Rizzetta & Company

Waters Edge
Community Development District

Board of Supervisor's Regular Meeting
September 24, 2026

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

www.watersedgecdd.org

Professionals in Community Management

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
	Danny Knoblock	Assistant Secretary
	Vacant	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

9/16/2026

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Water's Edge Community Development District will be held on **Thursday, September 24, 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 Report .....Tab 2
     1. Update on Retaining Wall and Cleaning
   - **D.** PSA Landscape Inspection Reports.....Tab 3
   - **E.** District Counsel
   - **F.** District Manager Report .....Tab 4
     1. Review of 3rd Quarter Website Audit Report.....Tab 5
4. **BUSINESS ITEMS**
   - **A.** Consideration of Board Appointed Seat Applicants – Seat 4...Tab 6
   - **B.** Consideration of Grau & Associates Audit Engagement Letter ..... Tab 7
   - **C.** Consideration of Goals and Objectives for FY 2025-2026 ..... Tab 8
   - **D.** Discussion of Belle Haven Lighting Project Proposals
5. **BUSINESS ADMINISTRATION**
   - **A.** Consideration of Minutes of the Board of Supervisors' Regular Meeting held on August 27, 2026…….... Tab 9
   - **B.** Consideration of Operations and Maintenance Expenditures for August 2026…… Tab 10
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

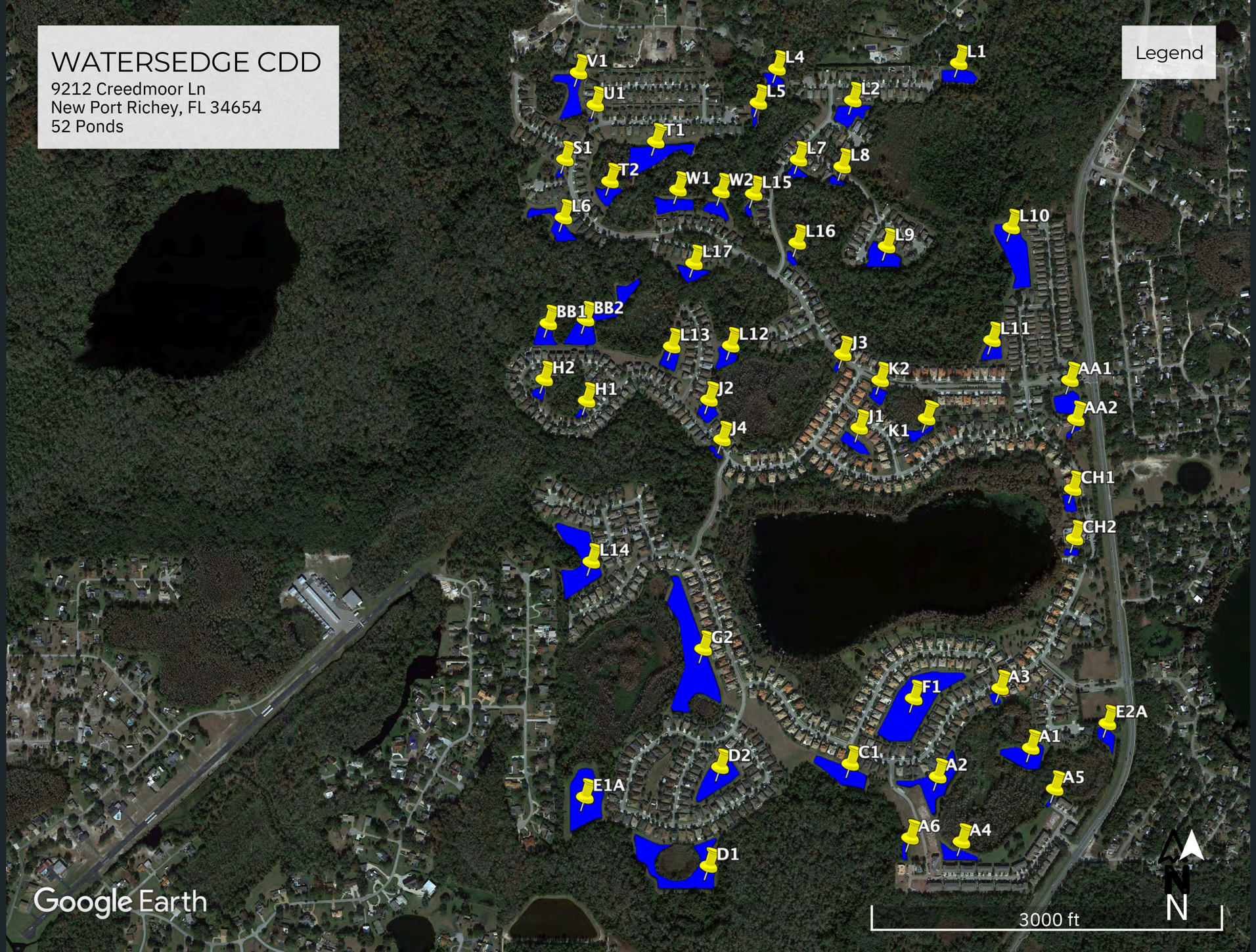
Tab 1

Sitex Aquatics
LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

SEPTEMBER, 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:

Hopefully, cooler air temperatures are just around the corner. Right now, however, we are still experiencing high temperatures, which are also keeping water temperatures elevated. With the large amount of rainfall, pond turnover is possible and could result in fish loss.

Our applications are being conducted in a way that helps prevent dissolved oxygen loss. However, with the water remaining warm, dissolved oxygen levels are low and algae growth is high. Because of this, applications are being done strategically in targeted areas to help prevent fish loss as well.



Pond #L6 Treated for Shoreline Vegetation.



Pond #AA1 Treated for Algae and Shoreline Vegetation.



Pond #L13 Treated for Shoreline Vegetation.



Pond #L1 Treated for Shoreline Vegetation.



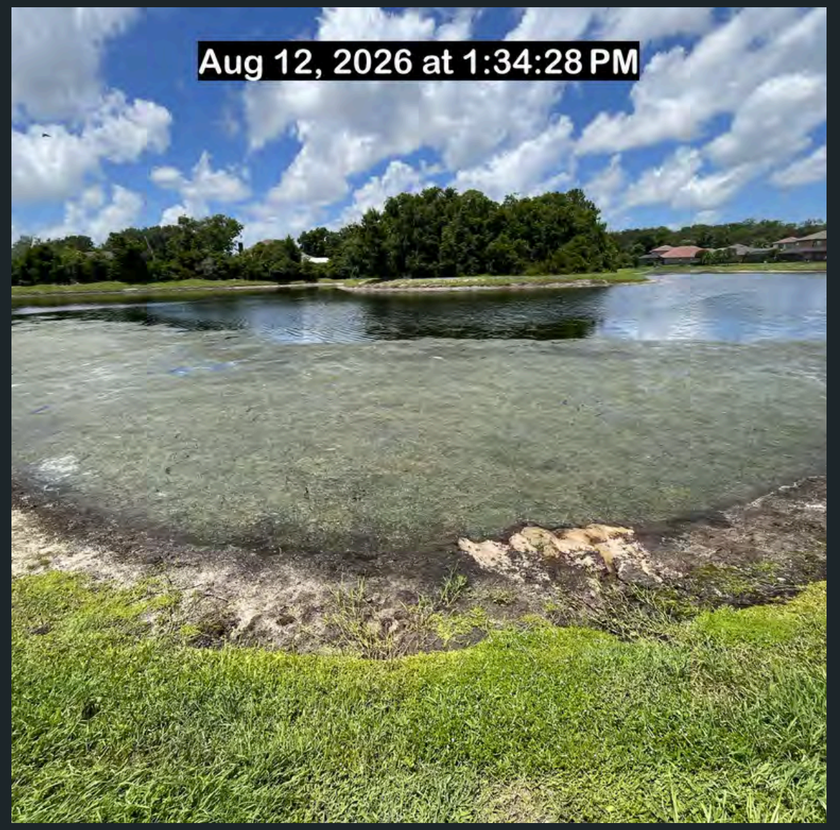
Pond #L4 Treated for Algae and Shoreline Vegetation.



Pond #L15 Treated for Algae and Shoreline Vegetation.



Pond #L8 Treated for Algae and Shoreline Vegetation.



Pond #L14 Treated for Algae and Shoreline Vegetation.



