

# *Watergrass Community Development District II*

**April 15, 2026**

## **Final Agenda Package**

### ZOOM MEETING INFORMATION

**Meeting ID:** 345 853 0384

**Call In Number:** 305-224-1968

**Passcode:** 313835

**Conference ID:** \*313835#

<https://zoom.us/j/3458530384?pwd=RXBnTHhLZUg2RXpZdENmRHlad3FVQT09&omn=97918932742>

2005 Pan Am Circle, Suite 300  
TAMPA, FL 33607

## **CLEAR PARTNERSHIPS**



**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II

## Board of Supervisors

Zuriel Cabrera, Chairperson  
Craig P. Margelowsky, Vice Chairperson  
Matthew Hannaway, Assistant Secretary  
Sunil Mohammed, Assistant Secretary

## Staff

Heather Jackson, District Manager  
Kathryn Hopkinson, District Counsel  
Phil Chang, District Engineer  
Sarah Schmidt, Amenity Manager  
John Khatiblou, District Accountant  
Crystal Yem, Administrative Assistant

## REGULAR MEETING AGENDA

Wednesday, April 15, 2026, 6:30 p.m.

1. Roll Call
2. Approval of the Agenda
3. Audience Comments (3) Minute Time Limit

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

4. **Special Business Item**
  - A. Consideration of Candidate Resumes for Vacant Board Seat ..... Page 3
    1. Administer the Oath of Office ..... Page 19
    2. Consideration of Resolution 2026-03; Designation of Officers ..... Page 20
5. **Consent Agenda**
  - A. Approval of March 25, 2026, Meeting Minutes ..... Page 21
  - B. Acceptance of February 2026 Financial Report..... Page 24
6. **Staff Reports**
  - A. District Accountant
  - B. District Counsel
  - C. District Engineer
  - D. District Manager
  - E. Amenity Manager
    1. Review of Solitude Aquatic Report..... Page 42
    2. Review of OLM Landscape Report ..... Page 50
    3. Review of Yellowstone Irrigation Report (*Under Separate Cover*)
      - i. Consideration of Annual Bed Remodel Proposal #682941 ..... Page 55
      - ii. Consideration of Clubhouse Park Island Proposal #684561 ..... Page 56
      - iii. Consideration of Mini Pine Bark Mulch Proposal #641294..... Page 57
      - iv. Consideration of Bluestem Ct. Sod Proposal #658800 ..... Page 58
7. **Business Items**
  - A. Consideration of Pickleball Fence Proposals ..... Page 59
  - B. Public Hearing on Amending Amenity Rental Fees
    1. Consideration of Resolution 2026-04; Adopting Amended Amenity Rental Fees ..... Page 66
  - C. Discussion regarding termination of OLM
  - D. Discussion of Asset Values ..... Page 69
8. **Supervisor Requests**
9. **Adjournment**

*The next meeting is scheduled for Wednesday, May 20, 2026, at 6:30 p.m.*

### District Office:

2005 Pan Am Circle, Suite 300  
Tampa, FL 33607  
813-873-7300

[www.watergrass2cdd.com](http://www.watergrass2cdd.com)

### Meeting Location:

WaterGrass Club  
32711 Windelstraw Drive  
Wesley Chapel, FL 33545

Adam Laurie

34094 Astoria Cir. | Wesley Chapel, FL 33545 | (281) 825-2340 | mradamlaurie@gmail.com

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**\*\*Objective\*\***

Dedicated community member seeking a position on the Community Development District (CDD) to contribute to the enhancement and management of our neighborhood's resources, infrastructure, and overall quality of life.

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**\*\*Key Qualifications\*\***

- Former Precinct Chair in Kingwood, TX.
- Small business financial and operational management, as well as strong resource-allocation experience.
- Focused on automated maintenance planning to allow for improved infrastructure projects.
- Strong communication and collaboration skills with a focus on community engagement.
- Experience managing budgets, projects, and working with local contractors.
- Passionate about improving neighborhood safety, amenities, and long-term planning.
- Proven leadership in local initiatives, including organizing events and improvement projects.
- Familiarity with local government processes, rules, and ordinances.

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**\*\*Relevant Experience\*\***

**\*\*Small Business Owner\*\***

Houston, TX – Wesley Chapel, FL | 2016–Present

- Own and operate a small technology consulting company focused on automation to maximize returns for limited budgets.
- Coordinate contractors for various roles within IT projects spanning multiple sectors.

