Landscape - Mulch	$ -	$ -	$ 12,000	$ 12,000	$ 12,000	$ -
61	Landscape Maintenance	$ 93,284	$ 111,941	$ 108,000	$ (3,941)	$ 111,240	$ 3,240
62	Landscape Miscellaneous	$ 10,240	$ 12,288	$ 25,000	$ 12,712	$ 25,000	$ -
63	Landscape Replacement Plants, Shrubs, Trees	$ 3,735	$ 4,482	$ 5,000	$ 518	$ 5,000	$ -
64	Property Insurance	$ 10,825	$ 10,825	$ 11,901	$ 1,076	$ 10,284	$ (1,617)
65	Reclaimed Pump Repairs	$ 9,110	$ 10,932	$ 25,000	$ 14,068	$ 25,000	$ -
66	Well Maintenance	$ -	$ -	$ 5,000	$ 5,000	$ 5,000	$ -
67	***Contingency***						
68	Miscellaneous Contingency	$ 27,210	$ 32,652	$ 15,000	$ (17,652)	$ 24,850	$ 9,850
69							
70	**Field Operations Subtotal**	**$ 257,038**	**$ 305,567**	**$ 318,656**	**$ 13,089**	**$ 330,267**	**$ 11,611**
71							
72	**TOTAL EXPENDITURES**	**$ 378,084**	**$ 448,173**	**$ 457,536**	**$ 9,363**	**$ 474,272**	**$ 16,736**
73							
74	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 84,971**	**$ 14,940**	**$ -**	**$ 14,940**	**$ -**	**$ -**
75							

Approved Proposed Budget
Waters Edge Community Development District
Reclaimed Water Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 07/31/26	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	***Special Assessments***						
5	Tax Roll	$ 65,002	$ 65,002	$ 65,000	$ 2	$ 65,000	$ -
6							
7	**Assessment Revenue Subtotal**	**$ 65,002**	**$ 65,002**	**$ 65,000**	**$ 2**	**$ 65,000**	**$ -**
8							
9	**OTHER REVENUES**						
10							
11	***Interest Earnings***						
12	Interest Earnings	$ 67	$ 80	$ -	$ 80	$ -	$ -
13							
14	**Other Revenue Subtotal**	**$ 67**	**$ 80**	**$ -**	**$ 80**	**$ -**	**$ -**
15							
16	**TOTAL REVENUES**	**$ 65,069**	**$ 65,082**	**$ 65,000**	**$ 82**	**$ 65,000**	**$ -**
17							
18	**EXPENDITURES**						
19							
20	***Water-Sewer Combination Services***						
21	Utility - Reclaimed Water	$ 57,086	$ 68,503	$ 65,000	$ (3,503)	$ 65,000	$ -
22							
23	**TOTAL EXPENDITURES**	**$ 57,086**	**$ 68,503**	**$ 65,000**	**$ (3,503)**	**$ 65,000**	**$ -**
24							
25	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 7,983**	**$ (3,421)**	**$ -**	**$ (3,421)**	**$ -**	**$ -**
26							

Approved Proposed Budget
Waters Edge Community Development District
Reserve Fund
Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 07/31/26	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	***Special Assessments***						
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	***Interest Earnings***						
12	Interest Earnings	$ 10,774	$ 12,929	$ -	$ 12,929	$ -	$ -
13							
14	**Other Revenue Subtotal**	**$ 10,774**	**$ 12,929**	**$ -**	**$ 12,929**	**$ -**	**$ -**
15							
16	**TOTAL REVENUES**	**$ 110,774**	**$ 112,929**	**$ 100,000**	**$ 12,929**	**$ 100,000**	**$ -**
17							
18	**EXPENDITURES**						
19							
20	***Contingency***						
21	Capital Reserves	$ 183,043	$ 219,652	$ 100,000	$ (119,652)	$ 100,000	$ -
22							
23	**TOTAL EXPENDITURES**	**$ 183,043**	**$ 219,652**	**$ 100,000**	**$ (119,652)**	**$ 100,000**	**$ -**
24		.					
25	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ (72,269)**	**$ (106,723)**	**$ -**	**$ (106,723)**	**$ -**	**$ -**
26							

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.

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.

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.

Tab 6

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Waters Edge Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** ("**FY 2026-2027 Budget**") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2026-2027 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll**.** All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized

by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 27, 2026.

Attested By:	**Waters Edge** **Community Development District**
_____	_____
Print Name:_____	Print Name:_____
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

Tab 7

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026-2027; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Waters Edge Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within Pasco County , Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation within the county in which the District is located; and

WHEREAS, the Board desires to adopt a Fiscal Year 2026-2027 annual meeting schedule attached hereto as **Composite Exhibit A**.

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

1. The Fiscal Year 2025-2026 annual meeting schedule attached hereto and incorporated by reference herein as **Composite Exhibit A** is hereby approved and will be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 27th day of August 2026.

ATTEST:

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

_____
Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Composite Exhibit A: Fiscal Year 2026-2027 Annual Meeting Schedule

EXHIBIT "A"
BOARD OF SUPERVISORS' MEETING DATES
WATERS EDGE
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

October 22, 2026
November TBD
December TBD
January 28, 2027
February 25, 2027
March 25, 2027
April 22, 2027
April Workshop TBD
May 27, 2027
June 24, 2027 *5:00 p.m
July 22, 2027
August 26, 2027 * 5:00 p.m.
September 23, 2027

All meetings will be held at 3:30 p.m. (* with the exception of the months of June and August to be held at 5:00 p.m.) at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

Tab 8

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING APPROVAL OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR MONETARY THRESHOLDS; REPEALING ALL PRIOR SPENDING AUTHORIZATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Waters Edge Community Development District (the "**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business;

WHEREAS, the Board of Supervisors of the District (the "**Board**") typically meets monthly to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses;

WHEREAS, the Board contracted with the District Manager to timely pay the District's vendors and perform other management functions;

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously authorized by the Board and such payments do not need to be approved by the Board prior to payment unless the agreements specifically requires Board approval prior to payment;

WHEREAS, the Board recognizes that certain time sensitive, emergency issues, or routine matters may arise from time to time that require approval outside of regular monthly meetings;

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities, to authorize limited spending authority to the Chair (or Vice-Chair if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Authorization to Pay Invoices for Work Previously Approved**. The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and upon verifying completion of said work, and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.

2. **Limited Spending Authorization**. The Board hereby authorizes the individuals stated below to exercise their judgment to enter into contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that are required to provide for the health, safety, and welfare of the residents within the District; or (2) to remedy an unforeseen disruption in services relating to the District's facilities or assets, and such disruption would result in significantly higher expenses unless the contract is entered into immediately.
    a. The District Manager may individually authorize such expenses up to $5,000 per proposal/event.
    b. The District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to $10,000 per proposal/event.
    c. Only for emergency situations where there was first an attempt to hold an emergency meeting but quorum could not be established within 48 hours, the District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to $20,000.00 per proposal/event.

3. **Ratification of Spending Authorization at Future Meeting**. Any payment made pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.

4. **Repeal of Prior Spending Authorizations**. All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.

5. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

Passed and adopted on August 27, 2026.

Attest:	**Waters Edge** **Community Development District**
_____	_____
Print Name: _____	Print Name: _____
□ Secretary / □ Assistant Secretary	□ Chairperson / □ Vice Chairperson

Tab 9

asi landscapes
A Yardnique Company

Proposal #170853

Date: 7/29/2026

Customer:	Property:
	Water's Edge CDD 9019 Creedmoor Lane New Port Richey, FL 34654

Palm Removals

Flush cut 2 Washy palms.

Haul all debris off site.

Palm Removals

Pine Tree Removals

Items	Quantity	Unit	Price/Unit	Price
Labor Enhancement				$1,500.00
Hauling and Dumping	3.00	CY	$65.00	$195.00
			Pine Tree Removals:	$1,695.00
			PROJECT TOTAL:	**$1,695.00**

Terms & Conditions

By _____	**By** _____
Jeff Myers	
Date 7/29/2026	**Date** _____
Yard-Nique	**Water's Edge CDD**

AZ Tree Service
9901 Ideal Ln.
Hudson, FL 34667

Proposal #3670

Created: 08/06/2026
From: Scott Mclaren

Proposal For

Waters edge CDD

mobile: 3528742542
lcastoria@rizzetta.com

Location

11920 Castine St
New Port Richey, FL 34654

11920 Castine St 34654

Terms

Due on Receipt

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1) Palm trim 45 palm trees to be trimmed	1	$ 2,700.00	$ 2,700.00
2) Labor Remove two palm trees no grind	1 MH	$ 1,500.00	$ 1,500.00

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. A-Z Tree Service, Inc is not responsible for any damaged underground cables, pipes, sprinkler lines or heads, curbing, sidewalks, or driveways while removing trees or grinding stumps. All septic areas in work zone need to be flagged by homeowner before A-Z arrives on site to begin work. Balances not paid by the due date are subject to late fees.