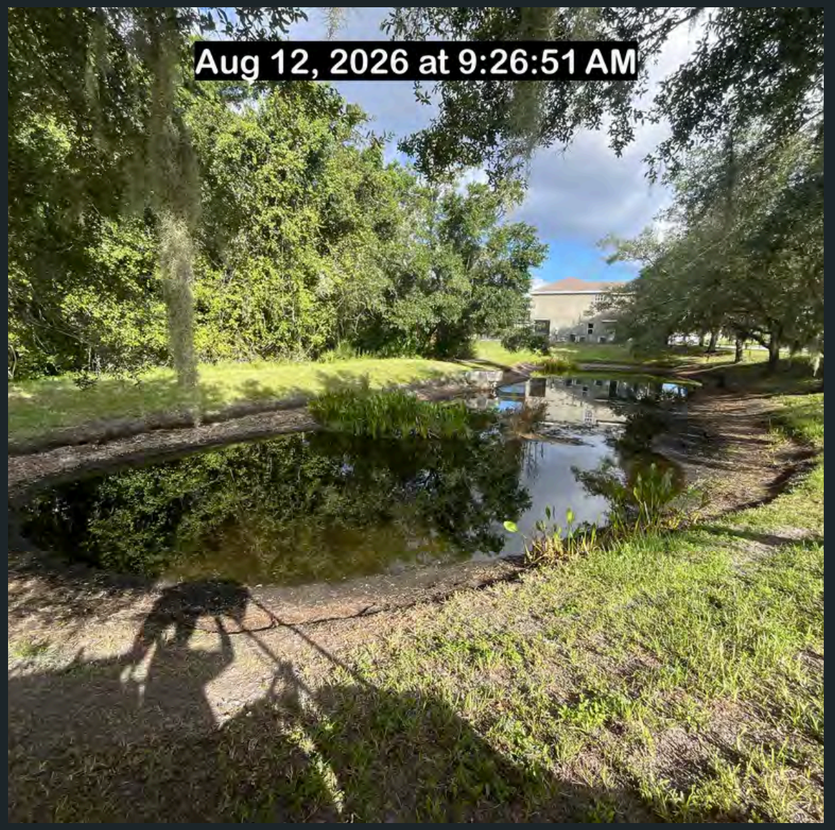
Pond #L7 Treated for algae and Shoreline Vegetation.



Pond #J1 Treated for algae and Shoreline Vegetation.



Pond #K2 Treated for Algae and Shoreline Vegetation.



Pond #J4 Treated for Shoreline Vegetation.



Pond #A1 Treated for Shoreline Vegetation.



Pond #D1 Treated for Algae and Shoreline Vegetation.



Pond #J2 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

September 24, 2026

Waters Edge Community Development District Engineer's Report:

Pond AA1 – Fencing Installation and Flume Repair

- Stantec staff reviewed broken reclaimed flume and services agreement with Pasco County. Services agreement lists the County as the maintenance entity for transmitting reclaimed water into the CDD owned reclaimed pond. We are awaiting status for repairs.
- Stantec staff recommends putting fence project on hold until flume is repaired and/or arrangements are made for access to the pond.
- Stantec has been in communication with Pasco County, who has agreed to repair the flume and has obtained a proposal for the repair.
- Awaiting start date for repair.
- Once repaired, Stantec will coordinate with County for creating access through proposed boundary fence.

Wall Vegetation Clearing and Repair Project

- Biddeford Place and Ragsdale Court walls are priority areas for clearing and repairs.
- Stantec reviewing plans for scope of work.
- Soliciting proposals from contractors.
- Vegetation clearing is expected to be completed in January 2027.
- Assessment of walls to be performed following vegetation clearing.
- Repairs to be made in early spring.

Entry Lighting

- Board requested Stantec review proposals for entrance lighting
- Stantec staff will discuss proposals at upcoming meeting and request direction moving forward.

ESTIMATE	#1260235
ESTIMATE DATE	May 6, 2026

Water's Edge CDD
Rizetta & Company
3434 Colwell Ave, #200
Tampa, FL 33614

(813) 994-1001
LCastoria@rizzetta.com

SERVICE ADDRESS

9019 Creedmoor Ln
New Port Richey, FL 34654

CONTACT US

P.O. Box 270184
Tampa, FL 33688

(813) 908-0035
Luis@LeeElectricOnline.com

ESTIMATE

SLIDEL ENTRANCE Low Voltage

Services	qty	unit price	amount
Custom Services - Custom Job Commercial SLIDEL Entrance Low Voltage	1.0	$0.00	$0.00
Custom Services - Custom Job Commercial There are five low voltage lights at the island with the monument That are controlled by a transformer that it is bad an improperly wired. Provide a new transformer and re-feed from the monument light then test the lights to make sure they all are working.	1.0	$976.00	$976.00
Custom Services - Custom Job Commercial The smaller island by the call box, the transformer is working, but the wiring is broken and also the lights need to be replaced two of them on the exit side by the gate. Rewire, provide and install 2 brass flood lights with LED bulb mr16.	1.0	$758.00	$758.00

Services subtotal: $1,734.00

Subtotal	$1,734.00
Total	**$1,734.00**

BELL HAVEN ENTRANCE Low Voltage

Services	qty	unit price	amount
Custom Services - Custom Job Commercial BELL HAVEN entrance Low Voltage Have a transformer inside the community by the exit side that feeds three lights for the oak trees on the side of the road. The transformer it is bad. Provide and replace a transformer	1.0	$629.00	$629.00

Custom Services - Custom Job Commercial There is another transformer by Moon lake Road on the exit side east and it's lighting up for oak trees 8 up lights Transformer is buried recommend to lift it up Tested the transformer is bad	1.0	$1,126.00	$1,126.00
Custom Services - Custom Job Commercial The center Island has two transformers one it is working, is turning four color lights and the other transformer is not putting power out so needs to be replaced. Provide and replace the low volt transformer.	1.0	$629.00	$629.00
Custom Services - Custom Job Commercial West side the entrance side it has five low-voltage lights not working. Trace the wiring to see where they are being fed from. $170-$440	1.0	$0.00	$0.00

Services subtotal: $2,384.00

Subtotal	$2,384.00
Total	**$2,384.00**

PROVINCETOWN ENTRANCE

Services	qty	unit price	amount
Custom Services - Custom Job Commercial Provincetown Entrance Full voltage lights need to be replaced	2.0	$308.00	$616.00
Custom Services - Custom Job Commercial Some extension cords where added by the gate motors. Either remove or properly add one	5.0	$659.00	$3,295.00

Services subtotal: $3,911.00

Subtotal	$3,911.00
Total	**$3,911.00**

SLIDEL ENTRANCE Full Voltage

Services	qty	unit price	amount
Custom Services - Custom Job Commercial SLIDEL Entrance Full voltage Full voltage light it has a broken support. Provide a new light fixture and a new garden post	1.0	$541.00	$541.00
Custom Services - Custom Job Commercial Breakers for this entrance, not labeled recommend labeling the directory	1.0	$476.00	$476.00
Custom Services - Custom Job Commercial Internet box cover it is broken, recommend replacing box.	1.0	$1,179.00	$1,179.00

Custom Services - Custom Job Commercial Some extension cords were added by the gate motors. Either remove or properly add one. Add receptacles by the gate motors.	2.0	$659.00	$1,318.00
Custom Services - Custom Job Commercial At the monument there is one 120 V led need to be replaced.	1.0	$308.00	$308.00

Services subtotal: $3,822.00

Subtotal	$3,822.00
Total	**$3,822.00**

BELL HAVEN ENTRANCE Full Voltage

Services	qty	unit price	amount
Custom Services - Custom Job Commercial BELL HAVEN entrance Full Voltage	1.0	$0.00	$0.00
Custom Services - Custom Job Commercial Sign light at the main entrance in the center island on the west side it is not working	1.0	$308.00	$308.00
Custom Services - Custom Job Commercial Some extension cords where added by the gate motors. Either remove or properly add one	4.0	$659.00	$2,636.00

Services subtotal: $2,944.00

Subtotal	$2,944.00
Total	**$2,944.00**

Thank you for the opportunity to service your electrical needs!

Courtesy Electric Inc.

