WaterGrass Community Development District II

Board of Supervisors
Zuriel Cabrera, Chairperson
Craig P. Margelowsky, Vice Chairperson
Eric Mager, Assistant Secretary
Matthew Hannaway, Assistant Secretary
Sunil Mohammed , Assistant Secretary

David Wenck, District Manager
Kathryn Hopkinson, District Counsel
Phil Chang, District Engineer
Sarah Schmidt, Community Manager

Regular Meeting Agenda

Wednesday, October 15, 2025 10:00 a.m.

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1. **Roll Call**
2. **Audience Comments (3) Minute Time Limit**

The Audience Comment portion of the agenda is where individuals who are present may make remarks on matters that concern the District. Each individual is limited to three (3) minutes for such remarks. The Board of Supervisors or Staff are not obligated to provide an immediate response as some issues require research, discussion and deliberation. If the Clubhouse Manager outside of the context of the meeting.

3. **Consent Agenda**
   A. Approval of the September 17, 2025 Meeting Minutes [Page 2]
   B. Acceptance of the September 2025 Financial Report [Page 6]
4. **Staff Reports**
   A. District Counsel
      i. Discussion of Notice to Yellowstone
   B. District Engineer
   C. District Manager
      i. Ratification of Goals and Objectives FY 2025-2026 [Page 22]
      ii. Discussion of Sarah Schmidt as District Employee
   D. Amenity Manager
      i. SOLitude Report
      ii. Landscape Report [Page 24]
         a. Yellowstone Proposal #607927 [Page 29]
      iii. Use Of Amenity Parking Lot for School Dropoff
      iv. Camera System Update
      v. WiFi Terms and Conditions [Page 30]
      vi. Alarm Monitoring
5. **Supervisor Requests**
6. **Adjournment**

The next meeting is scheduled for Wednesday, November 19, 2025 at 6:30 p.m.

District Office:
11555 Heron Bay Blvd, Suite 201
Coral Springs, FL 33076
954-603-0033

www.watergrass2cdd.com

Meeting Location:
WaterGrass Club
32711 Windelstraw Drive
Wesley Chapel, FL 33545

MINUTES OF MEETING
WATERGRASS
COMMUNITY DEVELOPMENT DISTRICT II

The regular meeting of the Board of Supervisors of the WaterGrass Community Development District II was held on Wednesday, September 17, 2025 at 10:00 a.m. at the **WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, Florida 33545.**

Present and constituting a quorum were:

Zuriel Cabrera	Chairperson
Craig P. Margelowsky	Vice Chairperson
Eric Mager	Assistant Secretary (via phone)
Matthew Hannaway	Assistant Secretary (via phone)
Sunil Mohammed	Assistant Secretary

Also present were:

David Wenck	District Manager
Kathyrn 'KC' Hopkinson	District Counsel
Sarah Schmidt	Amenity Manager
Paul Woods	OLM
Brian Alexander	Yellowstone
Seth Mendoza	Yellowstone
Jason Diego	SOLitude
Audience	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Wenck called the meeting to order. A quorum was established.

SECOND ORDER OF BUSINESS **Audience Comments**

- Next week is 1 year since Yellowstone took over. It looks worse. Crew leave trash after breaks. Yellowstone needs to be fired.
- What is the status on the drains in Bradbury Cr. Weeds in the mulch.
- The entrances on Hancock looks poor. Many pictures were sent with emails and nothing has been done.
- Agree with the last speaker. When will power washing be done.
- Family was not allowed at the pool without resident during the summertime.

- Agrees with all the comments about the landscape. Feedback from Realtor that the parks and landscaping looks poor. Watergrass parkway looks poor. Pulte Homes is littering the streets with signs. The border around the pond is constantly overgrown.
- Bradbury median landscape blocking view for a safe turn. Bushes are overgrown and don't look landscaped.
- The irrigation at Windchase Village Park is not working and the plants are dying. Plants removed are not being replaced. Hogs are causing damage.

THIRD ORDER OF BUSINESS **Staff Reports**

A. **Aquatics Inspection Report**

- Mr. Diago reported that the fish for stocking are being picked up today. He also discussed the planting proposal.

B. **District Engineer**

- The Board discussed the encroachment on 33076 Kateland. The Board asked the attorney to send a demand letter to the resident to have it removed.

C. **District Counsel**

- Ms. Hopkinson updated the board on demand letters that they sent. She did not receive a response and asked Ms. Schmidt to review if it had been taken care of.

D. **District Manager**

i. Ratification of Worker's Comp. Insurance…

On MOTION by Mr. Margelowsky seconded by Mr. Cabrera, with all in favor, the Workers' Compensation invoice was ratified. 5-0

ii. Worker's Comp Insurance Proposal

On MOTION by Mr. Margelowsky seconded by Mr. Cabrera, with all in favor, the Workers' Compensation invoice for the remainder of FY 2025 was approved. 5-0

iii. Florida Insurance Alliance Proposal

On MOTION by Mr. Cabrera seconded by Mr. Margelowsky, with all in favor, the Workers' Compensation and Insurance proposals were approved. 5-0

E. **Amenity Manager**
i. SOLitude Report

ii. SOLitude One Time Planting Agreements

iii. Landscape Report

- Mr. Woods reviewed the landscape inspection and advised that he would like to bid the landscape contract for the November meeting.