SUBTOTAL	$ 4,200.00
SALES TAX	$ 0.00
TOTAL	$ 4,200.00

Signature

x Date:

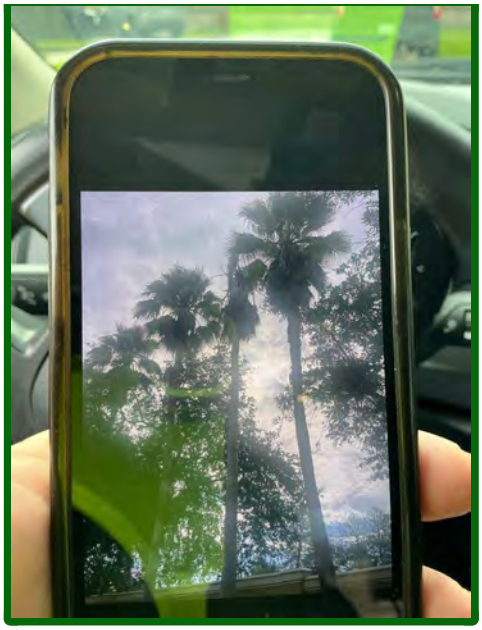
Please sign here to accept the terms and conditions

Sales Reps

Scott Mclaren
Office: 3523453050
Mobile: 3528426914
aztreeservicesale@gmail.com

Photos





AZ Tree Service
9901 Ideal Ln.
Hudson, FL 34667

Proposal #3670
Created: 08/06/2026
From: Scott Mclaren



ID	DESCRIPTION	COLOR
Remove palm tree no grind		
Remove palm tree no grind		

Palm trees to be trimmed

Palm trees to be trimmed

Tab 10

asi landscapes
A Yardnique Company

Proposal #171889

Date: 8/5/2026

Customer:

Property:

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

Water's Edge Priority Repairs Aug'26

High-Priority Repairs August 2026

Priority Repairs

Priority Repairs

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				$1,700.00
Hunter ICV Inline Valve w/ Flow Control & Filter Sentry 2" FNPT	4.00	EA	$408.67	$1,634.67
Slip-Fix - 2"	4.00	EA	$38.89	$155.57
Adapter, 2" MPT x Slip White PVC Schedule 40	10.00	EA	$2.93	$29.34
PTFE Thread Seal Tape 3/4" x 260"	2.00	Roll	$3.34	$6.67
2" x 20' Schedule 40, PVC Pipe	20.00	FT	$1.78	$35.56
2-1/2" x 20' Schedule 40, PVC Pipe	20.00	FT	$3.13	$62.67
Coupling, 2-1/2" Slip White PVC Schedule 40	2.00	EA	$6.05	$12.09
			Priority Repairs:	$3,636.57

Hole repair and erosion repair

Wash out repair and sod installation

Items	Quantity	Unit	Price/Unit	Price
Fill Dirt	18.00	CY	$50.00	$900.00
Bahia Sod	2.00	Pallet	$415.00	$830.00
JCB loader	1.00	Day	$350.00	$350.00
Labor for erosion repair and wash out repair				$3,375.00
			Wash out repair and sod installation :	$5,455.00

PROJECT TOTAL: **$9,091.57**

Terms & Conditions

Due to the uncertainty of underground piping/root system, the team will not know the full extent of the repairs until the irrigation line is completely exposed, therefore an additional proposal will be submitted for **approval** if a difficult repair requires additional time and material.

By	**By** Ken Smith Ken Smith (Aug 10, 2026 12:36:48 EDT)
Jeff Myers	
Date 8/5/2026	**Date** 10/08/2026
Yard-Nique	**Water's Edge CDD**

Tab 11

WATERS EDGE
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Waters Edge Community Development District
Pasco County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Waters Edge Community Development District, Pasco County, Florida (the "District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 24, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 24, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Waters Edge Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a net position deficit balance of ($4,029,823).

- The change in the District's total net position in comparison with the prior fiscal year was $348,990, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025, the District's governmental funds reported combined ending fund balances of $1,214,904, an increase of $85,402 in comparison with the prior fiscal year. The fund balance is non-spendable for prepaid items and deposits, restricted for debt service, assigned to capital reserve, and the remainder is unassigned which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and the debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets plus deferred outflows of resources at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2025	2024
Assets, excluding capital assets	$ 1,293,689	$ 1,164,147
Capital assets	1,450,248	1,667,783
Total assets	2,743,937	2,831,930
Deferred outflows of resources	54,228	59,392
Current liabilities	191,700	629,677
Long-term liabilities	6,636,288	6,640,458
Total liabilities	6,827,988	7,270,135
Net Position		
Net investment in capital assets	(5,186,040)	(4,906,021)
Restricted	447,673	130,381
Unrestricted	708,544	396,827
Total net position	$ (4,029,823)	$ (4,378,813)

The District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2025	2024
Revenues:		
Program revenues		
Charges for services	$ 1,370,245	$ 1,303,046
Operating grants and contributions	33,973	-
General revenues		
Unrestricted investment earnings	14,296	49,325
Total revenues	1,418,514	1,352,371
Expenses:		
General government	159,440	139,484
Physical environment	623,131	723,906
Culture/recreation	-	1,966
Interest and other charges	286,953	303,207
Total expenses	1,069,524	1,168,563
Change in net position	348,990	183,808
Net position - beginning	(4,378,813)	(4,562,621)
Net position - ending	$ (4,029,823)	$ (4,378,813)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was $1,069,524. The costs of the District's activities were primarily funded by program revenues which are comprised of assessments and restricted interest income. The District also earns unrestricted interest income which is classified as general revenues. In total, expenses decreased primarily as a result of lower physical environment and interest expenses in the current year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2025, did not exceed appropriations.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $6,633,196 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of $5,182,948 has been taken, which resulted in a net book value of $1,450,248. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2025, the District had $6,645,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Waters Edge Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

FINANCIAL STATEMENTS

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash	$ 725,148
Accounts receivable	1,914
Prepaid items and deposits	6,039
Restricted assets:	
Investments	560,588
Capital assets	
Depreciable assets, net	1,450,248
Total assets	2,743,937
DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	54,228
Total deferred outflows of resources	54,228
LIABILITIES	
Accounts payable and accrued expenses	78,785
Accrued interest payable	112,915
Non-current liabilities:	
Due within one year	490,000
Due in more than one year	6,146,288
Total liabilities	6,827,988
NET POSITION	
Net investment in capital assets	(5,186,040)
Restricted for debt service	447,673
Unrestricted	708,544
Total net position	$ (4,029,823)

See notes to the financial statements

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Primary government:				
Governmental activities:				
General government	$ 159,440	$ 159,440	$ -	$ -
Physical environment	623,131	447,068	-	(176,063)
Interest on long-term debt	286,953	763,737	33,973	510,757
Total governmental activities	1,069,524	1,370,245	33,973	334,694
General revenues:				
Unrestricted investment earnings				14,296
Total general revenues				14,296
Change in net position				348,990
Net position - beginning				(4,378,813)
Net position - ending				$ (4,029,823)

See notes to the financial statements

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	$ 725,148	$ -	$ 725,148
Investments	-	560,588	560,588
Accounts receivable	1,914	-	1,914
Prepaid items and deposits	6,039	-	6,039
Total assets	$ 733,101	$ 560,588	$ 1,293,689
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued expenses	$ 78,785	$ -	$ 78,785
Total liabilities	78,785	-	78,785
Fund balances:			
Nonspendable:			
Prepaid items and deposits	6,039	-	6,039
Restricted for:			
Debt service	-	560,588	560,588
Assigned to:			
Capital reserves	460,793	-	460,793
Unassigned	187,484	-	187,484
Total fund balances	654,316	560,588	1,214,904
Total liabilities and fund balances	$ 733,101	$ 560,588	$ 1,293,689

See notes to the financial statements

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Fund balance - governmental funds		$ 1,214,904
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.		
Cost of capital assets	6,633,196	
Accumulated depreciation	(5,182,948)	1,450,248
Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.		54,228
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(112,915)	
Bonds payable	(6,636,288)	(6,749,203)
Net position of governmental activities		$ (4,029,823)