State Certified Electrical Contractor

Florida State License # EC13008313

5030 78th Ave, North Pinellas Park FL. 33781

(727) 687-7999

courtesyelectricfl@gmail.com

05/27/2026

Water's Edge

9019 creedmoor Ln

New Port Richey, FL 34654

Lisa Castoria

LCastoria@rizzetta.com

We propose to furnish materials and labor in accordance with the below described "Scope of Work" for the sum of: $19,950

Scope of Work: Replace existing electrical landscape lighting which has been neglected

- **Use existing landscape lighting layout for all new fixtures to be installed (Like for like)**
- **Install new PVC conduit 18 inches underground to accommodate new electrical wiring for landscape lighting**
- **Install new time clock combined with photocell to control new 120v landscape lighting circuit**
- **Set fixture to customer approved lighting angle**
- **Once fixture is set to customer approved lighting angle, run system test to verify lighting needs are met**

PAYMENT TERMS:

- **50% deposit required prior to commencement of work in the amount of: $9,975**
- **50% Remaining balance due upon completion of work in the amount of: $9,975**

Late Payment Penalty. In addition to the above sums, if any payment is not timely made by the due date, in addition to the sum due there shall be a late payment penalty due in an amount equal to one percent (1%) of the payment due for each day after the date due through and including the date paid. If any payment by Buyer remains unpaid for a period of thirty (30) days following the due date, Seller may declare all remaining unpaid sums due, and proceed to foreclose on all collateral securing Purchaser's obligations as described herein.

Comments

- **Courtesy Electric is not responsible for replacement of any landscape required to be moved or demolished to accommodate new landscape circuitry**

All material is guaranteed to be as specified. All work to be completed in a professional manor according to standard practice. Any alteration or deviation from the above "Scope of Work" involving extra costs will be executed only upon written change orders and will become an extra charge over and above this proposal. All agreements contingent upon strikes, accidents, or delays beyond our control, Owner to carry all necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature:

Acceptance of this proposal, the above prices, specifications, and conditions are satisfactory and are hereby accepted you are authorized to do the work as specified. Payment will be made as outlined above.

Authorized Signature: 

Respectfully, Brad DeRoller Courtesy Electric Inc.

Courtesy Electric Inc.

State Certified Electrical Contractor

Florida State License # EC13008313

5030 78th Ave, North Pinellas Park FL. 33781

(727) 687-7999

courtesyelectricfl@gmail.com

05/27/2026

Water's Edge

9019 creedmoor Ln

New Port Richey, FL 34654

Lisa Castoria

LCastoria@rizzetta.com

We propose to furnish materials and labor in accordance with the below described "Scope of Work" for the sum of: $14,000

Scope of Work: Replace existing electrical landscape lighting which has been neglected

- **Use existing landscape lighting layout for all new fixtures to be installed (Like for like)**
- **Install new low-voltage wiring 6 inches underground as per National Electrical Code**
- **Install new low-voltage transformer and time clock to be installed at existing location to accommodate new premium light fixtures**
- **Set fixture to customer approved lighting angle**
- **Once fixture is set to customer approved lighting angle, run system test to verify lighting needs are met**

PAYMENT TERMS:

- **50% deposit required prior to commencement of work in the amount of: $7,000**
- **50% Remaining balance due upon completion of work in the amount of: $7,000**

Late Payment Penalty. In addition to the above sums, if any payment is not timely made by the due date, in addition to the sum due there shall be a late payment penalty due in an amount equal to one percent (1%) of the payment due for each day after the date due through and including the date paid. If any payment by Buyer remains unpaid for a period of thirty (30) days following the due date, Seller may declare all remaining unpaid sums due, and proceed to foreclose on all collateral securing Purchaser's obligations as described herein.

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Authorized Signature: _____

Acceptance of this proposal, the above prices, specifications, and conditions are satisfactory and are hereby accepted you are authorized to do the work as specified. Payment will be made as outlined above.

Authorized Signature: 

Respectfully, Brad DeRoller Courtesy Electric Inc.

Tab 3

PSA
HORTICULTURAL

Landscape Consulting & Contract Management
"Protecting Your Landscape Investment"

8431 Prestwick Place
Trinity, FL 34655

LANDSCAPE INSPECTION RESULTS

Date:	September 3, 2026
Client:	Water's Edge HOA/CDD
HOA/CDD:	None
Manager:	Rocco Iervasi
ASI:	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 September 22, 2026. Notify PSA in writing upon their completion, via fax or email, on or before 9:00 am on September 23, 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

Sections of the St. Augustine turf appeared to be cut too low.

Clubhouse left side fence line-bed lines need to be better defined. *Photo below.*



2 TURF COLOR

There was a slight reduction in color and consistency over the past month due to disease activity.

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

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

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

Clubhouse parking lot fence line- the St. Augustine turf color was a mottled 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 was a mottled medium green.

Basketball court-the St. Augustine turf color was a mottled 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.

September *September* *September*







September



August



August



August



July



July



June



June



June



June



2 TURF DENSITY

Turf density continues to be adversely affected by disease activity.

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

Clubhouse along the northern section of Moon Lake Road fence line- the Bahiagrass turf density was fair. This area would benefit from overseeding.

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

Other common areas–the Bahiagrass turf density was good.

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

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

Belle Haven entry and exit drive from Moon Lake to Creedmoor-the St. Augustine density ranged from fair to good.

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

3 TURF WEED CONTROL

General workorder-broadleaf weeds were present in all viable St. Augustine turf panels. Their volume was low. Torpedo grass has also infested turf panels along Slidell.

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. A weaker tank mix may be beneficial if high temperature treatments are to be performed.

2 TURF INSECT/DISEASE CONTROL/OVERALL HEALTH

Belle Haven inside gate entry and exit side - continue to treat disease activity. *Photo below.*



Basketball court- continue to treat disease activity. *Photo below.*

August *September*




Clubhouse left side rear fence line- continue to treat disease activity. *Photo below.*



Clubhouse left side by large oak- continue to treat disease activity.

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.*



3 SHRUB/TREE INSECT/DISEASE CONTROL/OVERALL HEALTH

Belle Haven entry median- remove dead lorapetalum by windmill palms. *Photo below.*



Basketball court pond- submit a proposal to flush cut five dead sweetgum trees. *Photo below*.



Clubhouse left front corner by palm tree- remove dead holly.

Basketball court- submit a proposal to replace crape myrtle that was damaged by vehicle/streetlight. *Photo below.*




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

11652 Belle Haven-remove dead nandina.

3 BED WEED CONTROL

Bed weed control was strong.

11705 Belle Haven- remove bed weeds out of jasmine.

Clubhouse right side - remove vines from holly and azalea hedge.

Boat ramp driveway- treat weeds. *Photo below.*



Creedmoor/Belle Haven intersection- remove bed weeds from large oak tree rings.

Slidell entry gate- remove volunteer holly growing within Juniper.

3 IRRIGATION MANAGEMENT

11719 Belle Haven-dripline is kinked in between magnolia.

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

3 SHRUB PRUNING

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

Clubhouse left side by pool filter - cut philodendron trunk away from block wall. Submit proposal to repair wall. *Photo below.*



Slidell monument- prune dead sections out of juniper.

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

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

2 TREE PRUNING

Across from Bridgeton Park- cut back wood line. *Photo below.*



Belle Haven cul-de-sac lift station- elevate trees behind lift station and cut back vegetation along the side of 11006.

Belle Haven entry sidewalk- prune back large ligustrum away from sidewalk.

Slidell median-elevate low-hanging small diameter branches over windmill palms. *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 coleus was still performing strongly and providing a good curb appeal. The Slidell end cap planting had a weaker display due to an irrigation issue. The problem has been corrected and the coleus are recovering. *Photo below.*

September *September*




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 September 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 another increase in the volume of diseased turf. Disease activity affected the color, density and overall health of the turf. It had subsided for the August inspection. Some turf still needs to be replaced under warranty. Irrigation management is a key factor in helping to reduce the spread of turf disease. Tree work and wood line clearing are necessary. A few proposals are to be submitted. Most of the deficiencies noted can be easily corrected.

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:** October 22, at 3:30 p.m.