On MOTION by Mr. Mohammed seconded by Mr. Mager, with all in favor, OLM proposal for landscape RFP was approved. 5-0

iv. Yellowstone Proposal #586641
v. Yellowstone Proposal #586531
vi. Yellowstone Proposal #580043

- These items were tabled to the next meeting.

i. Weekly Cutting and Weeds
ii. Boundary Survey
ix. Resident Violation Notices

On MOTION by Mr. Margelowsky seconded by Mr. Cabrera, with all in favor, to reinstate privileges to 7238 Bridgeview Drive was approved. 5-0

FOURTH ORDER OF BUSINESS Consent Agenda

A. Approval Minutes of August 13, 2025 Meeting Minutes
B. Acceptance of the August 2025 Financial Report

On MOTION by Mr. Margelowsky seconded by Mr. Mager, with all in favor, the Consent Agenda was approved. 5-0

FIFTH ORDER OF BUSINESS Supervisor Requests

- Mr. Mohammed asked who is handling the permits for the wells. - The electrician. We need to figure out Pulte Homes. Improve lack of communication.
- Mr. Hannaway asked what is the outlook for getting more landscaping staff. Wants to see a weekly report listing manpower and what they are doing.
- Mr. Mager asked has the tree growing out of the waterfall been taken care of.
- Mr. Margelowsky reported camera need to be paid for.
- Mr. Cabrera asked what the process for RFP for Management Services is. How much would it cost.

SIXTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Margelowsky seconded by Mr. Mager, with all in favor, the meeting was adjourned at 12:03 p.m. 5-0

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Chairperson

Watergrass
Community Development District II

Financial Report

September 30, 2025

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Table of Contents

Watergrass
Community Development District II

Financial Statements

(Unaudited)