See notes to the financial statements

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Funds		Total
	General	Debt Service	Governmental Funds
REVENUES			
Assessments	$ 606,508	$ 763,737	$ 1,370,245
Interest	14,296	33,973	48,269
Total revenues	620,804	797,710	1,418,514
EXPENDITURES			
Current:			
General government	159,440	-	159,440
Physical environment	405,596	-	405,596
Debt service:			
Principal	-	480,000	480,000
Interest	-	288,076	288,076
Total expenditures	565,036	768,076	1,333,112
Excess (deficiency) of revenues over (under) expenditures	55,768	29,634	85,402
OTHER FINANCING SOURCES (USES)			
Transfer in (out)	97,595	(97,595)	-
Total other financing sources (uses)	97,595	(97,595)	-
Net change in fund balances	153,363	(67,961)	85,402
Fund balances - beginning	500,953	628,549	1,129,502
Fund balances - ending	$ 654,316	$ 560,588	$ 1,214,904

See notes to the financial statements

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds	$	85,402
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(217,535)
Repayments of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		480,000
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Amortization of deferred amount on refunding		(5,164)
Amortization of original issue discount		(830)
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		7,117
Change in net position of governmental activities	$	348,990

See notes to the financial statements

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Waters Edge Community Development District ("District") was established on February 14, 2005, by Ordinance 2005-02 enacted by the Board of County Commissioners of Pasco County, Florida pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by landowners of the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:
1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board (“GASB”) Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operations and maintenance of the District. The fiscal year for which annual assessments may be levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments
The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured, and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are completed and placed in service.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Stormwater system	25
Entry features/landscaping	15

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received but not yet earned.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report non-spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain comments.
c) Prior to October 1, the budget was legally adopted by the District Board.
d) All budget changes must be approved by the District Board, although the District Manager can approve certain changes to line-item appropriations within funds.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits
The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments
The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Weighted Average Maturity
US Bank GCTS 0490	$ 560,588	Not available	Not available
Total Investments	$ 560,588		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025, were as follows:

Fund	Transfer in	Transfer out
General	$ 97,595	$ -
Debt service	-	97,595
Total	$ 97,595	$ 97,595

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, excess funds in the Series 2015 Revenue Account were released in accordance with Section 505(b) of the Master Trust Indenture in which a transfer was made from the debt service fund to the general fund.

NOTE 6 - CAPITAL ASSETS

Changes in capital assets for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, being depreciated				
Stormwater system	$ 5,438,383	$ -	$ -	$ 5,438,383
Entry features/landscaping	1,194,813	-	-	1,194,813
Total capital assets, being depreciated	6,633,196	-	-	6,633,196
Less accumulated depreciation for:				
Stormwater system	(3,770,600)	(217,535)	-	(3,988,135)
Entry features/landscaping	(1,194,813)	-	-	(1,194,813)
Total accumulated depreciation	(4,965,413)	(217,535)	-	(5,182,948)
Governmental activities capital assets, net	$ 1,667,783	$ (217,535)	$ -	$ 1,450,248

Depreciation expense was charged to the physical environment function.

NOTE 7 - LONG-TERM LIABILITIES

Series 2015 Bonds

On March 31, 2015, the District issued $10,840,000 of Capital Improvement Revenue Refunding Bonds, Series 2015. The Series 2015 Bonds were applied together with other legally available funds to currently refund the Series 2005 Capital Improvement Revenue Bonds. The Series 2015 Bonds consist of $10,345,000 Series 2015 A-1 and $495,000 Series 2015 A-2 Bonds. The Series 2015 A-1 Bonds are a combination of Serial Bonds of $4,955,000 and Term Bonds of $2,150,000 and $3,240,000, respectively. The Series 2015 A-1 Serial Bonds maturing in 2036 have varying interest rates from 2.5% to 4.2%. The Series 2015 A-2 Bonds consist of $495,000 Term Bonds due May 1, 2036, with a fixed interest rate of 4.9%. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2015. Principal on the Series 2015 Bonds is paid serially and commenced on May 1, 2016.

The Series 2015 Bonds are subject to redemption at the option of the District prior to maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid $5,000 of the Series 2015 A-1 Bonds.

The Bond Indenture established debt service reserve requirements as well as other restrictions and requirements relating principally to the use of proceeds to redeem the Series Bonds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Bonds payable:					
Series 2015 A-1	$ 6,785,000	$ -	$ 460,000	$ 6,325,000	$ 465,000
Series 2015 A-2	340,000	-	20,000	320,000	25,000
Less: Original issue discount	(9,542)	-	(830)	(8,712)	-
Total	$ 7,115,458	$ -	$ 479,170	$ 6,636,288	$ 490,000

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	$ 490,000	$ 270,996	$ 760,996
2027	510,000	253,496	763,496
2028	530,000	234,690	764,690
2029	550,000	213,265	763,265
2030	570,000	191,040	761,040
2031-2035	3,260,000	579,790	3,839,790
2036	735,000	31,115	766,115
Total	$ 6,645,000	$ 1,774,392	$ 8,419,392

NOTE 8 – COST SHARE AGREEMENT

The District has an agreement with the Waters Edge Master Association ("Association") to share certain maintenance costs, including landscaping of common areas and irrigation pump repairs and maintenance. The agreement provides that the District is responsible for paying 40% of maintenance costs associated with the landscaping of common areas whereas the Association is responsible for paying the remaining 60%. In connection with the agreement, the District's portion of shared costs for the fiscal year ended September 30, 2025 totaled $92,609.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budget Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	$ 601,295	$ 606,508	$ 5,213
Interest	-	14,296	14,296
Total revenues	601,295	620,804	19,509
EXPENDITURES			
Current:			
General government	136,068	159,440	(23,372)
Physical environment	465,227	405,596	59,631
Total expenditures	601,295	565,036	36,259
Excess (deficiency) of revenues over (under) expenditures	-	55,768	55,768
OTHER FINANCING SOURCES			
Transfers in	-	97,595	97,595
Total other financing sources	-	97,595	97,595
Net change in fund balances	$ -	153,363	$ 153,363
Fund balance - beginning		500,953	
Fund balance - ending		$ 654,316	

See notes to required supplementary information

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2025 did not exceed appropriations.

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39 (3) (C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	2
Employee compensation	0
Independent contractor compensation	$86,224.25
Construction projects to begin on or after October 1; (>$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - $533.71 Debt service - $269.00 - $1,076.00
Special assessments collected	$1,370,245
Outstanding Bonds:	
Series 2015 A-1, due May 1, 2036	$6,325,000
Series 2015 A-2, due May 1, 2036	$320,000

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Waters Edge Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Waters Edge Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our report thereon dated June 24, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 24, 2026

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Waters Edge Community Development District
Pasco County, Florida

We have examined Waters Edge Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Waters Edge Community Development District, Pasco County, Florida, and is not intended to be and should not be used by anyone other than these specified parties.

June 24, 2026

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Waters Edge Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Waters Edge Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 24, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in G*overnment Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 24, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Waters Edge Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Waters Edge Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 24, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met any of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

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 workshop meeting of the Board of Supervisors of Waters Edge Community Development District to be held on **Monday, July 20, 2026, at 10:00 a.m.** at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

Present:

Ken Smith	**Board Supervisor, Chairman**
George Anastasopoulos	**Board Supervisor, Vice Chairman**
Craig Pettitt	**Board Supervisor, Assistant Secretary**

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Pettitt started the workshop meeting at 10:00 a.m.

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

There were no audience members present.

THIRD ORDER OF BUSINESS **Discussion of Landscape Lighting**

The workshop began with Mr. Pettitt and Mr. Anastasopoulos walking the Bellhaven area to distinguish between CDD and HOA property.

Mr. Anastasopoulos clarified that the CDD side follows a straight line along the curb, while the bushes and the "master's" side are under HOA jurisdiction.

During a previous walkthrough with Kevin, only two or three lights successfully turned on when the timer in the guard shack was activated.

There is uncertainty regarding the ownership of two utility boxes located behind the bushes on the south side of Belhaven; Mr. Anastasopoulos suggested they might belong to Verizon.

DRAFT

- **Proposed Lighting System Upgrades**

Mr. Pettitt expressed a preference for high-voltage lighting systems over low-voltage ones because they are more durable, involve deeper wiring, and generally last longer. Mr. Anastasopoulos suggested looking into "octopus systems" or intelligent LED systems that allow for color changes via a smartphone app for holidays or special events.

The Board discussed lighting two large oak trees in the back area and potentially adding lights to the crape myrtles at the corner to create a "well-lit corridor" effect.

- **Infrastructure and Fencing Issues**

It was noted that metal fencing along the pond is slated for replacement or removal within the next few weeks, though the pylons will remain and because the decorative plastic caps for the existing fencing are no longer manufactured, the new fencing will likely feature "crimped" tops to provide a finished look.