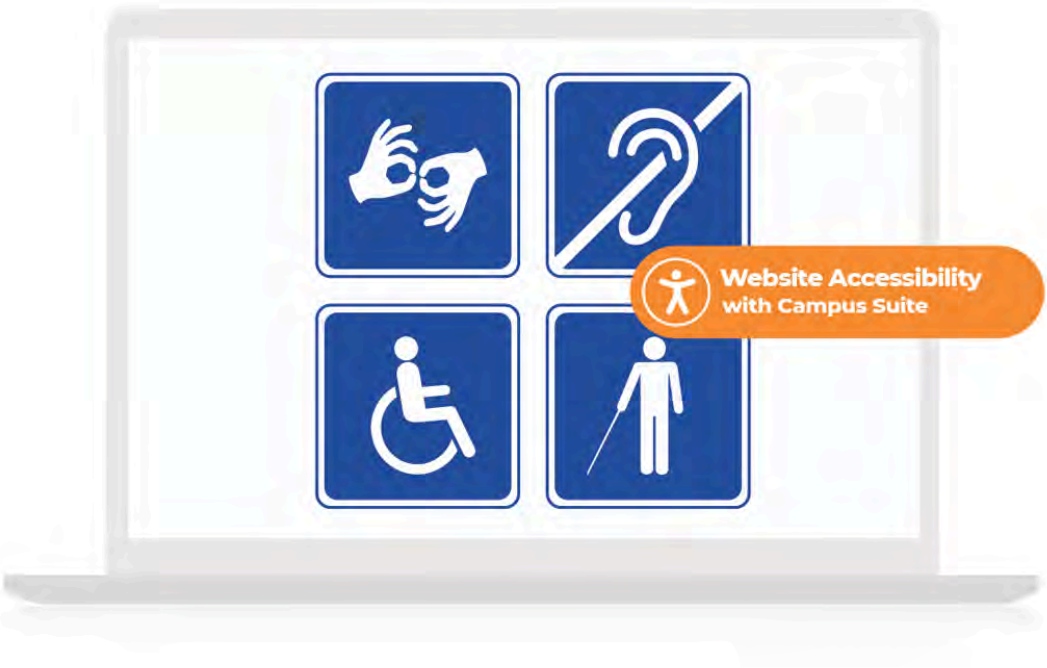
District Manager's Report

September 24, 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



Quarterly Compliance Audit Report

Waters Edge (Pasco)

Date: September 2026 - 3rd Quarter
Prepared for: Lisa Castoria
Developer: Rizzetta
Insurance agency:

Preparer:
Susan Morgan - *Campus Suite Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit

Overview 2
Compliance Criteria 2
ADA Accessibility 2
Florida Statute Compliance 3
Audit Process 3

Audit results

ADA Website Accessibility Requirements 4
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Helpful information:

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Special Message

Hello,

This letter regards the new Florida electronic payments law that was recently passed and becomes effective 1/1/2027:

> CS/HB 967: Electronic Payments Made to Units of Local Governments
>
> GENERAL BILL by State Affairs Committee; Buchanan; (CO-INTRODUCERS) McFarland; Salzman.
> Electronic Payments Made to Units of Local Governments; Requires units of local government to accept certain forms of payments; requires such local governments to accept payments online.
>
> Link:
> https://www.flsenate.gov/Session/Bill/2026/967https://www.flsenate.gov/Session/Bill/2026/967

Our platform does not include built-in ecommerce or payment-processing capabilities; therefore, we are not able to accept online payments directly on your behalf.

We recommend contacting your bank or another authorized payment processor to implement a compliant electronic payments solution. Once you have chosen a provider, they can generate a hosted payment link, which we can place on a page within your site so residents can click and complete payments online directly with your payment processor. The processor will be responsible for supplying the link and handling the actual transaction.

Thank you,
Susan

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: PASSED

Accessibility Grading Criteria

Passed	Description
Passed	**Website errors*** **0** WCAG 2.1 errors appear on website pages causing issues**
Passed	**Keyboard navigation** The ability to navigate website without using a mouse

Passed	**Website accessibility policy** A published policy and a vehicle to submit issues and resolve issues
Passed	**Color contrast** Colors provide enough contrast between elements
Passed	**Video captioning** Closed-captioning and detailed descriptions
Passed	**PDF accessibility** Formatting PDFs including embedded images and non-text elements
Passed	**Site map** Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing
**Error reporting details are available in your Campus Suite Website Accessibility dashboard

Florida F.S. 189.069 Requirements

Result: PASSED

Compliance Criteria

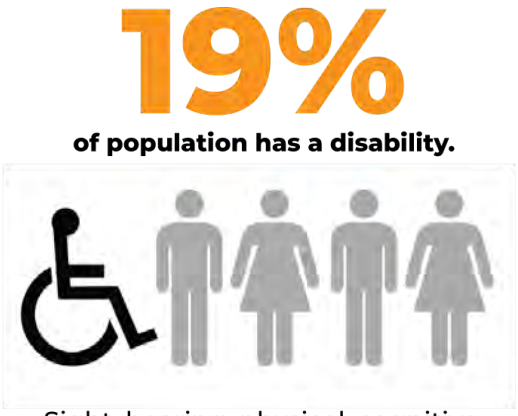
Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees,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

Notes:

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

Contract checker: *http://webaim.org/resources/contrastchecker*



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

Helpful article: *http://webaim.org/techniques/alttext*



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using WAI-ARIA for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: *www.nngroup.com/articles/keyboard-accessibility*
Helpful article: *http://webaim.org/techniques/skipnav*



Easy to navigate and find information

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

Helpful article: *http://webaim.org/techniques/sitetools/*



Properly formatting tables

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

Helpful article: *http://webaim.org/techniques/tables/data*



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: *http://webaim.org/techniques/acrobat/acrobat*



Making videos accessible

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

Helpful article: *http://webaim.org/techniques/captions*



Making forms accessible

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

Helpful article: *http://webaim.org/techniques/forms*



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that

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

Tab 6

From: Michael Kirk <michael@kingdomcapitalfinancial.com>
Sent: Monday, August 31, 2026 1:39 PM
To: Lisa Castoria <LCastoria@rizzetta.com>
Subject: [EXTERNAL]**Subject: Application for Appointment to the Water's Edge CDD Board**

NOTICE: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Subject: Application for Appointment to the Water's Edge CDD Board

Dear Members of the Board,

I am writing to express my sincere interest in being considered for appointment as an elected official on the Water's Edge Community Development District Board of Supervisors for the remainder of the current term.

Having lived in the Water's Edge community for more than eight years, I have a deep appreciation for our neighborhood and a strong commitment to its continued success. I would be honored to serve my fellow residents and contribute my experience, leadership, and dedication to the responsible stewardship of our community.

In addition to being a longtime Water's Edge resident, I serve the local community as a Chaplain with Pasco County Fire Rescue and as a pastor in the area. These roles have strengthened my ability to listen, communicate effectively, support others, and lead with integrity and compassion. I am also a business owner and the founder of Kingdom Capital Financial, a company specializing in real estate financing for investors across a variety of collateral types. Through my professional experience, I have developed a strong understanding of financial responsibility, strategic decision-making, and the importance of accountability.

If selected, I would approach this position with enthusiasm, professionalism, and a genuine desire to help protect and enhance the quality of life in Water's Edge. I would be honored to work collaboratively with the Board, district staff, and residents to support sound decisions and the continued improvement of our community.

Thank you for your consideration. I welcome the opportunity to discuss my interest and qualifications further. It would be a privilege to serve on the Water's Edge CDD Board for the remainder of the term.

Respectfully,



Michael Kirk

Vice President of Partnership Growth
michael@kingdomcapitalfinancial.com
Mobile & WhatsApp +1(727)470-4171

Tab 7

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

August 14, 2026

To Board of Supervisors
Waters Edge Community Development District
3434 Colwell Ave, Suite 200
Tampa FL 33614

We are pleased to confirm our understanding of the services we are to provide Waters Edge Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Waters Edge Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement and the District shall pay Grau & Associates for work and/or services actually rendered up until the effective termination of this agreement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement and the District shall pay Grau & Associates for work and/or services actually rendered up until the effective termination of this agreement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also

responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed $3,800 for the September 30, 2026 audit, unless there is a change in activity by the District, which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment after such 60-day period, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for reasonable out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a mutually determined new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

Nothing in this agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, Florida Statutes, or other applicable legal requirements, and nothing in this agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

In all matters relating to this agreement, Grau & Associates shall be acting as an independent contractor. Neither Grau & Associates nor any of its personnel are employees of the District under the meaning or application of any legal requirement. Grau & Associates shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Grau & Associates shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this agreement.