September 30, 2025

Balance Sheet
September 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	$ 373,701	$ -	$ -	$ 373,701
Accounts Receivable	3,600	-	-	3,600
Accounts Receivable - Interlocal Agreement	77,000	-	-	77,000
Investments:				
Money Market Account	503,278	-	-	503,278
Prepayment Account	-	-	88	88
Reserve Fund	-	258,753	96,526	355,279
Revenue Fund	-	240,569	117,702	358,271
Prepaid Items	29,737	-	-	29,737
Deposits	13,269	-	-	13,269
TOTAL ASSETS	**$ 1,000,585**	**$ 499,322**	**$ 214,316**	**$ 1,714,223**
LIABILITIES				
Accounts Payable	$ 57,403	$ -	$ -	$ 57,403
Accrued Expenses	12,751	-	-	12,751
TOTAL LIABILITIES	**70,154**	**-**	**-**	**70,154**
FUND BALANCES				
Nonspendable:				
Prepaid Items	29,737	-	-	29,737
Deposits	13,269	-	-	13,269
Restricted for:				
Debt Service	-	499,322	214,316	713,638
Assigned to:				
Operating Reserves	337,713	-	-	337,713
Reserves - Capital Projects	157,500	-	-	157,500
Unassigned:	392,212	-	-	392,212
TOTAL FUND BALANCES	**$ 930,431**	**$ 499,322**	**$ 214,316**	**$ 1,644,069**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,000,585**	**$ 499,322**	**$ 214,316**	**$ 1,714,223**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 12,000	$ 12,000	$ 71,880	$ 59,880	599.00%
Interlocal Agreement	-	-	77,000	77,000	0.00%
Interest - Tax Collector	-	-	3,063	3,063	0.00%
Rents or Royalties	9,000	9,000	15,905	6,905	176.72%
Lease Revenue	-	-	14,400	14,400	0.00%
Special Assmnts- Tax Collector	2,030,947	2,030,947	2,143,098	112,151	105.52%
Special Assmnts- CDD Collected	105,421	105,421	-	(105,421)	0.00%
Special Assmnts- Discounts	(81,238)	(81,238)	(82,278)	(1,040)	101.28%
Other Miscellaneous Revenues	-	-	13,545	13,545	0.00%
Access Cards	150	150	3,115	2,965	2076.67%
TOTAL REVENUES	**2,076,280**	**2,076,280**	**2,259,728**	**183,448**	**108.84%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	12,000	9,200	2,800	76.67%
FICA Taxes	918	918	712	206	77.56%
ProfServ-Arbitrage Rebate	600	600	-	600	0.00%
ProfServ-Engineering	10,000	10,000	6,806	3,194	68.06%
ProfServ-Legal Services	25,000	25,000	13,909	11,091	55.64%
ProfServ-Property Appraiser	150	150	150	-	100.00%
ProfServ-Trustee Fees	7,000	7,000	4,041	2,959	57.73%
ProfServ-Web Site Maintenance	1,755	1,755	1,553	202	88.49%
Auditing Services	4,000	4,000	4,000	-	100.00%
Contracts-Mgmt Services	47,250	47,250	47,250	-	100.00%
Postage and Freight	500	500	128	372	25.60%
Public Officials Insurance	2,916	2,916	2,916	-	100.00%
Printing and Binding	500	500	1,986	(1,486)	397.20%
Legal Advertising	2,200	2,200	3,104	(904)	141.09%
Misc-Assessment Collection Cost	40,619	40,619	41,669	(1,050)	102.58%
Misc-Contingency	-	-	442	(442)	0.00%
Dues, Licenses, Subscriptions	6,000	6,000	9,205	(3,205)	153.42%
Total Administration	161,408	161,408	147,071	14,337	91.12%
Emergency/Disaster Relief					
R&M-Emergency & Disaster Relief	-	-	54,722	(54,722)	0.00%
Total Emergency/Disaster Relief	-	-	54,722	(54,722)	0.00%
Utility Services					
Electricity - Streetlights	193,000	193,000	178,154	14,846	92.31%
Utility - Irrigation & Landscape Lighting	5,500	5,500	4,219	1,281	76.71%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Building Utilities	25,000	25,000	18,049	6,951	72.20%
Utility Deposit Bond	16,822	16,822	10,093	6,729	60.00%
Total Utility Services	240,322	240,322	210,515	29,807	87.60%
Garbage/Solid Waste Services					
Utility - Refuse Removal	3,500	3,500	7,098	(3,598)	202.80%
Solid Waste Disposal Assessm.	1,731	1,731	2,014	(283)	116.35%
Total Garbage/Solid Waste Services	5,231	5,231	9,112	(3,881)	174.19%
Water-Sewer Comb Services					
Utility Services	53,000	53,000	57,787	(4,787)	109.03%
Total Water-Sewer Comb Services	53,000	53,000	57,787	(4,787)	109.03%
Flood Control/Stormwater Mgmt					
Contracts-Lakes	45,917	45,917	62,889	(16,972)	136.96%
Stormwater Assessment	2,745	2,745	2,779	(34)	101.24%
R&M-Mitigation	10,000	10,000	4,715	5,285	47.15%
Total Flood Control/Stormwater Mgmt	58,662	58,662	70,383	(11,721)	119.98%
Other Physical Environment					
Contracts-Landscape	702,730	702,730	616,648	86,082	87.75%
Security-Roving Parking Patrol	20,000	20,000	28,119	(8,119)	140.60%
Insurance - Property	20,633	20,633	20,633	-	100.00%
Insurance - General Liability	3,564	3,564	3,268	296	91.69%
R&M-Other Landscape	10,000	10,000	96,119	(86,119)	961.19%
R&M-Mulch	80,000	80,000	75,834	4,166	94.79%
R&M-Pest Control	8,106	8,106	4,044	4,062	49.89%
R&M-Annuals	2,700	2,700	5,400	(2,700)	200.00%
R&M-Plant&Tree Replacement	100,000	100,000	43,319	56,681	43.32%
R&M-Pressure Washing	20,000	20,000	12,430	7,570	62.15%
Miscellaneous Maintenance	25,000	25,000	41,967	(16,967)	167.87%
Irrigation Maintenance	50,000	50,000	63,802	(13,802)	127.60%
Holiday Lighting & Decorations	20,000	20,000	13,845	6,155	69.23%
Total Other Physical Environment	1,062,733	1,062,733	1,025,428	37,305	96.49%
Road and Street Facilities					
R&M-Sidewalks	5,000	5,000	-	5,000	0.00%
R&M-Street Signs	500	500	8,522	(8,022)	1704.40%
R&M-Streetlights	500	500	-	500	0.00%
R&M-Roads	10,000	10,000	-	10,000	0.00%
Total Road and Street Facilities	16,000	16,000	8,522	7,478	53.26%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Parks and Recreations					
Payroll-Other	75,000	75,000	82,832	(7,832)	110.44%
Contracts-On-Site Management	67,725	67,725	76,260	(8,535)	112.60%
Contracts-Security Services	37,200	37,200	37,200	-	100.00%
Contracts-Pools	50,000	50,000	43,907	6,093	87.81%
Contracts-Cleaning Services	20,000	20,000	16,860	3,140	84.30%
Telephone/Fax/Internet Services	6,000	6,000	6,503	(503)	108.38%
R&M-Air Conditioning	4,000	4,000	4,955	(955)	123.88%
R&M-Clubhouse	5,000	5,000	14,897	(9,897)	297.94%
R&M-Court Maintenance	5,000	5,000	1,374	3,626	27.48%
R&M-Pet Waste Station	10,000	10,000	4,914	5,086	49.14%
Acid Wash	10,000	10,000	-	10,000	0.00%
R&M-Playground	5,000	5,000	2,063	2,937	41.26%
Maintenance & Repairs	50,000	50,000	147,232	(97,232)	294.46%
Misc-Contingency	79,999	79,999	24,293	55,706	30.37%
Office Supplies	4,000	4,000	13,049	(9,049)	326.23%
Total Parks and Recreations	428,924	428,924	476,339	(47,415)	111.05%
Reserves					
Capital Reserve	50,000	50,000	17,500	32,500	35.00%
Total Reserves	50,000	50,000	17,500	32,500	35.00%
TOTAL EXPENDITURES & RESERVES	**2,076,280**	**2,076,280**	**2,077,379**	**(1,099)**	**100.05%**
Excess (deficiency) of revenues Over (under) expenditures	-	-	182,349	182,349	0.00%
Net change in fund balance	$ -	$ -	$ 182,349	$ 182,349	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)	**748,082**	**748,082**	**748,082**		
FUND BALANCE, ENDING	**$ 748,082**	**$ 748,082**	**$ 930,431**		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 20	$ 20	$ 20,711	$ 20,691	103555.00%
Special Assmnts- Tax Collector	550,949	550,949	550,949	-	100.00%
Special Assmnts- Discounts	(22,038)	(22,038)	(21,152)	886	95.98%
TOTAL REVENUES	**528,931**	**528,931**	**550,508**	**21,577**	**104.08%**
EXPENDITURES					
Administration					
ProfServ-Trustee Fees	4,041	4,041	4,041	-	100.00%
Misc-Assessment Collection Cost	11,019	11,019	10,597	422	96.17%
Total Administration	15,060	15,060	14,638	422	97.20%
Debt Service					
Principal Debt Retirement	150,000	150,000	150,000	-	100.00%
Interest Expense	370,398	370,398	370,398	-	100.00%
Total Debt Service	520,398	520,398	520,398	-	100.00%
TOTAL EXPENDITURES	**535,458**	**535,458**	**535,036**	**422**	**99.92%**
Excess (deficiency) of revenues Over (under) expenditures	(6,527)	(6,527)	15,472	21,999	-237.05%
Net change in fund balance	$ (6,527)	$ (6,527)	$ 15,472	$ 21,999	-237.05%
FUND BALANCE, BEGINNING (OCT 1, 2024)	**483,850**	**483,850**	**483,850**		
FUND BALANCE, ENDING	**$ 477,323**	**$ 477,323**	**$ 499,322**		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ -	$ -	$ -	$ -	0.00%
Special Assmnts- Tax Collector	12,798	12,798	12,799	1	100.01%
Special Assmnts- Discounts	(512)	(512)	(491)	21	95.90%
TOTAL REVENUES	**12,286**	**12,286**	**12,308**	**22**	**100.18%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	256	256	246	10	96.09%
Total Administration	256	256	246	10	96.09%
TOTAL EXPENDITURES	**256**	**256**	**246**	**10**	**96.09%**
Excess (deficiency) of revenues Over (under) expenditures	12,030	12,030	12,062	32	100.27%
OTHER FINANCING SOURCES (USES)					
Other NonOperating Uses	-	-	(12,061)	(12,061)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**-**	**(12,061)**	**(12,061)**	**0.00%**
Net change in fund balance	$ 12,030	$ 12,030	$ 1	$ (12,029)	0.01%
FUND BALANCE, BEGINNING (OCT 1, 2024)	**(1)**	**-**	**(1)**		
FUND BALANCE, ENDING	**$ 12,029**	**$ 12,030**	**$ -**		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 10,000	$ 10,000	$ 10,220	$ 220	102.20%
Special Assmnts- Tax Collector	411,122	411,122	411,122	-	100.00%
Special Assmnts- Discounts	(16,445)	(16,445)	(15,784)	661	95.98%
TOTAL REVENUES	**404,677**	**404,677**	**405,558**	**881**	**100.22%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	8,222	8,222	7,907	315	96.17%
Total Administration	8,222	8,222	7,907	315	96.17%
Debt Service					
Principal Debt Retirement	265,000	265,000	265,000	-	100.00%
Interest Expense	124,105	124,105	124,105	-	100.00%
Total Debt Service	389,105	389,105	389,105	-	100.00%
TOTAL EXPENDITURES	**397,327**	**397,327**	**397,012**	**315**	**99.92%**
Excess (deficiency) of revenues Over (under) expenditures	7,350	7,350	8,546	1,196	116.27%
Net change in fund balance	$ 7,350	$ 7,350	$ 8,546	$ 1,196	116.27%
FUND BALANCE, BEGINNING (OCT 1, 2024)	**205,770**	**205,770**	**205,770**		
FUND BALANCE, ENDING	**$ 213,120**	**$ 213,120**	**$ 214,316**		