- Achieved profitability and growth year-over-year since inception almost a decade ago.

**\*\*Precinct Chair\*\***

Houston, TX | 2016

- Organized neighborhood events for election, registration, speaking, and voting activities.
- Managed legal obligations of elections and volunteer enrollment.

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**\*\*Education\*\***

Masters of Science in Information Technology

Purdue Global University | 2012

Bachelor of Arts

University of North Texas | 2005

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**\*\*Community Involvement\*\***


- Active member of the Watergrass POA Association.
- Regular follower of CDD meetings with a strong understanding of neighborhood priorities.


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**\*\*References Available Upon Request\*\***

# Clinton Robinson

Operations Manager

 Wesley Chapel, FL

 (603)505-6223

 Clintrob333@yahoo.com

 N/A

## PROFILE

Results-driven logistics and operations professional with over 30 years of experience in distribution, project management, and leadership. Proven ability to optimize processes, drive compliance, and achieve organizational goals. Skilled in communication, analytical problem-solving, and team development.

## EXPERTISE

-Project Management  
(Operational, Training & Problem Resolution)  
Presentations & Communication  
(MS PowerPoint, Verbal/Written)  
-Policy & Procedure Implementation  
Analytical Research & Data-Driven Decision Making  
Budget Management, P&L, Capital Expenses  
Contract Review & Vendor Negotiations.

## EDUCATION

AMERICAN PUBLIC UNIVERSITY  
ASSOCIATE DEGREE IN BUSINESS MANAGEMENT  
(IN PROGRESS)  
CURRENT GPA: 3.64 (ONE CLASS REMAINING FOR COMPLETION)

SOUTHERN VICTORIA HIGH SCHOOL | PERTH-ANDOVER, NB, CANADA  
GRADUATED: 1987

## PROFESSIONAL EXPERIENCE

ASSISTANT DISTRICT MANAGER OCT 2023 – PRESENT  
The Groves Community Development District

Inframark | Community District Manager  
2023–Present

Lead project management initiatives, including proposal acquisition and contract reviews.

Oversee member experience programs, community safety, and policy/procedure planning.

Manage budgets, P&L, and capital expenses to ensure financial efficiency.  
Community relations and relationship building.

SENIOR OPERATIONS MANAGER JUN 1996 – OCT 2023  
Walmart Supply Chain

Walmart Distribution Center #6030 | Raymond, NH  
1996–2023

Directed facility operations, ensuring compliance with customer satisfaction metrics, safety standards, and ethical guidelines.

Forecasted staffing needs and implemented business plans to achieve production, quality, and engagement goals.

Trained and coached associates to uphold accountability and performance standards.

KPI driven environment with continuous improvement metrics.

WPS (Six Sigma) root cause analyses methodologies.

MICHAEL'S CCRAFT STORES Jun 1993 – Dec 1996  
Inventory Clerk

Michaels Craft Stores | Pittsfield, MA & Manchester, NH  
1993–1996

Managed backroom inventory, merchandise flow, and vendor deliveries.

Handled claims, pricing, data entry, and security for efficient operations.



# NDEYE "NAS" GUISSÉ-AQUIL

Wesley Chapel, FL 33545  
813-325-1506  
nadris77@gmail.com

## PROFESSIONAL SUMMARY

Results-driven Director of Electrical Engineering with over 10 years of experience leading high-performance teams in the design, development, and delivery of innovative electrical systems and products. Adept at combining technical expertise with strategic vision to execute complex projects, drive operational efficiency, and foster cross-functional collaboration. Proven track record of successfully delivering cutting-edge solutions on time and within budget. Strong mentorship skills, guiding teams to achieve excellence and cultivate a culture of continuous improvement. Deep understanding of industry trends and emerging technologies, driving a commitment to staying at the forefront of advancements. Committed to promoting diversity, equity, and inclusion within engineering teams to fuel creativity and drive innovation. Ready to leverage my skills to lead my future home-company toward new heights of engineering excellence.