Amendments to and waivers of the provisions contained in this agreement may be made only by an instrument in writing which is executed by both Grau & Associates and the District.

This agreement shall be governed by and construed in accordance with the laws of the State of Florida without reference to the principles of conflict of laws.

Grau & Associates understands and agrees that all documents of any kind provided to and by the District in connection with this Agreement may be public records, and, accordingly, Grau & Associates agrees to comply with all applicable legal requirements in handling such records, including, but not limited to, Section 119.0701, Florida Statutes. Among other requirements and to the extent applicable by law, Grau & Associates shall (1) keep and maintain public records required by the District; (2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; (3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by applicable legal requirement for the duration of the term of this agreement and following the term of this agreement if Grau & Associates does not transfer the records to the Public Records Custodian of the District; and (4) upon completion of the services contemplated by this agreement, transfer to the District, at no cost to the District, all public records in Grau & Associates' possession or, alternatively, keep, maintain, and meet all applicable legal requirements for retaining public records. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 533-2950, INFO@RIZZETTA.COM, OR AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

Grau & Associates agrees to comply with Section 20.055(5), Florida Statutes, and to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to Section 20.055, Florida Statutes.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Waters Edge Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Waters Edge Community Development District.

By: _____

Title: _____

Date: _____

FICPA
Florida Institute of Certified Public Accountants

AICPA
Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

Tab 8

Waters Edge Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. Financial Goals and Objectives – Financial Transparency

Goal 1.1: Financial Transparency

Objective: Commit to regularly reporting on the financial status of the District.

Measurement: Financial Statements provided to the Board on a monthly basis, which allows for tracking throughout the year as to whether the District is staying on course and operating within the pre-determined operating budget for the fiscal year. Independent financial audit performed by a third party conducted annually, with the audit results shared with the Board at the next meeting immediately following.

Standard: Ending the fiscal year under budget and with enough cash in hand to cover 2-3 months worth of expenses until the tax rolls come in for the new fiscal year and for the annual financial audits to come back clean with no findings.

Achieved: Yes ☐ No ☐

Goal 1.2: Budget Consciousness

Objective: Strive to stay within budget and provide justification for exceeding total budget expenditures.

Measurement: Financial Statements provided to the Board on a monthly basis, which allows for tracking throughout the year as to whether the District is staying on course and operating within the pre-determined operating budget for the fiscal year.

Standard: Ending the fiscal year under budget and with enough cash in hand to cover 2-3 months worth of expenses until the tax rolls come in for the new fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

2. **Administrative Goals and Objectives – Website Maintenance**

Goal 3.1 Website Maintenance & Monitoring

Objective: Ensure that public records are readily available and easily accessible to the public by posting agendas to website seven (7) days in advance of the CDD meeting.

Measurement: Quarterly website reviews will be completed to ensure public records are up to date.

Standard: 100% of quarterly website checks were completed by District Management and ADA Website Provider.

Achieved: Yes ☐ No ☐

3. **Operational Goals and Objectives – Communication**

Goal 4.1 Effective Communication

Objective: Ensuring timely resolution of maintenance concerns.

Measurement: Board and residents contact District Manager outside of the meeting to report maintenance issues, not taking up time during a meeting.

Standard: All emails and calls are addressed by District Staff within (24) hours of notification.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name:_____

Waters Edge Community Development District

District Manager:_____ Date:_____

Print Name:_____

Waters Edge Community Development District

Tab 9

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, August 27, 2026, at 3:30 p.m.** at the Waters Edge Clubhouse, located at 9019 Creedmoor Lane, New Port Richey, FL 34654.

Present and constituting a quorum:

Ken Smith	**Board Supervisor, Chairman**
George Anastasopoulos	**Board Supervisor, Vice Chairman**
Craig Pettitt	**Board Supervisor, Assistant Secretary (via Teams)**
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**
Frank Nolte	**District Engineer, Stantec**
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Castoria called the meeting to order at 3:30 p.m. and confirmed there was a quorum.

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

The Board heard comments on CDD fees, landscaping and the budget.

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

The Board requested and received the pump log in information and were informed that the pumps are currently off due to HOA irrigation repairs.

C. District Engineer

The Board reviewed the engineer's report.

i. Discussion on Retaining Wall Locations & Cleaning

Mr. Nolte shared the previously submitted report from 2021 concerning the retaining wall locations and access to the locations being blocked. Mr. Nolte and Ms. Castoria will solicit proposals to clear areas at Ragsdale and Biddeford.

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 September 24, 2026, at 3:30 pm and reviewed the monthly report with the Board.

There was a brief discussion on Mr. Pettitt submitting his resignation from Seat 4. The Board made a motion to accept Mr. Pettitt's resignation and declared Seat 4 vacant as of 8/28/2026.

> On a motion by Mr. Anastasopoulos, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors accepted Mr. Pettitt's resignation and declared Seat 4 vacant as of 8/28/2026 for Waters Edge Community Development District.

DRAFT

FOURTH ORDER OF BUSINESS **Public Hearing for Fiscal Year 2026/2027 Final Budget**

> On a motion by Mr. Papadopoulos, seconded by Mr. Smith, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2026/2027 final budget, for Waters Edge Community Development District.

There were audience comments on Ragsdale retention wall areas.

> On a motion by Mr. Anastasopoulos, seconded by Mr. Smith, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2026/2027 final budget, for Waters Edge Community Development District.

i. Consideration of Resolution 2026-06; Adopting FY 2026/2027 Final Budget

> On a motion by Mr. Anastasopoulos, seconded by Mr. Smith, with all in favor, the Board of Supervisors adopted Resolution 2026-06; approving the fiscal year 2026/2027 final budget, as presented, for Waters Edge Community Development District.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-07; Levying O&M Assessments for FY 2026/2027**

> On a motion by Mr. Smith, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors adopted Resolution 2026-07; levying O&M assessments to fund fiscal year 2026/2027 O&M budget, as presented, for Waters Edge Community Development District.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-08, Setting FY 2026/2027 Meeting Schedule**

The Board reviewed and discussed the FY 2026/2027 meeting schedule. Due to meeting time conflicts, they agreed to move the November and December meetings to 2:30 p.m. and add a budget workshop on March 18, 2027 at 2:30 p.m.

> On a motion by Mr. Papadopoulos, seconded by Mr. Smith, with all in favor, the Board of Supervisors adopted Resolution 2026-08, setting the fiscal year 2026/2027 meeting schedule, as amended, for Waters Edge Community Development District.

DRAFT

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-09, Authorizing Spending Authority for District Manager and Chairman**

> On a motion by Mr. Papadopoulos, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors adopted Resolution 2026-09, Authorizing Spending Authority for District Manager and Chairman for Waters Edge Community Development District.

EIGHTH ORDER OF BUSINESS **Discussion on Belle Haven Lighting Proposals**

The Board requested that Mr. Nolte draft a map of the scope. This will be added to the September agenda. The Board appointed Mr. Smith to work with staff on this project.

> On a motion by Mr. Anastasopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors appointed Mr. Smith to work with staff on this project for Waters Edge Community Development District.

NINTH ORDER OF BUSINESS **Consideration of Palm Tree Trimming/Removal Proposal**

The Board reviewed three proposals for palm tree trimming/removal. After discussion, they made a motion to accept the AZ Tree Service proposal in the amount of $4,200.

> On a motion by Mr. Smith, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors accepted the AZ Tree Service proposal in the amount of $4,200 for Waters Edge Community Development District.

TENTH ORDER OF BUSINESS **Ratification of Mainline and Washout Repair Proposals**

> On a motion by Mr. Papadopoulos, seconded by Mr. Anastasopoulos, with all in favor, the Board of Supervisors ratified the Mainline and Washout Repair Proposal for Waters Edge Community Development District.

DRAFT

ELEVENTH ORDER OF BUSINESS **Ratification of FY 24-25 Final Audit Report**

> On a motion by Mr. Anastasopoulos, seconded by Mr. Smith, with all in favor, the Board of Supervisors ratified the FY 24-25 Final Audit Report for Waters Edge Community Development District.

TWELFTH ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors' Workshop Meeting held on July 20, 2026**

> On a motion by Mr. Anastasopoulos, seconded by Mr. Pettitt, with all in favor, the Board of Supervisors approved the minutes for the workshop meeting that was held on July 20, 2026, as presented, for Waters Edge Community Development District.