Watergrass
Community Development District II

Supporting Schedules

September 30, 2025

WATERGRASS

Community Development District II

Non-Ad Valorem Special Assessments

(Pasco County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2025

					ALLOCATION			
DATE RECEIVED	NET AMOUNT RECEIVED	DISCOUNT/ (PENALTIES) AMOUNT	COLLECTION COSTS	GROSS AMOUNT RECEIVED	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND
Assessments Levied FY25				$ 3,117,967	$ 2,143,097	$ 550,949	$ 12,798	$ 411,122
Allocation %				100%	69%	18%	0.41%	13%
11/06/24	$ 16,841	$ 938	$ 344	$ 18,123	$ 12,457	$ 3,202	$ 74	$ 2,390
11/14/24	184,203	7,832	3,759	195,794	134,576	34,597	804	25,817
11/21/24	94,101	4,001	1,920	100,022	68,749	17,674	411	13,189
11/27/24	87,560	3,723	1,787	93,069	63,970	16,445	382	12,272
12/09/24	2,316,306	98,483	47,272	2,462,060	1,692,267	435,049	10,106	324,637
12/16/24	96,288	4,014	1,965	102,268	70,292	18,071	420	13,485
01/08/25	35,201	1,111	718	37,030	25,452	6,543	152	4,883
02/12/25	30,401	651	620	31,672	21,769	5,596	130	4,176
03/11/25	7,916	62	162	8,139	5,594	1,438	33	1,073
04/09/25	31,980	(26)	653	32,606	22,412	5,762	134	4,299
05/13/25	4,428	(100)	90	4,418	3,037	781	18	583
06/11/25	3,854	(115)	79	3,818	2,624	675	16	503
06/16/25	29,220	(868)	596	28,948	19,897	5,115	119	3,817
TOTAL	**$ 2,938,298**	**$ 119,705**	**$ 59,965**	**$ 3,117,968**	**$ 2,143,098**	**$ 550,949**	**$ 12,798**	**$ 411,122**
% COLLECTED				100%	100%	100%	100%	100%
TOTAL OUTSTANDING				$ -	$ -	$ -	$ -	$ -

Notes:
(1) Postal fees of $453 are included in collection cost but not included in the assessment schedule.