## SKILLS

- Roadmap design
- Engineering leadership
- UL MTR Certified
- Resource allocation
- Employee development
- Technology Management Certified
- Project management
- Design review
- AutoCAD Design

## EXPERIENCE

### Zeppelin Systems USA | Odessa, FL

#### Director of Electrical Engineering

February 2023 - Current

- Led a team of 9 engineers, overseeing the successful completion of at least 10 large projects annually, resulting in a 50% increase in project delivery efficiency.
- Collaborated with cross-functional teams to launch SAP, contributing to a 25% cost savings.
- Increased functional efficiency and work quality by 35% by establishing, reviewing and updating department standards and procedures.
- Implemented an Electrical Design manual for new hires that resulted in a 50% improvement in employee retention.
- Enhanced effectiveness of the engineering team by 45% by aligning individual and team goals with company objectives.

#### Electrical Design Manager

March 2019 - February 2023

- Anticipated and removed roadblocks and managed deliverables for over 6 large projects annually.
- Engaged with project teams to support field operations and coordinated engineering work during commissioning.
- Developed design packaging strategy to meet owner requirements, drive innovation and delivered successful projects.
- Oversaw project financial returns by participating in budgeting of new projects
- Observed industry patterns and trends to inform hiring and training decisions.

## Senior Electrical Design Engineer

April 2018 - March 2019

- Presented highly complex information in clear, concise terminology for non-technical individuals. such as shareholders.
- Created documentation with requirements, verification plans and user guides. to improve design efficiency by 25%
- Developed and executed electrical design tests to optimize systems. by 25%
- Worked cooperatively with systems, software engineers and program management to deliver successful products.
- Applied comprehensive knowledge of engineering concepts, procedures and practices throughout project lifecycles.

## Electrical Design Engineer

April 2013 – April 2018

- Designed moderately complex electronic and electrical systems.
- Created and delivered production-quality releases from initial proof of concept to production.
- Devised test methods and documentation to evaluate, debug and check electrical and electronic systems.
- Researched latest products and technologies and made recommendations for materials selection.
- Created complete documentation with requirements, verification plans and user guides.

## EDUCATION

Master of Science (M.S.) - Engineering Management (**May 2019**)

University of South Florida, Tampa, FL

Bachelor of Science (B.S.) - Electrical Engineering (**December 2012**)

University of South Florida, Tampa, FL

## LANGUAGES

- |                             |                    |                   |
|-----------------------------|--------------------|-------------------|
| • English<br>Fluent         | • French<br>Native | • Wolof<br>Native |
| • Spanish<br>Conversational |                    |                   |

## Contact

stephanysegatti@gmail.com

[www.linkedin.com/in/stephany-segatti-ctrs-bba32a73](http://www.linkedin.com/in/stephany-segatti-ctrs-bba32a73) (LinkedIn)

## Top Skills

Customer Service

Community Intergration

Leisure Education

## Certifications

Certified Therapeutic Recreation Specialist

# Stephany Segatti, CTRS

Recreation Therapist

Tampa, Florida, United States

## Experience

U.S. Department of Veterans Affairs

3 years 8 months

Recreation Therapist- Polytrauma

February 2023 - Present (3 years 2 months)

Tampa, Florida, United States

Evaluates, establishes goals based on evaluation findings, and develops treatment interventions.

Implements and modifies as necessary treatment plan and goals as needed throughout course of treatment to ensure optimum outcomes.

Perform documentation of patient care including assessments, progress notes, encounters, consultations, care plans, and other reports as needed.

Serves as Recreation Therapy representative on interdisciplinary teams as assigned or needed.

Educate patients, their families, and caregivers as required regarding treatment interventions and goals, in addition to any consideration involving adaptations to better ensure optimal treatment outcomes.

Demonstrates ability and competency in treating patients that range in age from 18+ who may experience complex medical or mental health issues.

Adheres with Medical Center policies. Utilizes Automated Data Processing (ADP) system in accordance with established procedures. Adheres to Medical Center ADP Security policy.

Participates in the evaluation of equipment and supplies, which affect their service delivery.

Fosters and maintains a safe treatment area.

Promotes effective communication with all patients, caregivers, treatment team members, Medical

Center staff and community partners.

Maintains professional competence through participation in appropriate educational activities.

Assists in teaching and providing learning experiences for Recreation Therapy clinical interns as required.

Participates in staff orientation, successfully completes Medical Center assigned mandatory trainings, and in-service activities.

Deliver treatment in compliance with Veterans Health Administration (VHA) accrediting agencies and VHA directives.

Utilize budget and internal processes for approval of spending to order supplies for programming and for community reintegration.