THIRTEENTH ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on July 23, 2026**

> On a motion by Mr. Smith, seconded by Mr. Papadopoulos, with all in favor, the Board of Supervisors approved the minutes for the regular meeting that was held on July 23, 2026, as presented, for Waters Edge Community Development District.

FOURTEENTH ORDER OF BUSINESS **Consideration of Operation and Maintenance Expenditures for July 2026**

> On a motion by Mr. Papadopoulos, seconded by Mr. Smith, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for July 2026 ($42,568.57), for Waters Edge Community Development District.

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

Mr. Richard made comments directed at management and Board, with accusations of misappropriation of funds and unmanaged CDD maintenance areas.

Mr. Smith responded to Richard's comments. Detailing the area of complaint and that it is fully maintained. Mr. Smith also reiterated that Ms. Castoria presented him with a printed copy of the budget, financials and the most recent audit showing no findings at the meeting and emailed him copies as well.

DRAFT

Mr. Anastasopoulos made comments in response to Richard's accusations. Mr. Anastasopoulos is offended by the accusation and fully denies any misappropriation of funds by the board and management. He would like a recommendation from Counsel on recourse for such accusations.

Mr. Anastasopoulos also made comments on Mr. Pettitt's resignation and reappoint of a successor.

SIXTEENTH 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 5:11 p.m., for Waters Edge Community Development District.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

DRAFT

Tab 10

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
August 2026
For Board Approval

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

The total items being presented: **$34,122.33**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
AZ Tree Service	300340	3749	Landscape Replacement 08/26	$ 750.00
Danny Knoblock	300343	DK082726-345	Board of Supervisors Meeting 08/27/26	$ 200.00
Enumerate	300333	INV65859	Website Compliance & Management 08/26	$ 217.25
Gabriel D Papadopoulos	300344	GP082726-345	Board of Supervisors Meeting 08/27/26	$ 200.00
George Anastasopoulos	300345	GA082726-345	Board of Supervisors Meeting 08/27/26	$ 200.00
GHS Environmental LLC	300336	2026-500	Irrigation Maintenance & Repair 07/26	$ 150.00
GHS Environmental LLC	300347	2026-577	Irrigation Maintenance & Repair 08/26	$ 150.00
High Trim, LLC	300329	7152	Landscape Replacement 07/26	$ 525.00
Kenneth J Smith, II.	300346	KS082726-345	Board of Supervisors Meeting 08/27/26	$ 200.00
Pasco County Utilities	300332	24819601	Water Services 06/26	$ 6,465.55
Rizzetta & Company, Inc.	300331	INV0000111322	Accounting Services 08/26	$ 4,671.42
Rizzetta & Company, Inc.	300335	INV0000111461	Mass Mailing - Budget Notice 08/26	$ 1,504.41

Waters Edge Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Sitex Aquatics, LLC	300334	11356-b	Lake Maintenance 08/26	$ 2,250.55
Stantec Consulting Services, Inc.	300341	2607645	Engineering Services 07/26	$ 3,750.12
Straley Robin Vericker	300337	28830	Legal Services 07/26	$ 767.00
Straley Robin Vericker	300337	28843	Legal Services 07/26	$ 425.00
The Observer Group, Inc.	300338	26-01891P	Legal Advertising 07/26	$ 214.38
The Observer Group, Inc.	300342	26-01953P	Legal Advertising 08/26	$ 70.00
Waters Edge Master HOA, Inc.	300330	345-080126	Landscape Maintenance 07/26	$ 9,447.82
Withlacoochee River Electric Cooperative, Inc.	20260807-1	2189378-072726	Electric Services 07/26	$ 65.75
Withlacoochee River Electric Cooperative, Inc.	20260807-1	2189381-072726	Electric Services 07/26	$ 51.65
Withlacoochee River Electric Cooperative, Inc.	20260807-1	2189382-072726	Electric Services 07/26	$ 59.72
Withlacoochee River Electric Cooperative, Inc.	20260807-1	2189384-072726	Electric Services 07/26	$ 1,786.71
Report Total				**$ 34,122.33**

AZ Tree Service

9901 Ideal Ln.
Hudson, FL 34667

Invoice #3749

Date: 08/13/2026

Invoice For

Waters edge CDD

mobile: 3528742542
lcastoria@rizzetta.com

Location

3924 Wisdom Trail
Land O' Lakes, FL 34638

3924 Wisdom Trail 34638

Terms

Due on Receipt

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1) Tree Removal and Grind Base cut trees in picture and haul away small debris pile	1	$ 750.00	$ 750.00

All balances not paid by the due date are subject to late fees. Please mail checks to the above address. Please use the contact information below for inquiries about this invoice.

SUBTOTAL	$ 750.00
SALES TAX	$ 0.00
INVOICE TOTAL	$ 750.00
DUE DATE	08/13/2026

Photos



Waters Edge CDD Regular Meeting

Meeting Date: August 27, 2026

SUPERVISOR PAY REQUEST

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

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	**3:30 PM**
Meeting End Time:	**5:11PM**
Total Meeting Time:	**1hr 41min**

Time Over 3 Hours:	

Total at $175 per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: Lisa Castoria _____

ENUMERATE

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

Invoice

Invoice #: INV65859
Status: Open

Bill To

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

Date	Terms	Due Date
8/4/2026		8/4/2026

Item	Qty	Rate	Amount
Engage SMA Subscription Fee Service Period 8/4/2026 - 9/3/2026	1	$217.25	$217.25
Engage SMA Per Door Service Period 8/4/2026 - 9/3/2026	1	$0.00	$0.00

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



To pay by check, use remit address below:

Enumerate
PO Box 952684
ATLANTA GA 31192-2684

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

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

Invoice

Date: 8/11/2026
Invoice #: 2026-500

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:
9/10/2026	July 2026

Task #	Description	Project Compl...	Amount
Task 1	Monthly Meter Readings	58.33%	150.00

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

Invoice

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

Date: 8/26/2026
Invoice #: 2026-577

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:
9/25/2026	August 2026

Task #	Description	Project Compl...	Amount
Task 1	Monthly Meter Readings ($150/month)	66.67%	150.00

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

INVOICE #7152

ISSUED:
07/15/2026

DUE:
07/15/2026

RECIPIENT:

Waters Edge CDD

3434 Colwell Ave
Unit 200
Tampa, FL 33614

SERVICE ADDRESS:

11115 Ragsdale Court
New Port Richey, Florida 34654

SENDER:

High Trim LLC

15036 U.S. 19 N
Hudson, Florida 34667

Phone: 727-514-3889
Email: manager@hightrimtreeservice.com
Website: www.hightrimtreeservice.com

PAST DUE

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
07/10/2026				
Tree Removal	Removal off fallen tree cut back into preserve haul off anything out side the preserve	1	$400.00	$400.00*
Disposal fee		1	$125.00	$125.00

Total **$525.00**

* Non-taxable

Thank you for your business. Please contact us with any questions regarding this invoice.
Late payment Warning: If we do not receive your payment within 15 days, You will have to pay a late fee of 5%. A 5% late fee will be added every 30 days you are late.

Pay Now

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: 24819601
Billing Date: 7/15/2026
Billing Period: 5/20/2026 to 6/19/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
1006710	01381392

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

100671001381392

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	180194286	5/20/2026	571214	6/19/2026	584409	30	13195

Usage History

Water

June 2026	13195
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

Transactions

Previous Bill		5,841.29
Payment 06/29/26		-5,841.29 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	13,195 Thousand Gals X $0.49	6,465.55
Total Current Transactions		6,465.55
TOTAL BALANCE DUE		**$6,465.55**

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	6,465.55
Total Balance Due	**$6,465.55**
Due Date	**8/3/2026**

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

The Total Due will be electronically transferred on 08/03/2026.