WATERGRASS
Community Development District II

Cash and Investment Report
September 30, 2025

ACCOUNT NAME	BANK NAME	MATURITY	YIELD	BALANCE
GENERAL FUND				
Operating Checking Account	Valley Bank	N/A	4.33%	$373,701
Money Market	Bank United	N/A	3.99%	503,278
			Subtotal GF	$876,979
DEBT SERVICE FUND				
Series 2018 Reserve	US Bank	N/A	5.15%	$258,753
Series 2018 Revenue	US Bank	N/A	5.15%	240,569
			Subtotal 2018 DS	$499,322
Series 2021 Prepayment	US Bank	N/A	5.15%	$88
Series 2021 Reserve	US Bank	N/A	5.15%	96,526
Series 2021 Revenue	US Bank	N/A	5.15%	117,702
			Subtotal 2021 DS	$214,316
			Subtotal DS	$713,638
			Grand Total	**$1,590,617**

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/25 to 09/30/25

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100246							
001	09/04/25	STRALEY ROBIN VERICKER	27042	JULY 25 LEGAL SERVICES	ProfServ-Legal Services	531023-51401	$1,767.30
CHECK # 100247							
001	09/04/25	THOMAS SEWELL	648	SEPTEMBER 25 HOG TRAPPING	Miscellaneous Maintenance	546922-53900	$1,350.00
CHECK # 100248							
001	09/04/25	INFRAMARK LLC	157225	7/28/25 MAIL NOTICES	Contracts-Mgmt Services	534001-51301	$1,972.01
001	09/04/25	INFRAMARK LLC	157225	7/28/25 MAIL NOTICES	Postage and Freight	541006-51301	$2.22
						Check Total	*$1,974.23*
CHECK # 100249							
001	09/04/25	GPS POOLS, INC	SEPT 2025	SEPT 25 POOL MAINTENANCE	Maintenance & Repairs	546920-57200	$5,417.00
CHECK # 100250							
001	09/12/25	INFRAMARK LLC	158217	SEPTEMBER 25 ADMINISTRATIVE FEE	Contracts-Mgmt Services	534001-51301	$3,937.50
001	09/12/25	INFRAMARK LLC	158217	SEPTEMBER 25 ADMINISTRATIVE FEE	Contracts-On-Site Management	534029-57200	$6,355.70
001	09/12/25	INFRAMARK LLC	158217	SEPTEMBER 25 ADMINISTRATIVE FEE	Postage and Freight	541006-51301	$8.33
						Check Total	*$10,301.53*
CHECK # 100251							
001	09/12/25	JANI-KING OF TAMPA BAY	1-481213	SEPTEMBER 25 CLEANING SERVICE	Contracts-Cleaning Services	534082-57200	$1,405.00
CHECK # 100252							
001	09/12/25	SIGNS OF TAMPA BAY LLC	SAR-23955-BAL	6 NEW SIGNS - FINAL PYMNT	R&M-Street Signs	546092-54101	$3,316.38
CHECK # 100253							
001	09/12/25	PEST CEMETERY LLC	71738	SEPT 25 MAIL KIOSKS PEST CONTROL	R&M-Pest Control	546070-53900	$245.00
001	09/12/25	PEST CEMETERY LLC	71834	SEPT 25 PEST CONTROL	R&M-Pest Control	546070-53900	$50.00
						Check Total	*$295.00*
CHECK # 100254							
001	09/12/25	ERWIN ELECTRIC ,INC.	101170	WELL PUMP ELECTRICAL SERVICE	Miscellaneous Maintenance	546922-53900	$1,925.47
CHECK # 100255							
001	09/12/25	TAMPA BAY POO PATROL	4150	SEPTEMBER 25 PET STATION SERVICE	Miscellaneous Maintenance	546922-53900	$546.00
CHECK # 100256							
001	09/12/25	SAFETOUCH LLC	20668	SEPT 25 SECURITY MONITORING	Contracts-Security Services	534037-57200	$3,100.00
CHECK # 100257							
001	09/12/25	PASCO SHERIFF'S OFFICE	I-20259-12084	AUGUST 25 SECURITY ROVING PATROL	Security-Roving Parking Patrol	534055-53900	$2,610.00
CHECK # 100258							
001	09/12/25	SOLITUDE LAKE MANAGEMENT LLC	PSI198612	SEPTEMBER 25 WETLANDS AQUATICS MAINTENANCE	Contracts-Lakes	534084-53801	$780.43
001	09/12/25	SOLITUDE LAKE MANAGEMENT LLC	PSI199905	SEPTEMBER 25 AQUATICS MAINTENANCE	Contracts-Lakes	534084-53801	$3,884.00
001	09/12/25	SOLITUDE LAKE MANAGEMENT LLC	PSI203702	SEPTEMBER 25 AQUATICS MAINTENANCE	Contracts-Lakes	534084-53801	$281.22
						Check Total	*$4,945.65*
CHECK # 100259							
001	09/16/25	YELLOWSTONE LANDSCAPE SVCS	992718	6 IRRIGATION FLOW METERS	Irrigation Maintenance	546930-53900	$9,105.25