Mr. Pettitt mentioned that the fencing along the entire line needs updating, including painting and potentially removing the old plastic caps to match the new crimped style.

- **Slidell Gate Area Inspection**

Upon moving to the Slidell gate, the Board noted that both islands have their own independent power sources, which simplifies the wiring process.

It was also noted that the sign at the front of Slidell has existing spotlights, but the Board agreed they should be replaced with bright LEDs to improve visibility at night.

Mr. Smith joined the discussion noting that the CDD pays electric bills specifically for the pump station and certain wells.

Ownership of the perimeter wall was discussed; while the wall itself is CDD property, the land immediately in front of it often belongs to private homeowners or the HOA.

- **Vendor Coordination and Next Steps**

Mr. Pettitt plans to contact current bidders to request "apples to apples" quotes to ensure all vendors are bidding on the same specifications noting that some vendors mistakenly included the Ventana gate in their quotes; he will instruct them to remove that area as it is HOA property.

Mr. Smith suggested checking with Rocco or Kevin to identify the specific lighting vendor used by the HOA to see if they are a viable option for CDD projects

DRAFT

The meeting concluded with a plan to refine the lighting plan before making a final decision on high-voltage versus low-voltage systems.

FOURTH ORDER OF BUSINESS **Supervisor Requests**

There were no Supervisor requests at this time.

FIFTH ORDER OF BUSINESS **Adjournment**

This meeting ended at 11:25 a.m.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

DRAFT

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 regular meeting of the Board of Supervisors of Waters Edge Community Development District to be held on **Thursday, July 23, 2026, at 5:00 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**
Dan Knoblock	**Board Supervisor, Assistant Secretary**
Gabriel Papadopoulos	**Board Supervisor, Assistant Secretary**

Also present were:

Lisa Castoria	**District Manager, Rizzetta & Co., Inc.**
Cari Webster	**District Counsel, Straley, Robin & Vericker**
Bert Smith	**Sitex (via phone)**
Frank Nolte	**District Engineer, Stantec**
Jeff Hewitt	**Sprinkler Solutions**
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Castoria called the meeting to order at 5:00 p.m. and confirmed there was a quorum.

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

There were no audience comments.

DRAFT

THIRD ORDER OF BUSINESS **Staff Reports**

A. Aquatics Managers Monthly Report

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

B. Irrigation Report

Mr. Hewitt informed the Board that the backflow is on back order and should arrive next week. There was a brief discussion on reclaimed flume repair. Mr. Nolte provided updates and noted that this is the County's responsibility. They are in the process of obtaining proposals for the repair. He also noted that pond fencing project will be on hold until the repairs are completed.

C. District Engineer

The Board reviewed the engineer's report.

i. Update on Dumping at 10940 Oyster Bay Circle

Mr. Nolte confirmed that this area has been cleaned up. He also let the Board know that the jetting & vac of Castine Street stormwater has been completed.

D. PSA Inspection Reports

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

E. District Counsel

No Report

F. District Manager

Ms. Castoria advised that the next meeting is scheduled for August 27, 2026, at 3:30 pm and reviewed the monthly report with the Board.

Ms. Castoria presented the 2nd quarter website audit report to the Board and informed them that all areas passed.

FOURTH ORDER OF BUSINESS **Discussion on Belle Haven Landscape Lighting Proposals**

Mr. Pettitt will draft specifications and send them to Ms. Castoria for solicitation of proposals. This was tabled to the August meeting.

DRAFT

FIFTH ORDER OF BUSINESS **Discussion on Resident Irrigation Education Workshop Dates**

After a brief discussion, the Board agreed to hold this workshop on September 26, 2026 at 10:00 a.m.

> On a motion by Mr. Smith, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors set the Resident Irrigation Workshop meeting for September 26, 2026 at 10:00 a.m., for Waters Edge Community Development District.

SIXTH ORDER OF BUSINESS **Ratification of Leaking Backflow Device Proposal**

> On a motion by Mr. Pettitt, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors ratified the Sprinkler Solutions Proposal to fix the Leaking Backflow Device, for Waters Edge Community Development District.

SEVENTH ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on June 25, 2026**

> On a motion by Mr. Anastasopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors approved the minutes for the regular meeting that was held on June 25, 2026, as presented, for Waters Edge Community Development District.

EIGHTH ORDER OF BUSINESS **Consideration of Operation and Maintenance Expenditures for June 2026**

> On a motion by Mr. Smith, seconded by Mr. Papadopoulos , with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for June 2026 ($39,596.02), for Waters Edge Community Development District.

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

There were no audience comments.

Mr. Anastasopoulos requested that Ms. Castoria coordinate with the HOA staff to remove gold fencing to store for HOA prior to being disassembled and replaced.

DRAFT

TENTH ORDER OF BUSINESS **Adjournment**

On a motion by Mr. Papadopoulos, seconded by Mr. Smith, with all in favor, the Board of Supervisors adjourned the meeting at 5:52 p.m., for Waters Edge Community Development District.

_____ _____

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
July 2026
For Board Approval

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

The total items being presented: **$42,568.57**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Craig J. Pettitt	300321	CP072026-345	Board of Supervisors Meeting 07/20/26	$ 200.00
Craig J. Pettitt	300324	CP072326-345	Board of Supervisors Meeting 07/23/26	$ 200.00
Danny Knoblock	300325	DK072326-345	Board of Supervisors Meeting 07/23/26	$ 200.00
Digital Assurance Certification LLC	300313	81995	Dissemination Services 07/26	$ 1,996.96
Enumerate	300314	INV64202	Website Compliance & Management 07/26	$ 217.25
Florida Jetclean	300316	16522	Maintenance & Repair 07/26	$ 2,800.00
Gabriel D Papadopoulos	300326	GP072326-345	Board of Supervisors Meeting 07/23/26	$ 200.00
George Anastasopoulos	300322	GA072026-345	Board of Supervisors Meeting 07/20/26	$ 200.00
George Anastasopoulos	300327	GA072326-345	Board of Supervisors Meeting 07/23/26	$ 200.00
GHS Environmental LLC	300317	2026-453	Irrigation Maintenance & Repair 07/26	$ 150.00
Grau & Associates, P.A.	300307	29946	Audit Services FY 24/25	$ 1,200.00
Kenneth J Smith, II.	300323	KS072026-345	Board of Supervisors Meeting 07/20/26	$ 200.00

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kenneth J Smith, II.	300328	KS072326-345	Board of Supervisors Meeting 07/23/26	$ 200.00
Pasco County Tax Collector	300311	061526-345 Postage 25/26	2025 Postage Assesment	$ 209.45
Pasco County Utilities	20260701-1	24642636	Water Services 05/26	$ 5,841.29
Rizzetta & Company, Inc.	300306	INV0000110607	Accounting Services 07/26	$ 4,671.42
Sitex Aquatics, LLC	300308	11249-b	Lake Maintenance 07/26	$ 2,250.55
Stantec Consulting Services, Inc.	300312	2569226	Engineering Services 04/26	$ 2,908.13
Stantec Consulting Services, Inc.	300312	2578972	Engineering Services 05/26	$ 3,373.89
Stantec Consulting Services, Inc.	300318	2589133	Engineering Services 06/26	$ 3,009.20
Straley Robin Vericker	300319	28654	Legal Services 06/26	$ 2,169.00
Times Publishing Company	300320	96355-071226	Legal Advertising 07/26	$ 131.50
Times Publishing Company	300320	96362-071226	Legal Advertising 07/26	$ 131.50
Waters Edge Master HOA, Inc.	300310	345-070126	Landscape Maintenance 06/26	$ 8,079.82

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Withlacoochee River Electric Cooperative, Inc.	20260710-1	2189378-062426	Electric Services 06/26	$ 62.62
Withlacoochee River Electric Cooperative, Inc.	20260710-1	2189381-062426	Electric Services 06/26	$ 47.79
Withlacoochee River Electric Cooperative, Inc.	20260710-1	2189382-062426	Electric Services 06/26	$ 48.25
Withlacoochee River Electric Cooperative, Inc.	20260710-1	2189384-062426	Electric Services 06/26	$ 1,669.95
Report Total				**$ 42,568.57**

Waters Edge CDD Landscape Lighting Workshop

Meeting Date: July 20, 2026

SUPERVISOR PAY REQUEST

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

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	**10:00 AM**
Meeting End Time:	**11:30 AM**
Total Meeting Time:	**1hr 30 min**

Time Over 3 Hours:	

Total at $175 per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: Lisa Castoria _____

Waters Edge CDD Regular Meeting

Meeting Date: July 23, 2026

SUPERVISOR PAY REQUEST

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

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	**5:00 PM**
Meeting End Time:	**5:52 PM**
Total Meeting Time:	**1hr 52 min**