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 #
8/2/2026	INV0000111322

Bill To:

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

Services for the month of	Terms	Client Number
August	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

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

Invoice

Date	Invoice #
8/6/2026	INV0000111461

Bill To:

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

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

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	$1,504.41	$1,504.41

Subtotal	$1,504.41
Total	$1,504.41

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.: 11356-b
Terms: Net 30
Invoice date: 08/01/2026
Due date: 08/31/2026

#	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	2607645
Invoice Date	August 12, 2026
Customer Number	182723
Project Number	238200185

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

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

Project Description: 0002380100 - WTR Waters Edge CDD

Stantec Project Manager:	Nolte, Frank
Current Invoice Due:	$3,750.12
For Period Ending:	August 7, 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 2607645
Project Number 238200185

Top Task 2026 FY 2026 FY General Consulting

Professional Services

Category/Employee	Hours	Rate	Current Amount
Garcia Herreros, Stephanie Ann	0.50	131.00	65.50
	0.50		**65.50**
Nolte, Robert (Frank)	22.50	156.00	3,510.00
	22.50		**3,510.00**
Woodcock, Gregory (Greg)	0.50	197.00	98.50
	0.50		**98.50**
Professional Services Subtotal	**23.50**		**3,674.00**

Disbursements

	Current Amount
Direct - Meals & Entertainment	11.00
Direct - Printing	0.57
Direct - Vehicle (mileage)	64.55
Disbursements Subtotal	**76.12**

Top Task 2026 FY Total	**3,750.12**
Total Fees & Disbursements	$3,750.12
INVOICE TOTAL (USD)	**$3,750.12**

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-07-07	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	156.00	312.00	PREPARING FOR SITE VISIT TO REVIEW CRACKED FLUME AT POND AA1
2026-07-08	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	4.00	156.00	624.00	SITE REVIEW OF COLLAPSED RCW FLUME, REVIEWING EXISTING STORMWATER CONDITIONS OF CASTINE STREET, REVIEW OF CONSERVATION AREA DUMPING ON OYSTER BAY.
2026-07-09	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	COORDINATION WITH PASCO COUNTY FOR REPAIR OF RECLAIMED WATER FLUME
2026-07-13	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	4.00	156.00	624.00	MEETING JETTING/VAC CONTRACTOR ON SITE TO OVERSEE JETTING AND VAC WORK AT CASTINE STREET. UPLOADING COMPLETED PHOTOS.
2026-07-15	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	5.00	156.00	780.00	PREPARING AGENDA ITEMS AND CREATING REPORT OF CASTINE STREET CLEANING PHOTOS. MEETING WITH DISTRICT CHAIRMAN TO DISCUSS BROKEN FLUME AND FENCE INSTALL CONSIDERATIONS
2026-07-16	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	COORDINATION WITH PASCO COUNTY FOR HYDRANT REMOVAL AT CASTINE STREET. SENDING INVOICE IN FOR PAYMENT
2026-07-20	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	0.50	156.00	78.00	COORDINATION WITH COUNTY FOR UPDATES TO RECLAIMED FLUME REPAIRS.
2026-07-23	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	2.00	156.00	312.00	PREPARING FOR AND ATTENDING MONTHLY CDD MEETING. COORDINATION WITH COUNTY FOR UPDATES TO RECLAIMED FLUME REPAIRS.
2026-07-29	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	COORDINATION WITH COUNTY FOR RECLAIMED WATER MAIN BREAK IN RELATION OF POND AA1 WATER INTERRUPTION.
2026-08-03	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	COORDINATION WITH DISTRICT FOR IRRIGATION AND EROSION AT E2A
2026-08-04	238200185	2026 FY	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	156.00	156.00	COORDINATION WITH DISTRICT FOR IRRIGATION AND EROSION AT E2A
2026-07-09	238200185	2026 FY	Direct - Regular	WOODCOCK, GREGORY (GREG)	0.50	197.00	98.50	COORDINATE WITH FRANK REGARDING FLUME EROSION AND CONTACTS FOR REPAIRS.
2026-07-29	238200185	2026 FY	Direct - Regular	GARCIA HERREROS, STEPHANIE ANN	0.50	131.00	65.50	PROJECT COORDINATION
			Total Labor:		**23.50**		**$3,674.00**	
2026-07-08	238200185	2026 FY	Direct - Meals & Entertainment	NOLTE, ROBERT (FRANK)	11.00	1.00	11.00	SITE VISIT LUNCH - RFN
			Total Direct - Meals & Entertainment		**11.00**		**$11.00**	
2026-07-18	238200185	2026 FY	Direct - Printing	ARC	0.57	1.00	0.57	20723ARC071826B2
			Total Direct - Printing		**0.57**		**$0.57**	
2026-07-08	238200185	2026 FY	Direct - Vehicle (mileage)	NOLTE, ROBERT (FRANK)	32.63	1.00	32.63	SITE VISIT - POND AA1 FLUME REVIEW
2026-07-13	238200185	2026 FY	Direct - Vehicle (mileage)	NOLTE, ROBERT (FRANK)	31.92	1.00	31.92	SITE VISIT - PERSONAL VEHICLE MILEAGE - RFN - STORMWATER CLEANING
			Total Direct - Vehicle (mileage)		**64.55**		**$64.55**	
			Total Project 238200185		**99.62**		**$3,750.12**	

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

August 14, 2026
Client: 001219
Matter: 000001
Invoice #: 28830

RE: GENERAL

For Professional Services Rendered Through July 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
7/8/2026	CAW	REVIEW 2026-2027 BUDGET; REVIEW TWO PUBLICATIONS FOR NOTICE OF BUDGET HEARING; REVIEW O&M ASSESSMENT MAILED NOTICE LETTER.	0.6	$183.00
7/9/2026	MS	TRANSMIT PUBLICATION AD AND MAILED NOTICE LETTER TO DISTRICT MANAGER'S OFFICE.	0.2	$35.00
7/21/2026	CAW	REVIEW RESOLUTION ADOPTING 2026/2027 BUDGET AND RESOLUTION IMPOSING ASSESSMENTS.	0.5	$152.50
7/22/2026	CAW	REVIEW AGENDA AND PREPARE FOR JULY BOARD MEETING; EMAIL CORRESPONDENCE WITH DISTRICT MANAGER REGARDING MEETING.	0.4	$122.00
7/23/2026	CAW	PREPARE FOR AND ATTEND JULY BOARD MEETING VIA PHONE.	0.9	$274.50
		Total Professional Services	2.6	$767.00

Total Services	$767.00	
Total Disbursements	$0.00	
Total Current Charges		$767.00
Previous Balance		$2,169.00
Less Payments		*($2,169.00)*
PAY THIS AMOUNT		**$767.00**

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

Copperspring CDD
P.O. Box 32414
Charlotte, NC 28232

August 14, 2026
Client: 001520
Matter: 000001
Invoice #: 28843

RE: General

For Professional Services Rendered Through July 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
7/2/2026	MS	TRANSMIT RESOLUTION ADOPTING BUDGET AND RESOLUTION LEVYING O&M ASSESSMENTS TO DISTRICT MANAGER'S OFFICE.	0.2	$35.00
7/6/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	$130.00
7/14/2026	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON - MEETING WAS CANCELLED DUE TO LACK OF QUORUM.	0.5	$162.50
7/23/2026	KCH	REVIEW FINANCIAL STATEMENT FOR JUNE 30, 2026.	0.3	$97.50
		Total Professional Services	1.4	$425.00

Total Services	$425.00	
Total Disbursements	$0.00	
Total Current Charges		$425.00
Previous Balance		$2,647.50
Less Payments		*($2,647.50)*
PAY THIS AMOUNT		**$425.00**

Please Include Invoice Number on all Correspondence

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01891P **Date 07/31/2026**

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

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

Description	Amount
Serial # 26-01891P **Notice of Public Hearing and Board of Supervisors Meeting of the Waters Edge Community Development District** **RE:** Public Hearing and Meeting on August 27, 2026 at 3:30 p.m. **Published:** 7/31/2026	$214.38

Important Message	Paid	()
Please include our Serial # on your check **Pay by credit card online: https://legals.businessobserverfl.com/send-payment/**	**Total**	**$214.38**

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

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

NOTICE

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

Notice of Public Hearing and Board of Supervisors Meeting of the Waters Edge Community Development District

The Board of Supervisors (the "Board") of the Waters Edge Community Development District (the "District") will hold a public hearing and a meeting on Thursday, August 27, 2026, at 3:30 p.m. at Waters Edge Clubhouse, 9019 Creedmoor Lane, New Port Richey, Florida 34654.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting https://www.watersedgecdd.org/, or may be obtained by contacting the District Manager's office via email at lcastoria@rizzetta.com or via phone at (813) 994-1001.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

	Proposed maximum annual FY 2026-2027 O&M Assessment	Last Year's FY 2025-2026 O&M Assessment	% Increase	Annual $ Increase	Monthly $ Increase
Townhomes	$571.49	$554.84	3.00%	$16.65	$1.39
SF 50/55'	$571.49	$554.84	3.00%	$16.65	$1.39
SF 60'	$571.49	$554.84	3.00%	$16.65	$1.39
SF 65'	$571.49	$554.84	3.00%	$16.65	$1.39
SF 70'	$571.49	$554.84	3.00%	$16.65	$1.39
SF 80'	$571.49	$554.84	3.00%	$16.65	$1.39

[1] If approved this amount will serve as the "maximum rate" for future O&M Assessments and no mailed notice will be provided unless there is a proposed increase or another criterion within Section 197.3632(4), Florida Statutes is triggered.