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/25 to 09/30/25

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100260							
001	09/16/25	PEST CEMETERY LLC	73072	SEPTEMBER 25 PEST CONTROL	R&M-Pest Control	546070-53900	$42.00
CHECK # 100261							
001	09/16/25	OLM, INC.	45798	SEPTEMBER 25 LANDSCAPE INSPECTION	R&M-Other Landscape	546036-53900	$900.00
CHECK # 100262							
001	09/19/25	RENEW PATIO FURNITURE SERVICE	091625	18 PIECES - PATIO FURNITURE	Misc-Contingency	549900-57200	$1,005.00
CHECK # 100263							
001	09/19/25	BOREM FIRE PROTECTION, INC	12484243	FIRE EXTINGUISER REHARGE	Maintenance & Repairs	546920-57200	$282.37
CHECK # 100264							
001	09/26/25	METRO GATES	250822	GATE CARD READER REPAIR	Maintenance & Repairs	546920-57200	$765.00
001	09/26/25	METRO GATES	250830	PROMENADE GATE CLOSER REPAIR	Maintenance & Repairs	546920-57200	$1,420.00
						Check Total	*$2,185.00*
CHECK # 100265							
001	09/26/25	BOREM FIRE PROTECTION, INC	12484006	FIRE EXTINGUISER SERVICE	Maintenance & Repairs	546920-57200	$162.10
CHECK # 100266							
001	09/26/25	ACCURATE DRILLING SOLUTIONS	I7111	WELL DRILLING 50% DEPOSIT	Misc-Contingency	549900-57200	$14,287.50
CHECK # 100267							
001	09/26/25	BGE INC	28941	BOUNDARY SURVEY	ProfServ-Engineering	531013-51501	$4,000.00
CHECK # 100268							
001	09/30/25	INFRAMARK LLC	159331	AUGUST 25 POSTAGE	Postage and Freight	541006-51301	$6.66
CHECK # 300045							
001	09/05/25	ENGAGE PEO	202519-INIT	8/30/25 PAYROLL SERVICES	Payroll-Other	512004-57200	$3,806.23
CHECK # 300047							
001	09/19/25	ENGAGE PEO	202520-INIT-ACH	PAY PERIOD ENDING 9/13/25	Payroll-Other	512004-57200	$4,280.54
CHECK # 300048							
001	09/26/25	W.R.E.C. - ACH	090925-ACH	BILL PRD 8/5-9/4/25	Electricity - Streetlights	543013-53150	$13,992.58
001	09/26/25	W.R.E.C. - ACH	090925-ACH	BILL PRD 8/5-9/4/25	Utility - Irrigation & Landscape Lighting	543037-53150	$668.15
001	09/26/25	W.R.E.C. - ACH	090925-ACH	BILL PRD 8/5-9/4/25	Building Utilities	543067-53150	$2,225.12
						Check Total	*$16,885.85*
CHECK # 300049							
001	09/26/25	FRONTIER- ACH	090225-9770 ACH	9/2-10/1/25 INTERNET/TV	Telephone/Fax/Internet Services	541009-57200	$415.79
CHECK # 300050							
001	09/08/25	CHARTER COMMUNICATIONS - ACH	1302710082025-ACH	BILLPRD 8/20-9/19/25	Telephone/Fax/Internet Services	541009-57200	$129.98
CHECK # 300051							
001	09/26/25	WASTE CONNECTIONS OF FLORIDA - ACH	2008103W426-ACH	REFUSE REMOVAL	Utility - Refuse Removal	543020-53401	$403.22

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/25 to 09/30/25

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300052							
001	09/25/25	VALLEY BANK ACH	083125-0641-ACH	ANNUAL FEES/LANDSCAPING/PLYGRND MAINT/REPAIRS	Dues, Licenses, Subscriptions	554020-51301	$75.00
001	09/25/25	VALLEY BANK ACH	083125-0641-ACH	ANNUAL FEES/LANDSCAPING/PLYGRND MAINT/REPAIRS	R&M-Other Landscape	546036-53900	$2,871.44
001	09/25/25	VALLEY BANK ACH	083125-0641-ACH	ANNUAL FEES/LANDSCAPING/PLYGRND MAINT/REPAIRS	R&M-Plant&Tree Replacement	546170-53900	$1,910.00
001	09/25/25	VALLEY BANK ACH	083125-0641-ACH	ANNUAL FEES/LANDSCAPING/PLYGRND MAINT/REPAIRS	R&M-Playground	546326-57200	$213.67
001	09/25/25	VALLEY BANK ACH	083125-0641-ACH	ANNUAL FEES/LANDSCAPING/PLYGRND MAINT/REPAIRS	Maintenance & Repairs	546920-57200	$96.09
001	09/25/25	VALLEY BANK ACH	083125-0641-ACH	ANNUAL FEES/LANDSCAPING/PLYGRND MAINT/REPAIRS	Office Supplies	551002-57200	$1,812.95
001	09/25/25	VALLEY BANK ACH	083125-0641-ACH	ANNUAL FEES/LANDSCAPING/PLYGRND MAINT/REPAIRS	Office Supplies	551002-57200	$194.78
001	09/25/25	VALLEY BANK ACH	083125-0641-ACH	ANNUAL FEES/LANDSCAPING/PLYGRND MAINT/REPAIRS	Telephone/Fax/Internet Services	541009-57200	$43.30
001	09/25/25	VALLEY BANK ACH	083125-0641-ACH	ANNUAL FEES/LANDSCAPING/PLYGRND MAINT/REPAIRS	R&M-Air Conditioning	546004-57200	$137.78
001	09/25/25	VALLEY BANK ACH	083125-0641-ACH	ANNUAL FEES/LANDSCAPING/PLYGRND MAINT/REPAIRS	R&M-Court Maintenance	546017-57200	$571.04
						Check Total	*$7,926.05*
CHECK # 300053							
001	09/22/25	UBIQUITI INC.	US3399013-ACH	CAMERA'S FOR DISTRICT	Contracts-Security Services	534037-57200	$27,747.50
CHECK # 4450							
001	09/11/25	BROWN'S CARPET AND TILE CLEANING LLC	001	GYM CARPET CLEANING	R&M-Clubhouse	546015-57200	$250.00
CHECK # 4451							
001	09/15/25	EGIS INSURANCE ADVISORS LLC	090525-598	WORKERS COMPENSATION THRU SEPT 30 2025	Insurance - General Liability	545002-53900	$234.00
CHECK # 4452							
001	09/24/25	EGIS INSURANCE ADVISORS LLC	29828	WORKERS COMP 10/1/25-10/1/26	Prepaid Items	155000-53900	$3,286.02
001	09/24/25	EGIS INSURANCE ADVISORS LLC	28912	POLICY RENEWAL 10/1/25-10/1/26	Prepaid Items	155000-53900	$26,451.00
						Check Total	*$29,737.02*
CHECK # 4453							
001	09/25/25	CHRISTOPHER T SCOTT	CS-092424	STALE CHECK BOARD 9/24/24	Other Current Liabilities	229000	$184.70
CHECK # 4454							
001	09/25/25	CRAIG MARGELOWSKY	CM-090624	STALE BOARD CHECK 9/6/24	Other Current Liabilities	229000	$184.70
CHECK # DD305							
001	09/12/25	PASCO COUNTY UTILITIES SVC - ACH	082625 ACH	7/11-8/11/25 UTILITIES WATER	Utility Services	543063-53601	$3,676.56
001	09/12/25	PASCO COUNTY UTILITIES SVC - ACH	082625 ACH	Credit Memo 000128	7/11-8/11/25 UTILITIES WATER	543063-53601	($96.15)
						Check Total	*$3,580.41*
						Fund Total	**$166,695.43**