Time Over 3 Hours:	

Total at $175 per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: Lisa Castoria _____

DIGITAL ASSURANCE CERTIFICATION, LLC
315 East Robinson St. Suite 300
Orlando, FL 32801
+14075151100
Billing@DACBond.com
www.DACBond.com

BILL TO
Scott Brizendine
Waters Edge Community
Development Dist.
c/o Rizzetta and Company
3434 Colwell Avenue, Ste. 200
Tampa, FL 33614

INVOICE 81995

DATE 07/01/2026 **TERMS** Net 10

DUE DATE 07/11/2026

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Annual Filing Fee - EC	Ongoing Fee Dissemination Type: Annual Professional services rendered to Waters Edge Community Development District, FL for centralized disclosure management and ongoing compliance support, including reporting requirement tracking, automated reminders, EMMA dissemination, and secure document repository access. Services include a dedicated Client Service Manager, template development, compliance monitoring (including 5-year review), regulatory event tracking, record retention, and coordination with EMMA/MSRB. Also includes help desk support, industry insights, SEC draft policy and procedures, and up to 10–12 hours of NASBA-approved CPE annually Payment Instructions – Wire and ACH Transfers To ensure secure transmission of payment details, please use one of the following methods to obtain our wire and ACH instructions: 1.Phone: Call our main line at 407-515-1100 to receive payment instructions directly from a DAC representative. 2.Email: Send a request to billing@dacbond.com to receive a secure, encrypted email containing our wire and ACH information. Important: Please include your Invoice Number in all billing-related communications or be prepared to provide it when contacting us.	1	1,996.96	1,996.96

Thank you for your business. Our Federal EIN:59-3536820

TOTAL DUE	$1,996.96

Thank you for your business. Our Federal EIN:59-3536820

ENUMERATE

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

Invoice

Invoice #: INV64202
Status: Open

Bill To

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

Date	Terms	Due Date
7/4/2026		7/4/2026

Item	Qty	Rate	Amount
Engage SMA Subscription Fee Service Period 7/4/2026 - 8/3/2026	1	$217.25	$217.25
Engage SMA Per Door Service Period 7/4/2026 - 8/3/2026	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

Invoice

Florida Jetclean - Jetclean America
1660 Sea Breeze Drive
Tarpon Springs, FL 34689
800-226-8013

Svc Date	Due Date	Invoice #
7/13/2026	8/12/2026	16522

Bill To	Ship To
Water's Edge CDD P.O. Box 32414 Charlotte, NC 28232	Existing Storm Piping

P.O. No.	Terms	Project Information
Frank Nolte	Net 30	Jet-Vac Service

Date(s)	Description	Amount
7/13/26	Combination jet-vac truck and crew for high-flow jetcleaning of storm piping and vacuum removal of debris/silt from inlet structures, as instructed, and per approved proposal.	2,800.00
	Total	**$2,800.00**

Thank you for your business.

- PLEASE NOTE OUR NEW ADDRESS!

- ALL MAJOR CREDIT CARDS ACDEPTED WITH 4.5% PROCESSING FEE.

Invoice

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

Date: 7/12/2026
Invoice #: 2026-453

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:
8/11/2026	June 2026

Task #	Description	Project Compl...	Amount
Task 1	Monthly Meter Readings	50.00%	150.00

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

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299 **Fax: 561-994-5823**

Waters Edge (Pasco County) Community Development District
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Invoice No. *29946*
Date *07/01/2026*

SERVICE	AMOUNT
Audit FYE 09/30/2025	$ 1,200.00
Current Amount Due	$ 1,200.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
1,200.00	0.00	0.00	0.00	0.00	1,200.00

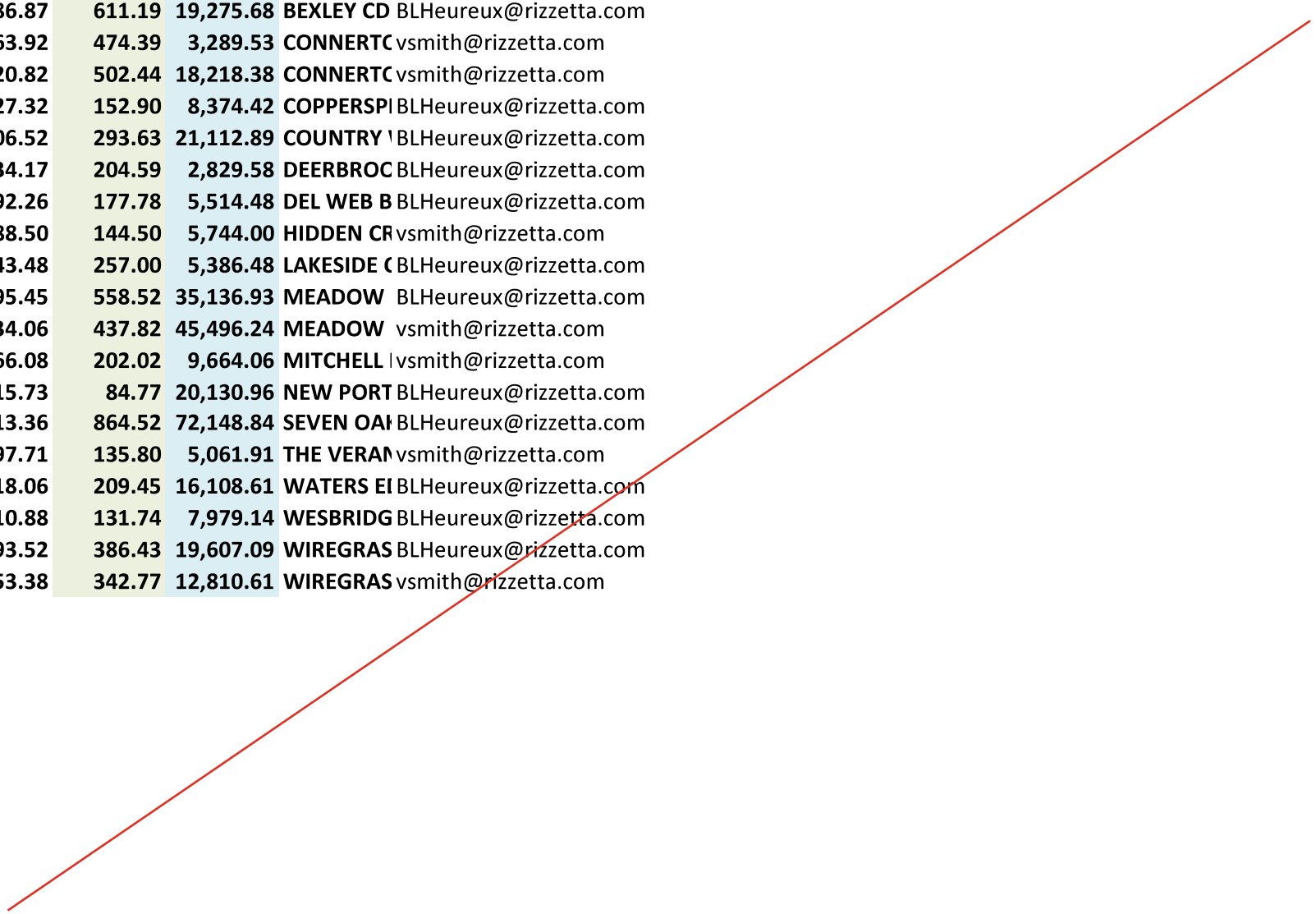
Payment due upon receipt.