Member of the PMRS Performance Improvement Committee

Advanced Medical Support Assistant  
August 2022 - February 2023 (7 months)  
Tampa, Florida, United States

Schedules appointments.

Responsible for scheduling New Consults and procedures appointments for the assigned section.

Enters appropriate information into the electronic record.  
Initiates, completes, and verifies patient eligibility for benefits.

Updates and verifies demographic information.  
Provides information regarding clinic and hospital policies, procedures, and locations to patients, family members, and staff.

Coordinates and schedules patient appointments with other clinics, specialties, and inter-facility as appropriate.

Serves as coordinator for questions including interpretation of policy.

Observes all safety precautions and is responsible for learning, practicing, and supporting all existing safety practices relevant to this position.

Processes incoming patient secure messaging through MyHealthyVet and coordinates with care team as appropriate.

Maintains patient's confidential records, copies, and file documentation.

Scans and enters information into VISTA, CPRS.

Participates in team huddles and team meetings to manage, plan, problem solve, and follow-up with patient care by sharing information and collaborating with the interdisciplinary team.

Responsible for assuring that various aspects of training, compliance, reporting and quality assurance are met.

Other duties as assigned.

### Best Buddies International

4 years 6 months

#### Jobs Program Supervisor

February 2021 - June 2022 (1 year 5 months)

Tampa, Florida, United States

Oversee Best Buddies Jobs Program in 7 Florida Counties

Performs job development for unemployed participants, including initiating relationships with potential employers, following through on established leads and developing/managing existing relationships, and making presentations to pitch the Best Buddies Jobs Program.

Trains and supervises ECs to ensure that all participants and employers are adequately trained and supported, and all placements are in the best interest of all parties.

Directly manages a caseload of Jobs participants and assumes other duties of Employment Consultant as needed.

Develops, maintains, and oversees relationships with government agencies to obtain participant referrals

Manages all contracts from Jobs funding sources to ensure that contractual obligations are being met.

Works with ECs to perform annual assessment of programs and create appropriate goals for improvement.

Reviews all case files and required paperwork and ensures that deadlines are met and notes are up to date.

Determines what services may be required in order to successfully obtain suitable employment.

Serves as a liaison to local community providers of employment placement and support services for individuals with Intellectual and Developmental disabilities

#### Employment Consultant

September 2020 - January 2021 (5 months)

Tampa, Florida, United States

Assumes full responsibility for a caseload of employed participants, including documenting all services and communications in participant case records

Provide job coaching, including performing initial task analysis, training participants on-the-job, visiting participants' job sites regularly, and providing follow-along services to employed and stabilized individuals

Maintains relationships with employers/supervisors and advocates for participants' rights to equal treatment and pay from employers while also encouraging self-advocacy and maintaining positive employer-employee relations

Provides participants with travel training and/or transportation services

Maintains positive relationships with families, support coordinators, and referral sources

Conducts Individual Written Program Plan (IWPP) with participants and monitors progress toward stated benchmarks

#### Employment Consultant

January 2018 - August 2020 (2 years 8 months)

Boston, Massachusetts, United States

Assumes full responsibility for a caseload of employed participants, including documenting all services and communications in participant case records

Provide job coaching, including performing initial task analysis, training participants on-the-job, visiting participants' job sites regularly, and providing follow-along services to employed and stabilized individuals

Maintains relationships with employers/supervisors and advocates for participants' rights to equal treatment and pay from employers while also encouraging self-advocacy and maintaining positive employer-employee relations

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Conducts Individual Written Program Plan (IWPP) with participants and monitors progress toward stated benchmarks

Partners HealthCare at Home & Spaulding Rehabilitation Network  
Careers

Recreational Therapist

July 2013 - May 2016 (2 years 11 months)

Design and implement a Therapeutic Recreation Department at Spaulding Hospital Cambridge

Develop departmental policies and procedures

Full scope of recreation therapy clinical services: assessing, treatment plan development, treatment

delivery and evaluation for clients with a focus on:

-Amputee Rehabilitation

-Brain Injury Rehabilitation

-Cardiac Rehabilitation

-Oncology Rehabilitation

-Neurological Rehabilitation

-Physical Medicine & Rehabilitation

- Pulmonary Rehabilitation
- Spinal Cord Injury Rehab
- Stroke Rehabilitation

Utilize budget for purchasing of supplies and resources

Utilize budget to contract with local entertainers for musical programming

Organize, schedule and implement musical programming

Design and develop all aspects of a pet therapy program

Orient and supervise community and pet therapy volunteers

Chair of Patient Events Committee

Co-treat with a Neurological Music Therapist, Occupational Therapists, Physical Therapists, and Speech-language Pathologists to provide a variety of patient groups ie. Cooking and Adaptive Sports