Total Checks Pa	**$166,695.43**

Watergrass Community Development District II ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least seven regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of seven Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website and publishing in a local newspaper of general circulation.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper and District website).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and accessible to the public pursuant to applicable law by completing quarterly District website checks.
Measurement: Quarterly website reviews will be completed to ensure public records are up to date as evidenced by District Management's records.
Standard: 100% of quarterly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☐ No ☐

<u>3. Training</u>

Goal 3.1: Annual Ethics Training

Objective: All Board Supervisors will be required to complete four (4) hours of Ethics training each year. The four (4) hours must be allocated to the following categories: two (2) hours of Ethics Law, one (1) hour of Sunshine Law, and one (1) hour of Public Records law.

Measurement: Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the Ethics training requirements.

Standard: The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2025 training until they fill out their Form 1 for the 2026 year.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: ______________________________ Date: ______________________

Printed Name: _________________________________

Watergrass Community Development District II

District Manager: ______________________________ Date: ______________________

Printed Name: _________________________________

Watergrass Community Development District II

WATERGRASS II CDD

LANDSCAPE INSPECTION
October 2, 2025

ATTENDING:
CRAIG MARGELOWSKY – WATERGRASS 2 CDD
SARAH SCHMIDT- WATERGRASS 2 CDD
BRIAN ALEXANDER – YELLOWSTONE LANDSCAPE
SETH MENDOZA – YELLOWSTONE LANDSCAPE
PAUL WOODS – OLM, INC.

SCORE: 84.5%

NEXT INSPECTION
NOVEMBER 6, 2025 AT 10:00 AM

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 07/2025

15. Target prune up to 15 feet weak attachments, downward, growth and obstructing branches in park right of ways.

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 08/07/2025

1. Clubhouse: Control broadleaf and grassy weeds in turf.

23. The Gardens: Confirm irrigation coverage. Repair turf loss in the cul-de-sac in the 32800 block of Estates Garden Drive under warranty.

32. Willow Point: Confirm irrigation coverage. Control weeds in turf. Repair failed sod in the cul-de-sac in the 33000 block of Willow Point Court.

CATEGORY II: MAINTENANCE ITEMS

1. Control weeds in irrigated turf. Example: Control Dollarweed in common area turf between Hardcart Road and the property line.

2. Handcart Road: Remove weedy growth at the storm water overflow control south of pond #61.

3. Handcart Road: Elevate trees along pond shores along the south perimeter to contract specifications.

4. Contractor is reminded to remove dead plant material when found and provide a quote for replacement.

5. Talamore: Determine if temporary grow bags can be removed once trees are firmly rooted. Control fire ant mounds in tree wells of newly installed trees.

6. Talamore park: Control weeds in turf.

7. Talamore: Control Sabal Palm sprouts from Coontie Palm plantings.

8. Old Bridge Road at Talamore: Maintain Podocarpus at the irrigation controller in a topiary form.

9. Define soft lines with metal blade edgers only.

10. Old Bridge Road: Remove staking from Oak trees prior to November 1.

11. Old Bridge Road: Improve maintenance around the lift station.

12. Old Bridge Road frontage: Contractor is reminded to mow and detail adjacent to fences without contacting fences.

13. Promenade Park pool: Avoid mower turns on sidewalks. Clean tire tracks from sidewalk near the water feature.

14. Promenade Park: Remove windfall and debris during weekly visits.

15. Promenade Park: Remove loose boots up to 15 feet from common area Sabal Palms.

16. Promenade Park: Improve fertility to Crape Myrtles.

17. Promenade Park: Control Scale on Japanese Blueberries.

18. Promenade Park: Control weeds in tree wells along the west perimeter fence line.

19. Promenade Park: Rejuvenate prune Fakahatchee Grass in the pool parking roundabout.

20. Bradbury: Maintain staking on newly installed Oak tree. Fill the grow bag to promote improved plant establishment.

21. Bradbury: Control broadleaf weeds in irrigated turf at entrance and park.

22. Bradbury: Prune back wood line overgrowth in the conservation area adjacent to 6810 Bradbury Circle.

23. East extension of Overpass Road: Maintain the base of the handrail and retaining wall. I recommend establishing a nongrowth band.

24. Overpass Road: Limb up Slash Pines, removing any weak attachments up to 15 feet.

25. Graybrook Drive: Prune wood line overgrowth up to 15 feet along the exit side drive.

26. Chasewood: Remove stubs from Oak tree in the park across from 33142 Chasewood Circle.

27. Chasewood: Shear prune Awabuki Viburnum hedge on the west side of the park to maintain clearance from Pine trees.

28. Chasewood: Confirm irrigation coverage and repair pest damage on the exit side of the gate.

29. Graybrook: Remove windfall and debris at the rear and side of the lift station.

30. Graybrook: Remove herbicided weeds.

31. Graybrook median island: Remove remnant grass, maintaining the keypad gate island without turf.

32. Graybrook: Confirm irrigation coverage. Determine cause of standing water at the irrigation controller at the park.

33. Graybrook: I recommend ground pruning the dead Viburnum around the perimeter of the park, leaving sufficient stump wood to pull.