Pasco County Tax Collector 061526-345 Postage 25/26

Funding Agency	Agency	Agency Code	Roll Yr	Tax	Penalty	Interest	Discount	Commissio
BEXLEY CDD	**BEXLEY**	**BEXLEY**	**2025**	**19,701.70**	**0.00**	**591.03**	**0.00**	**405.86**
CONNERTON EAST CDD	**CONNERTON EAST**	**CONNERTON EAST**	**2025**	**3,728.87**	**0.00**	**111.87**	**0.00**	**76.82**
CONNERTON WEST CDD	**CONRTNW**	**CONRTNW**	**2025**	**18,546.47**	**0.00**	**556.41**	**0.00**	**382.06**
COPPERSPRING CDD	**COPPERSPRING CDD**	**COPPERSPRING CD**	**2025**	**8,447.90**	**0.00**	**253.45**	**0.00**	**174.03**
COUNTRY WALK CDD	**CWLKCDD**	**CWLKCDD**	**2025**	**21,207.19**	**0.00**	**636.20**	**0.00**	**436.87**
DEERBROOK CDD	**DEERBROOK**	**DEERBROOK**	**2025**	**3,005.91**	**0.00**	**90.18**	**0.00**	**61.92**
DEL WEBB BEXLEY CDD	**DEL WEB BEXLEY CDD**	**DEL WEB BEXLEY C**	**2025**	**5,639.26**	**0.00**	**169.17**	**0.00**	**116.17**
HIDDEN CREEK NORTH CDD	**HIDDEN CREEK NORTH**	**HIDDEN CREEK NO**	**2025**	**5,833.66**	**0.00**	**175.02**	**0.00**	**120.18**
LAKESIDE CDD	**LAKESID**	**LAKESID**	**2025**	**5,590.93**	**0.00**	**167.73**	**0.00**	**115.18**
MEADOW POINTE III CDD	**MP3CDD**	**MP3CDD**	**2025**	**35,363.05**	**0.00**	**1,060.88**	**0.00**	**728.48**
MEADOW POINTE IV CDD	**MP4CDD**	**MP4CDD**	**2025**	**45,506.30**	**0.00**	**1,365.19**	**0.00**	**937.43**
MITCHELL RANCH CDD	**MITCHELL RANCH CDD**	**MITCHELL RANCH C**	**2025**	**9,774.20**	**0.00**	**293.23**	**0.00**	**201.35**
NEW PORT CORNER CDD	**NEW PORT CORNER CD**	**NEW PORT CORNE**	**2025**	**20,027.49**	**0.00**	**600.81**	**0.00**	**412.57**
SEVEN OAKS CDD	**SVNOKS**	**SVNOKS**	**2025**	**72,333.43**	**0.00**	**2,170.00**	**0.00**	**1,490.07**
VERANDAHS CDD	**VERANDA**	**VERANDA**	**2025**	**5,149.32**	**0.00**	**154.47**	**0.00**	**106.08**
WATER'S EDGE CDD	**WATSEDG**	**WATSEDG**	**2025**	**16,166.10**	**0.00**	**484.98**	**0.00**	**333.02**
WESBRIDGE CDD	**WESBRIDGE CDD**	**WESBRIDGE CDD**	**2025**	**8,035.34**	**0.00**	**241.07**	**0.00**	**165.53**
WIREGRASS CDD	**WIREGRA**	**WIREGRA**	**2025**	**19,807.33**	**0.00**	**594.22**	**0.00**	**408.03**
WIREGRASS II CDD	**WIREGRASS II**	**WIREGRASS II**	**2025**	**13,030.88**	**0.00**	**390.94**	**0.00**	**268.44**

Postage Deduction per Florida Statue 197-322 Tax Year 2025

Distributed	Postage Ch	Distributio	Funding Ag	Email
19,886.87	611.19	19,275.68	BEXLEY CD	BLHeureux@rizzetta.com
3,763.92	474.39	3,289.53	CONNERTC	vsmith@rizzetta.com
18,720.82	502.44	18,218.38	CONNERTC	vsmith@rizzetta.com
8,527.32	152.90	8,374.42	COPPERSPI	BLHeureux@rizzetta.com
21,406.52	293.63	21,112.89	COUNTRY '	BLHeureux@rizzetta.com
3,034.17	204.59	2,829.58	DEERBROC	BLHeureux@rizzetta.com
5,692.26	177.78	5,514.48	DEL WEB B	BLHeureux@rizzetta.com
5,888.50	144.50	5,744.00	HIDDEN CR	vsmith@rizzetta.com
5,643.48	257.00	5,386.48	LAKESIDE (	BLHeureux@rizzetta.com
35,695.45	558.52	35,136.93	MEADOW	BLHeureux@rizzetta.com
45,934.06	437.82	45,496.24	MEADOW	vsmith@rizzetta.com
9,866.08	202.02	9,664.06	MITCHELL	vsmith@rizzetta.com
20,215.73	84.77	20,130.96	NEW PORT	BLHeureux@rizzetta.com
73,013.36	864.52	72,148.84	SEVEN OAI	BLHeureux@rizzetta.com
5,197.71	135.80	5,061.91	THE VERAI	vsmith@rizzetta.com
16,318.06	209.45	16,108.61	WATERS EI	BLHeureux@rizzetta.com
8,110.88	131.74	7,979.14	WESBRIDG	BLHeureux@rizzetta.com
19,993.52	386.43	19,607.09	WIREGRAS	BLHeureux@rizzetta.com
13,153.38	342.77	12,810.61	WIREGRAS	vsmith@rizzetta.com



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: 24642636
Billing Date: 6/11/2026
Billing Period: 4/21/2026 to 5/20/2026

Account #	Customer #
1006710	01381392

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

100671001381392

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	180194286	4/21/2026	559293	5/20/2026	571214	29	11921

Usage History

Water

May 2026	11921
April 2026	16878
March 2026	12448
February 2026	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

Transactions

Previous Bill		2,171.19
Payment 06/01/26		-2,171.19 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	11,921 Thousand Gals X $0.49	5,841.29
Total Current Transactions		5,841.29
TOTAL BALANCE DUE		**$5,841.29**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	1006710
Customer #	01381392
Balance Forward	0.00
Current Transactions	5,841.29
Total Balance Due	**$5,841.29**
Due Date	**6/29/2026**

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

The Total Due will be electronically transferred on 06/29/2026.

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 #
7/2/2026	INV0000110607

Bill To:

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

Services for the month of	Terms	Client Number
July	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.: 11249-b
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

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

Total **$2,250.55**

Ways to pay

BANK

View and pay

Stantec

INVOICE

Invoice Number	2569226
Invoice Date	May 20, 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:	$2,908.13
For Period Ending:	May 8, 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 Number 2569226
Project Number 238200185

Top Task 2026 FY 2026 FY General Consulting

Professional Services

Category/Employee	Hours	Rate	Current Amount
Nolte, Robert (Frank)	17.00	156.00	2,652.00
	17.00		**2,652.00**
Rankin, Ashley Alexandra	1.25	170.00	212.50
	1.25		**212.50**
Professional Services Subtotal	**18.25**		**2,864.50**

Disbursements

	Current Amount
Direct - Printing	0.13
Direct - Vehicle (mileage)	43.50
Disbursements Subtotal	**43.63**

Top Task 2026 FY Total	**2,908.13**
Total Fees & Disbursements	$2,908.13
INVOICE TOTAL (USD)	**$2,908.13**

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-04-07	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	156.00	312.00	REVIEWING UPCOMING O&M'S DUE AND PREPARING FOR UPCOMING BUDGET MEETING.
2026-04-10	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	BUDGET COORDINATION FOR FY 2027
2026-04-14	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	REVIEWING AGENDA ITEMS
2026-04-15	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	WALL OWNERSHIP REVIEW
2026-04-22	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	COORDINATION WITH DISTRICT FOR FUNDING MECHANISM FOR O&M VS RESERVE FUNDS, REVIEWING OLD EMAILS FOR CLASSFICATIONS.
2026-04-23	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	156.00	312.00	PREPARING FOR AND ATTENDING MONTHLY CDD MEETING
2026-04-28	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	156.00	312.00	REVIEWING AND REPORTING ON CASTINE STREET TREE OVERHANG MAINTENANCE RESPONSIBILITIES.
2026-04-29	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	4.00	156.00	624.00	PREPARING FOR AND VISITING 10940 OYSTER BAY CIR FOR DUMPING FOLLOW-UP REVIEW
2026-05-04	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	3.00	156.00	468.00	PREPARING DUMPING REPORT OF OYSTER BAY CIRCLE
2026-04-05	238200185	2026 FY	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.50	170.00	85.00	PM COORDINATION
2026-04-20	238200185	2026 FY	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.75	170.00	127.50	PM COORDINATION
			Total Labor:		**18.25**		**$2,864.50**	
2026-04-17	238200185	2026 FY	Direct - Printing	ARC	0.13	1.00	0.13	20723ARC041726B2
			Total Direct - Printing		**0.13**		**$0.13**	
2026-03-30	238200185	2026 FY	Direct - Vehicle (mileage)	NOLTE, ROBERT (FRANK)	43.50	1.00	43.50	SITE VISIT TO REVIEW CUTBACKS
			Total Direct - Vehicle (mileage)		**43.50**		**$43.50**	
			Total Project 238200185		**61.88**		**$2,908.13**	

Stantec

INVOICE

Invoice Number	2578972
Invoice Date	June 18, 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:	$3,373.89
For Period Ending:	June 5, 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 Number 2578972
Project Number 238200185

Top Task 2026 FY 2026 FY General Consulting

Professional Services

Category/Employee	Hours	Rate	Current Amount
Nolte, Robert (Frank)	21.00	156.00	3,276.00
	21.00		**3,276.00**
Professional Services Subtotal	**21.00**		**3,276.00**