#### Genesis HealthCare

Recreational Therapist and Assistant Director of Guest Services  
December 2012 - June 2013 (7 months)

Redesigned current recreation department and programming

Implemented programming to stimulate lower functioning population

Supervised four recreation assistants

Oriented and supervised community volunteers

Utilized PPD budget to contract with local entertainers and purchase supplies

#### CRC Health Group

Recreational Therapist  
November 2011 - November 2012 (1 year 1 month)

Designed and implemented Wilmington Treatment Center's Recreational Therapy program

Full scope of recreation therapy clinical services: assessing, treatment plan development, treatment delivery and evaluation for clients with addiction

Created and utilized yearly budget

Supervised Recreational Therapy students

Supervised Yoga instructor, Art Therapist, Music Therapist and Zumba instructor

## BAY PINES VA HEALTH CARE SYSTEMS

7 months

Recreational Therapist

August 2011 - November 2011 (4 months)

In charge of registration, training and running classes for the Walk with Ease program for Veterans

Recreational Therapy Intern

May 2011 - August 2011 (4 months)

Recreation Therapy Internship instituting full scope of recreation therapy clinical services: assessing, treatment plan development, treatment delivery and evaluation for clients in Medical Foster Home and Home Based Primary Care programs.

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## Education

East Carolina University

Bachelors of Science, Therapeutic Recreation/Recreational Therapy · (2011)

**Paul J Rinaldi**  
**33010 Estate Garden Dr**  
**Wesley Chapel, FL. 33545**  
**708-567-5011 (cell)**  
[prinaldi17126@gmail.com](mailto:prinaldi17126@gmail.com)

## **SUMMARY**

I am a very detailed, disciplined, analytical, and organized individual who communicates effectively in multiple formats to multiple audiences and am knowledgeable regarding project, property, and budget management. Versatility is one of my stronger attributes, and I enjoy working with people. My diverse background in leadership, accounting, and sales has provided me an invaluable foundation of business acumen.

## **PROFESSIONAL EXPERIENCE**

*Sedona Technologies Government Services*  
*Moline, Illinois*

**Operations Manager (7/13 – 10/14):** Oversight of financial numbers submitted in RFP's for government contracts. Determined resources needed to achieve proper outcome and meet SLA's. Recruited staffing across the country. Research and oversight of changes necessary in timekeeping, payroll and accounting systems to comply with DCAA standards. Report to Vice President.

*Dell Services Federal Government*  
*Site: The United States Army's Rock Island Arsenal*

**Program Manager (9/12 – 7/13):** Total oversight of the contract. Duties: Running diverse cross-functional teams including Engineering Services, Information Assurance, Networking, Server, Telecommunications, Tier II, and Web Operations. Additional Duties: grew revenues organically and through research of needs of other organizations throughout the installation, expanded top line while controlling expenses in \$10M budget, assured accuracy of financial statements and customer invoicing. Accountable for 88 associates including subcontractors, staffing agencies, and surge work hiring. Report to Client Executive - DOD. Top Secret/SSBI.

**Deputy Program Manager (7/10 – 9/12):** Lead projects throughout the installation for base customer and additional customers. Envisioned and lead development of a web tool resulting in increased customer satisfaction, higher revenue, and lower costs. Duties: Grow revenue portion of the business in addition to oversight of the contract deliverables and personnel. Report to Program Manager.

**Engineering Services (12/08 – 7/10):** Lead projects while employing P3MM (enhanced PMBOK with incorporation of Lean Six Sigma) and ITIL and develop and manage high level customer relationships. Duties: Lead projects and develop deliverables within respected management methodologies, maintain accountability for telecom and VTC teams, allocate resources, employ policy and processes. Additional Duties: Act in stead of Program Manager in his absence, recognize and act on organic growth, develop scope and compose technical proposals, manage senior customer relationships, manage and maintain profit/loss and reports for contract modifications, develop matrices for service delivery within service level agreements, report on internal interim program reviews, manage labor categories, and collaborate on service delivery business plan. Accountable for 108 associates. Report to Technical Manager and Program Manager.