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2026 property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

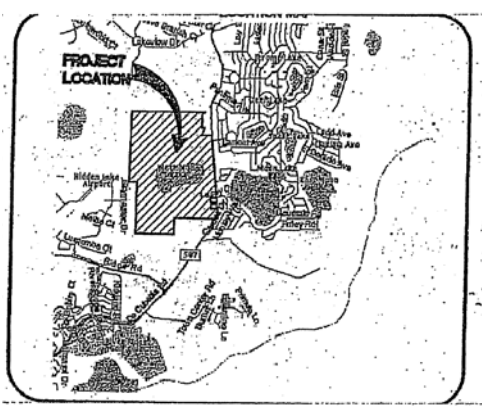
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Lisa Castoria
District Manager



INVOICE

8/1/2026

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	220273	7/1/2026	JULY LAWN SERVICE-GENERAL	$	5,811.48
		220273	7/1/2026	IRRIGATION INSPECTIONS	$	1,300.82
		220273	7/1/2026	HARDWOOD PRUNING	$	218.02
1	Ameriscape	220107	7/1/2026	QUARTERLY FLOWERS- JUNE	$	1,368.00
1	Ameriscape	220272	7/1/2026	PEST CONTROL (AGRONOMY)	$	497.48
1	PSA	1706	7/2/2026	JULY 2 LANDSCAPE INSPECTION	$	252.00
0	KEVIN L	NA	NA	Chlorine tab service- $30.00/week- Kevin Labrum	$	-

Total: **9,447.82**

asi landscapes
A Yardnique Company

(813) 498-3938

INVOICE

Date	Invoice No.
07/01/26	TMT 220273
Terms	**Due Date**
Net 30	07/31/26

Amount Due	Customer PO #
$18,325.83	

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

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

QTY	ITEM		LINE TOTAL
	#143127 - Landscape Management with Irrigation & Pruning **July 2026**	**$18,325.83**	**$18,325.83**

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

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

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

asi landscapes
A Yardnique Company

(813) 498-3938

INVOICE

Date	Invoice No.
07/01/26	TMT 220273
Terms	**Due Date**
Net 30	07/31/26

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

REMIT TO
ASI Landscapes 9702 Harney Rd Thonotosassa, FL 33592

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

BALANCE DUE
$18,325.83

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$22,989.54	$19,569.54	$0.00	$0.00	$0.00

team management

(727) 869-7329

INVOICE

Date	Invoice No.
06/30/26	TMT 220107
Terms	**Due Date**
Net 30	07/30/26

Amount Due	Customer PO #
$3,420.00	

BILL TO

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

PROPERTY

Water's Edge HOA

9019 Creedmoor Lane
New Port Richey, FL 34654

QTY	ITEM		LINE TOTAL
	#143121 - Quarterly Flower Rotation June 2026	**$3,420.00**	**$3,420.00**
	Total	$3,420.00	$3,420.00
	Applied Credits/Payments		$0.00
	Balance Due		**$3,420.00**

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

team management

(727) 869-7329

INVOICE

Date	Invoice No.
06/30/26	TMT 220107
Terms	**Due Date**
Net 30	07/30/26

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

REMIT TO

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

PROPERTY

Water's Edge HOA

9019 Creedmoor Lane
New Port Richey, FL 34654

BALANCE DUE

$3,420.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$3,420.00	$19,569.54	$0.00	$0.00	$0.00

asi landscapes
A Yardnique Company

(813) 498-3938

INVOICE

Date	Invoice No.
07/01/26	TMT 220272
Terms	**Due Date**
Net 30	07/31/26

Amount Due	Customer PO #
$1,243.71	

BILL TO

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

PROPERTY

Water's Edge HOA

9019 Creedmoor Lane
New Port Richey, FL 34654

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

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

asi landscapes
A Yardnique Company

(813) 498-3938

INVOICE

Date	Invoice No.
07/01/26	TMT 220272
Terms	Due Date
Net 30	07/31/26

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

REMIT TO

ASI Landscapes
9702 Harney Rd
Thonotosassa, FL 33592

PROPERTY

Water's Edge HOA

9019 Creedmoor Lane
New Port Richey, FL 34654

BALANCE DUE

$1,243.71

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$22,989.54	$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

COPY

JUL 0 2 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.: 1706
Terms: Net 30
Invoice date: 07/02/2026
Due date: 08/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/02/2026	**Water's Edge Landscape Inspection**	July 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	07/27/2026
Amount Due	65.75
Current Charges Due	08/19/2026

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/19	89410	07/22	89635				225

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	33	7
Jun 2026	29	7
Jul 2025	32	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.

Previous Balance		62.62
Payment	62.62CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 225 KWH @ 0.06090	13.70	
Fuel Adjustment 225 KWH @ 0.05000	11.25	
FL Gross Receipts Tax	1.64	
Total Current Charges		65.75
Total Due E.F.T.		65.75

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.

DO NOT PAY
Total amount will be electronically transferred on or after 08/07/2026.

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: 07/27/2026

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 - 8880

Electronic Funds Transfer on or after	08/07/2026
TOTAL CHARGES DUE	65.75
DO NOT PAY	

00021893780000065750000065750 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	**07/27/2026**
Amount Due	**51.65**
Current Charges Due	**08/19/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/19	29952	07/22	30053				101

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	33	3
Jun 2026	29	2
Jul 2025	32	1

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

2 0 0 9 6 1 6 7

You have 24-hour access to manage your account on-line through 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		47.79
Payment	47.79CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 101 KWH @ 0.06090	6.15	
Fuel Adjustment 101 KWH @ 0.05000	5.05	
FL Gross Receipts Tax	1.29	
Total Current Charges		51.65
Total Due		51.65

JUL 3 1 2026

E.F.T.

DO NOT PAY
Total amount will be electronically transferred on or after 08/07/2026.

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: 07/27/2026

Use above space for address change ONLY.

District: BP17

26 9 - 8490

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

Electronic Funds Transfer on or after	**08/07/2026**
TOTAL CHARGES DUE	**51.65**
DO NOT PAY	

00021893810000051650000051650?

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	**07/27/2026**
Amount Due	**59.72**
Current Charges Due	**08/19/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/19	25419	07/22	25591				172

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	33	5
Jun 2026	29	3
Jul 2025	32	2

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		48.25
Payment	48.25CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 172 KWH @ 0.06090	10.47	
Fuel Adjustment 172 KWH @ 0.05000	8.60	
FL Gross Receipts Tax	1.49	
Total Current Charges		59.72
Total Due E.F.T.		59.72

JUL 3 1 2026

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 08/07/2026.

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: 07/27/2026

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	**08/07/2026**
TOTAL CHARGES DUE	**59.72**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

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

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

Bill Date	07/27/2026
Amount Due	1,786.71
Current Charges Due	08/19/2026

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/19	40937	07/22	54279		89.33	89	13342

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	33	404
Jun 2026	29	451
Jul 2025	32	412

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

2 0 0 9 6 1 6 7

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Previous Balance		1,669.95
Payment		1,669.95CR
Balance Forward		0.00
Customer Charge	44.16	
Demand Charge 89 KW @ 6.65000	591.85	
Energy Charge 13,342 KWH @ 0.03290	438.95	
Fuel Adjustment 13,342 KWH @ 0.05000	667.10	
FL Gross Receipts Tax	44.65	
Total Current Charges		1,786.71
Total Due E.F.T.		1,786.71

DO NOT PAY
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District: BP17

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

Electronic Funds Transfer on or after	08/07/2026
TOTAL CHARGES DUE	1,786.71
DO NOT PAY	

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