Disbursements

	Current Amount
Direct - Vehicle (mileage)	97.89
Disbursements Subtotal	**97.89**

Top Task 2026 FY Total **3,373.89**

Total Fees & Disbursements $3,373.89

INVOICE TOTAL (USD) **$3,373.89**

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-05-11	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	COORDINATION WITH FENCING CONTRACTOR AND DISTRICT CHAIR FOR MEETING TO REVIEW FENCING LOCATIONS
2026-05-14	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	7.00	156.00	1,092.00	REVIEWING POND AA1 DEVELOPMENT PLANS FOR APPLICABLE EASEMENTS AND DESIGN CONSIDERATIONS FOR PROPOSED FENCE. SITE VISIT TO REVIEW CONDITIONS WITH DISTRICT CHAIR AND FENCING CONTRACTOR. PUBLIC RECORDS REQUEST FOR AS-BUILT PLANS OF RCW PUMP.
2026-05-19	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	156.00	312.00	REVIEWING RECLAIMED RECORD DRAWINGS PROVIDED BY COUNTY FOR POND AA1.
2026-05-20	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	156.00	312.00	COORDINATION WITH CONTRACTORS FOR CCTV PROPOSALS OF STORMWATER
2026-05-21	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	PREPARING FOR FIELD VISIT TO REVIEW STORMWATER PIPING ALONG CASTINE STREET AND RECLAIMED WATER ELECTRICAL LINES
2026-05-22	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	4.00	156.00	624.00	SITE VISIT TO MEET WITH CCTV CONTRACTOR TO PERFORM INSPECTION OF STORMWATER PIPES ALONG CASTINE STREET. REVIEW OF RECLAIMED WATER ELECTRICAL LINES ALONG POND AA1 FOR FENCING ROUTING.
2026-05-26	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	156.00	312.00	COORDINATION WITH CDD FOR RECLAIMED POND FENCING AND UTILITY LOCATION UPDATES.
2026-05-28	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	156.00	312.00	PREPARING FOR AND ATTENDING MONTHLY CDD MEETING
				Total Labor:	**21.00**		**$3,276.00**	
2026-04-29	238200185	2026 FY	Direct - Vehicle (mileage)	NOLTE, ROBERT (FRANK)	32.63	1.00	32.63	SITE VISIT TO REVIEW REPORTED WETLAND CUTBACKS
2026-05-14	238200185	2026 FY	Direct - Vehicle (mileage)	NOLTE, ROBERT (FRANK)	32.63	1.00	32.63	SITE VISIT TO REVIEW PROPOSED FENCING LIMITS WITH CONTRACTOR AND DISTRICT CHAIRMAN
2026-05-22	238200185	2026 FY	Direct - Vehicle (mileage)	NOLTE, ROBERT (FRANK)	32.63	1.00	32.63	SITE VISIT - MEETING WITH CCTV CONTRACTOR TO REVIEW
				Total Direct - Vehicle (mileage)	**97.89**		**$97.89**	
			Total Project 238200185		**118.89**		**$3,373.89**	

Stantec

INVOICE

Invoice Number	2589133
Invoice Date	July 13, 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:	$3,009.20
For Period Ending:	July 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 Number 2589133
Project Number 238200185

Top Task 2026 FY 2026 FY General Consulting

Professional Services

Category/Employee	Hours	Rate	Current Amount
Nolte, Robert (Frank)	19.00	156.00	2,964.00
	19.00		**2,964.00**
Rankin, Ashley Alexandra	0.25	170.00	42.50
	0.25		**42.50**
Professional Services Subtotal	**19.25**		**3,006.50**

Disbursements

	Current Amount
Direct - Printing	
	2.70
Disbursements Subtotal	**2.70**

Top Task 2026 FY Total	**3,009.20**
Total Fees & Disbursements	$3,009.20
INVOICE TOTAL (USD)	**$3,009.20**

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-06-08	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	3.00	156.00	468.00	REQUESTING STORM ATLAS FOR CASTINE STREET, COORDINATION WITH CONTRACTOR FOR INVOICE PAYMENT AND CLEANING PROPOSAL. REVIEWING CCTV RESULTS OF CASTINE STREET STORMWATER
2026-06-09	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	156.00	312.00	COORDINATION WITH DISTRICT AND CONTRACTOR FOR HYDRANT METER REQUEST. FILLING OUT HYDRANT METER REQUEST FORM.
2026-06-10	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	5.00	156.00	780.00	SEARCHING FOR AND REQUESTING LANDSCAPE LIGHTING PLANS FOR BELLEHAVEN DRIVE POND AA1. COORDINATION WITH COUNTY AND DISTRICT FOR HYDRANT METER.
2026-06-15	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	COORDINATION WITH COUNTY FOR APPLICABLE PERMITS FOR LIGHTING ALONG POND AA1
2026-06-22	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	156.00	312.00	COORDINATION WITH COUNTY AND VAC/JETTING CONTRACTOR FOR HYDRANT METER PAYMENT AND SCHEDULE FOR CLEANING
2026-06-24	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	156.00	312.00	MANISTIQUE WAY HEDGE OWNERSHIP REVIEW. REQUESTING LANDSCAPE PLANS FROM COUNTY.
2026-06-25	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	156.00	312.00	PREPARING FOR AND ATTENDING CDD MEETING
2026-06-29	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	COORDINATION WITH PASCO COUNTY, DISTRICT MANAGER AND JETTING CONTRACTOR FOR START DATE AND METER INSTALLATION FOR CASTINE STREET STORMWATER CLEANING
2026-06-30	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	COORDINATION WITH PASCO COUNTY, DISTRICT MANAGER AND JETTING CONTRACTOR FOR START DATE AND METER INSTALLATION FOR CASTINE STREET STORMWATER CLEANING
2026-06-09	238200185	2026 FY	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.25	170.00	42.50	PM SUPPORT
				Total Labor:	**19.25**		**$3,006.50**	
2026-06-18	238200185	2026 FY	Direct - Printing	ARC	2.70	1.00	2.70	20723ARC061826B1
				Total Direct - Printing	**2.70**		**$2.70**	
			Total Project 238200185		**21.95**		**$3,009.20**	

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

July 14, 2026
Client: 001219
Matter: 000001
Invoice #: 28654

RE: GENERAL

For Professional Services Rendered Through June 30, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
6/1/2026	MS	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET.	2.4	$420.00
6/2/2026	MS	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS.	2.0	$350.00
6/15/2026	MS	REVIEW AUDITOR REQUEST LETTER FOR FY 24-25; PREPARE DRAFT AUDIT RESPONSE LETTER.	0.5	$87.50
6/16/2026	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.1	$335.50
6/24/2026	JMV	REVIEW EMAIL FROM K. MCDONALD RE: CDD AUDIT; DRAFT EMAIL TO K. MCDONALD.	0.8	$244.00
6/24/2026	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING.	0.4	$122.00
6/25/2026	WAS	REVIEW RESIDENT ISSUE REGARDING LANDSCAPE INSTALLED BY PRIOR HOMEOWNER ON DISTRICT PROPERTY; PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING VIA AUDIO CONFERENCING.	2.0	$610.00
		Total Professional Services	9.2	$2,169.00

Total Services	$2,169.00	
Total Disbursements	$0.00	
Total Current Charges		$2,169.00
Previous Balance		$414.00
Less Payments		*($414.00)*
PAY THIS AMOUNT		**$2,169.00**

Please Include Invoice Number on all Correspondence

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
7/12/26-7/12/26	WATERS EDGE CDD	
Billing Date	**Sales Rep**	**Customer Account**
7/12/2026	Deirdre Bonett	TB113848
Total Amount Due	**Invoice Number**	
$131.50	96355-071226	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
7/12/26	7/12/26	96355	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Workshop Affidavit Fee	2	1.00x38.00 L	$129.50 $2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
7/12/26-7/12/26	WATERS EDGE CDD	
Billing Date	**Sales Rep**	**Customer Account**
7/12/2026	Deirdre Bonett	TB113848
Total Amount Due	**Invoice Number**	
$131.50	96355-071226	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

WATERS EDGE CDD
3434 Colwell Ave Ste 200
C/O Rizzetta & Co Inc # Attn Rizzetta & Company Inc
Tampa, FL 33614-8390

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

96355

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter Workshop was published in said newspaper by print in the issues of 07/12/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____

Sworn to and subscribed before me this **07/12/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

NOTICE OF WORKSHOP FOR
WATERS EDGE COMMUNITY DEVELOPMENT DISTRICTS

The Board of Supervisors of the Waters Edge Community Development Districts will hold a workshop on Saturday, July 25, 2026 at 10:00 a.m. at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654. The purpose of the workshop is to discuss irrigation rules and restrictions.