34. Willow Point: Repair pest damaged turf in the cul-de-sac. Also control bed weeds.

35. Watergrass Pkwy median islands: Edge along asphalt edge, maintaining visibility of the yellow fog line in

36. Watergrass Pkwy: Control bed weeds and maintain a uniform appearance of soft lines along the resident west side of the right-of-way.

37. The Gardens: Prune common area trees up to 15 feet, maintaining pedestrian and vehicle clearance.

38. The Gardens: Control weeds throughout Pine tree bed areas.

39. The Gardens: Repair pest damaged turf in the Estate Garden Drive cul-de-sac.

40. Cypress Bend: Control bed weeds.

41. Cypress Bend: Control weeds in Bermuda turf in the park at Azalea Ridge Drive.

42. Cypress Bend: Elevate roadside trees at the entrance and exit, maintaining service vehicle clearance, balance pruning the other side of the canopy.

43. Windchase Villas: Remove viney growth across the Watergrass Pkwy frontage berm.

44. Windchase Villas: Use a shovel to remove palm volunteers from the Windelstraw Drive park.

45. Windchase Villas: Apply pre and post-emergent herbicides to control grassy weeds in turf.

46. Clubhouse: Control grassy and broadleaf weeds in common lawn areas.

47. Clubhouse: Use metal blade edgers to establish circular tree wells, defining soft lines.

48. Promenade Business Centre: Repair pest damaged turf under warranty.

49. Promenade Business Centre: Maintain staking on Japanese Blueberry and Maple trees.

50. Maintain staking on trees along sidewalk along Promenade Centre Blvd across from Nova View Drive.

51. Curley Road frontage: Control bed weeds in newly planted areas including the rock

fields.

52. Remove unapproved commercial signage when found.

53. Control crack weeds along sidewalks and curb lines.

CATEGORY III: IMPROVEMENTS – PRICING

1. Stonebrook: Provide cost information, proceeding with resodding of sidewalk right-of-way and park areas.

2. Promenade Park: Provide a price to remove declining Oak trees around the gazebo and replace with 15-gallon Japanese Blueberries.

3. Willow Point: Provide a price to remove heavily damaged tree at the northeast corner of the park, grind stump, and install sod.

4. Overpass Road: Provide a price to remove the dead Pine tree across from Graybrook Drive.

5. The Gardens: Provide a price to remove dead Washingtonia Palm in the Heather Sound Loop park.

CATEGORY IV: NOTES TO OWNER

1. Contractor did not pass Performance Payment Inspection.

2. Due to heavy population of turf weeds, as they decline there will be discoloration across lawn areas. Well-timed herbicide applications should enable grass to grow.

3. Irrigation at Chick Fil A is not managed by LMP, however they will investigate cause of saturation along Overpass Road.

CATEGORY V: NOTES TO CONTRACTOR

1. Provide Sarah with updated calendars for fertilization and continued weed control by location.

2. Schedule and complete warranty replacement of Viburnum on berms by October 31.

3. Complete sod warranty by October 31.

4. Refer to contract frequency to adequately attend to services.

cc: Mona Slaughter mona.slaughter@inframark.com
David Wenck David.wenck@inframark.com
clubhouse@watergrass2cdd.com
Sarah Schmidt Sarah.Schmidt@inframark.com
Tim Bowersox tbowersox@yellowstonelandscape.com
april.duhaney-emanuel@inframark.com
semendoza@yellowstonelandscape.com
balexander@yellowstonelandscape.com

WATERGRASS I CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	15	-2.5	Line trimming
TURF EDGING	5	-2.5	Tree well
WEED CONTROL – TURF AREAS	10	-10	All areas, broadleaf and grassy control started September
TURF INSECT/DISEASE CONTROL	10		Repair Cul d sac pest damage
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-1.5	Crack weeds,
PLANT INSECT/DISEASE CONTROL	10	-1	Scale Jap Blueberry
PRUNING	10	2.5	Tree elevation
CLEANLINESS	10		Weekly windfall
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5	-2.5	15, 1, 15, 18, 23,25, 32

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	**145**		

Date: 10-2-25 Score: 84.5%. *Performance Payment™* % 0

Contractor Signature: ______

Inspector Signature: ______

Property Representative Signature: ______

OLM Inc.

YELLOWSTONE
LANDSCAPE

Proposal #: 607927
Date: 9/17/2025
From: Brian Alexander

Landscape Enhancement Proposal for
Watergrass II CDD

Andy Mendenhall
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
andy.mendenhall@inframark.com

LOCATION OF PROPERTY

33677
Wesley Chapel, FL 33545

The Gardens Conservation Area Dead Pines

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Dead Pine Tree removal	8	$570.00	$4,560.00

Dead tree removal(pines/oak)

- Ariel lift required

- Manual rigging required

- All debris removed

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By ______________________________

____
Print Name/Title

Date ______________________________

Watergrass II CDD

Subtotal	$4,560.00
Sales Tax	$0.00
Proposal Total	**$4,560.00**

THIS IS NOT AN INVOICE

Watergrass II CDD WiFi Terms of Use

Terms of Use

By accessing the wireless network, you acknowledge that you're of legal age, you have read and understood and agree to be bound this agreement. No warrantees or service agreements are in place. Use at your own risk. All activity can be monitored and/or recorded.

You agree not to use the wireless network for any purpose that is unlawful and take full responsibility of your acts.

The wireless network is provided "as is" without warranties of any kind, either expressed or implied.