There may be occasions when one or more Supervisors will participate by telephone. A speaker telephone will be present so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Lisa Castoria
District Manager
Run Date: 7/12/2026 96355

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
7/12/26-7/12/26	WATERS EDGE CDD	
Billing Date	**Sales Rep**	**Customer Account**
7/12/2026	Deirdre Bonett	TB113848
Total Amount Due	**Invoice Number**	
$131.50	96362-071226	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
7/12/26	7/12/26	96362	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Landscape Lighting Affidavit Fee	2	1.00x38.00 L	$129.50 $2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
7/12/26-7/12/26	WATERS EDGE CDD	
Billing Date	**Sales Rep**	**Customer Account**
7/12/2026	Deirdre Bonett	TB113848
Total Amount Due	**Invoice Number**	
$131.50	96362-071226	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

WATERS EDGE CDD
3434 Colwell Ave Ste 200
C/O Rizzetta & Co Inc # Attn Rizzetta & Company Inc
Tampa, FL 33614-8390

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

96362

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter Landscape Lighting was published in said newspaper by print in the issues of 07/12/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____

Sworn to and subscribed before me this **07/12/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

NOTICE OF WORKSHOP FOR
WATERS EDGE COMMUNITY DEVELOPMENT DISTRICTS

The Board of Supervisors of the Waters Edge Community Development Districts will hold a workshop on Monday, July 20, 2026 at 10:00 a.m. at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654. The purpose of the workshop is to discuss landscape lighting.

There may be occasions when one or more Supervisors will participate by telephone. A speaker telephone will be present so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Lisa Castoria
District Manager
Run Date: 7/12/2026 96362

INVOICE

7/1/2026

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

Quantity	Vendor	*Invoice #*	Inv Date	Description		Amount
1	Ameriscape	212481	6/1/2026	JUNE LAWN SERVICE-GENERAL	$	5,811.48
		212481	6/1/2026	IRRIGATION INSPECTIONS	$	1,300.82
		212481	6/1/2026	HARDWOOD PRUNING	$	218.02
1	Ameriscape			QUARTERLY FLOWERS-	$	-
1	Ameriscape	212480	6/1/2026	PEST CONTROL (AGRONOMY)	$	497.48
1	PSA	1700	6/4/2026	JUNE 4 LANDSCAPE INSPECTION	$	252.00
0	KEVIN L	NA	NA	Chlorine tab service- $30.00/week- Kevin Labrum	$	-

Total: **8,079.82**

Team management

Date	Terms	Invoice No.	Amount Due	Due Date	Customer PO #	Opp #
06/01/26	Net 30	**TMT 212481**	**$18,325.83**	**07/01/26**		143127

SALES REP:
Dominick Portoghese

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

PROPERTY ADDRESS:
Water's Edge HOA

9019 Creedmoor Lane
New Port Richey, FL 34654

Description	Amount
#143127 - Landscape Management with Irrigation & Pruning June 2026	**$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

Subtotal	$18,325.83
Sales Tax	$0.00
Total	**$18,325.83**
Credits/Payments	($0.00)
Balance Due	**$18,325.83**

REMIT TO:
Team Management c/o Yardnique
10014 Chapel Hill Road
Morrisville, NC 27560

PLEASE UPDATE REMITTANCE ADDRESS

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
$20,119.54	$19,569.54	$0.00	$0.00	$0.00

team management

Date	Terms	Invoice No.	Amount Due	Due Date	Customer PO #	Opp #
06/01/26	Net 30	**TMT 212480**	**$1,243.71**	**07/01/26**		143124

SALES REP:
Dominick Portoghese

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

PROPERTY ADDRESS:
Water's Edge HOA

9019 Creedmoor Lane
New Port Richey, FL 34654

Description	Amount
#143124 - Landscape Management - Agronomy Program [Only] RENEWAL June 2026	**$1,243.71**

Subtotal	$1,243.71
Sales Tax	$0.00
Total	**$1,243.71**
Credits/Payments	($0.00)
Balance Due	**$1,243.71**

REMIT TO:
Team Management c/o Yardnique
10014 Chapel Hill Road
Morrisville, NC 27560

PLEASE UPDATE REMITTANCE ADDRESS

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
$20,119.54	$19,569.54	$0.00	$0.00	$0.00

INVOICE

PSA Horticultural
8431 Prestwick Pl
Trinity, FL 34655

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

PSA HORTICULTURAL

ROCCO

JUN 0 4 2026

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

Invoice details
Invoice no.: 1700
Terms: Net 30
Invoice date: 06/04/2026
Due date: 07/04/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/04/2026	**Water's Edge Landscape Inspection**	June 2026 Landscape Inspection	1	$630.00	$630.00

Total **$630.00**

Ways to pay

BANK

Note to customer

We truly appreciate your business!

PSA Services:
Specification Development
Landscape Inspections
Special Project Consulting

View and pay

APPROVED
ASSOC
G/L #
BK ACCT
OPER RESV
AMT

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

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

Bill Date	06/24/2026
Amount Due	62.62
Current Charges Due	07/21/2026

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/21	89207	06/19	89410				203

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	29	7
May 2026	29	8
Jun 2025	30	9

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

2 0 0 9 6 1 6 7

Previous Balance		63.78
Payment	63.78CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 203 KWH @ 0.06090	12.36	
Fuel Adjustment 203 KWH @ 0.04700	9.54	
FL Gross Receipts Tax	1.56	
Total Current Charges		62.62
Total Due E.F.T.		62.62

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

DO NOT PAY
Total amount will be electronically transferred on or after 07/10/2026.

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: 06/24/2026

Use above space for address change ONLY.

District: BP17

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

27 9 - 8845

Electronic Funds Transfer on or after	07/10/2026
TOTAL CHARGES DUE	62.62
DO NOT PAY	

00021893780000062620000062620 2

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

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

Bill Date	**06/24/2026**
Amount Due	**47.79**
Current Charges Due	**07/21/2026**

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/21	29883	06/19	29952				69

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	29	2
May 2026	29	20
Jun 2025	30	3

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

2 0 0 9 6 1 6 7

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

Previous Balance		103.80
Payment	103.80CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 69 KWH @ 0.06090	4.20	
Fuel Adjustment 69 KWH @ 0.04700	3.24	
FL Gross Receipts Tax	1.19	
Total Current Charges		47.79
Total Due E.F.T.		47.79

JUN 29 2026

DO NOT PAY
Total amount will be electronically transferred on or after 07/10/2026.

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: 06/24/2026

Use above space for address change ONLY.

District: BP17

26 9 - 8480

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

Electronic Funds Transfer on or after	**07/10/2026**
TOTAL CHARGES DUE	**47.79**
DO NOT PAY	

00021893810000047790000047790 5

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

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

Bill Date	**06/24/2026**
Amount Due	**48.25**
Current Charges Due	**07/21/2026**

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/21	25346	06/19	25419				73

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	29	3
May 2026	29	29
Jun 2025	30	3

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

2 0 0 9 6 1 6 7

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

JUN 29 2026

Previous Balance		131.72
Payment	131.72CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 73 KWH @ 0.06090	4.45	
Fuel Adjustment 73 KWH @ 0.04700	3.43	
FL Gross Receipts Tax	1.21	
Total Current Charges		48.25
Total Due E.F.T.		48.25

DO NOT PAY
Total amount will be electronically transferred on or after 07/10/2026.

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: 06/24/2026

Use above space for address change ONLY.

District: BP17

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

Electronic Funds Transfer on or after	**07/10/2026**
TOTAL CHARGES DUE	**48.25**
DO NOT PAY	

D0021893820000048250000048250 9

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	**06/24/2026**
Amount Due	**1,669.95**
Current Charges Due	**07/21/2026**

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/21	27853	06/19	40937		81.12	81	13084

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	29	451
May 2026	29	381
Jun 2025	30	515

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

2 0 0 9 6 1 6 7

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

Previous Balance		1,467.31
Payment		1,467.31CR
Balance Forward		0.00
Customer Charge	44.16	
Demand Charge 81 KW @ 6.65000	538.65	
Energy Charge 13,084 KWH @ 0.03290	430.46	
Fuel Adjustment 13,084 KWH @ 0.04700	614.95	
FL Gross Receipts Tax	41.73	
Total Current Charges		1,669.95
Total Due E.F.T.		1,669.95

DO NOT PAY
Total amount will be electronically transferred on or after 07/10/2026.

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: 06/24/2026

Use above space for address change ONLY.

District: BP17

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

Electronic Funds Transfer on or after	**07/10/2026**
TOTAL CHARGES DUE	**1,669.95**
DO NOT PAY	

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