*LAZ Parking  
Chicago, Illinois*

**Asset Manager/Director of Operations (1/08 – 6/08):** Lead the asset and operational side of 5 properties in 3 states which were purchased by Laz Parking. Duties: Engineering studies, cap-ex repairs, cap-ex recommendations, loans, lease contracts, routine maintenance, management reports, board meetings, oversight of operations management, subcontractor reporting, and marketing plans. Report to the proprietors.

**Director of Operations (12/06 – 12/07):** Lead day to day operations for four properties with net revenues \$28M+ annually. Duties: Client meetings; contract proposals; management reports; budgeting; special event coordination; and oversight of engineering, accounting, human resources, and general maintenance. Major projects: Revenue control equipment, RFPs, and facility renovation and restoration. Accountable for 52 people. Report to Regional Vice President.

*SP Plus Corporation  
Chicago, Illinois*

**Regional Manager (11/05 – 12/06):** Lead day to day operations for 21 premier properties. Duties: Client meetings, equipment purchasing, contract proposals (RFP), preparing pro forma on prospective sites, check signing, management reports, profit identification, financial statements, and running a separate division for facilities cleaning. Accountable for 206 people. Report to Vice President.

**Accounting Manager (8/93 – 11/05):** Lead day-to-day accounting for 12 premier properties. Duties: Audit, sales, accounts receivable, accounts payable, budget, journal entries, bank reconciliations, general ledger, and payroll. Produce all financial statements and tax forms. Prepare monthly management reports. All accounting work done on an AS400 platform. Working relationship with the Chicago Park District and City of Chicago revenue and financial departments. Accountable for three people. Report to Vice President.

**Senior Manager (6/98 – 11/05):** Lead day-to-day operations in six facilities. Duties: facility leadership, maintenance, marketing, customer service, purchasing, reporting to facility proprietors, budgeting, revenue control equipment, and financial statements. Accountable for 45 people. Report to Vice President.

**Manager of Revenue Accounting (1/92 – 7/93):** Lead daily auditing of 120 parking facilities. Duties: field audits, training and implementation of systems in Philadelphia and Washington D. C., and form creation for proper reporting of revenue and control systems. Accountable for 12 people. Report to Vice President.

**EDUCATION**

University of Illinois – Chicago  
Chicago, IL.  
Accounting

Moraine Valley Community College  
Palos Hills, IL.  
Accounting

813-907-0256

Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".

II Go Green: Please do not print this e-mail unless you really need to!

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**From:** VJL <[vincejluce@gmail.com](mailto:vincejluce@gmail.com)>  
**Sent:** Wednesday, March 4, 2026 9:32 AM  
**To:** [clubhouse@watergrass2cdd.com](mailto:clubhouse@watergrass2cdd.com) <[clubhouse@watergrass2cdd.com](mailto:clubhouse@watergrass2cdd.com)>  
**Subject:** CDD2 Board vacant position

Here is my resume for the vacant position.  
Let me know if there are any questions. Based on your email a few wweeks back I qualify.

## **Vincent Luce**

[7657 Windchase Way, Wesley Chapel] • [813-220-5405] • [[vincejluce@gmail.com](mailto:vincejluce@gmail.com)]

<https://www.linkedin.com/in/vincentluce/>

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## **Professional Summary**

Retired IT professional with nearly 40 years of enterprise technology experience, including long-term mainframe operations and secure data environments. Detail-oriented, research-driven, and task-focused community resident with a vested interest in maintaining responsible governance, fiscal oversight, and rule compliance within the district.

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## **Community Involvement**

- Resident of the community for 12+ years
- U.S. citizen and registered to vote at community address
- Named on quit claim deed with vested residential interest
- Known for analytical approach, mediation mindset, and rule-focused decision making

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## Professional Experience

### **Cognizant Technology Solutions** — Information Technology Professional

- Supported enterprise systems following corporate transition from Time Incorporated
- Held ADP2 security clearance with FBI access to sensitive TRICARE-related data
- Maintained strict compliance with security, auditing, and operational standards

### **Time Warner Incorporated** — Mainframe Systems Support (1978–Company Sale)

- Nearly four decades supporting large-scale mainframe computing environments
- Emphasized reliability, documentation, and operational continuity
- Collaborated across departments to maintain mission-critical systems

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## Core Skills Relevant to Board Service

- Policy compliance and risk awareness
- Detail-oriented research and rule interpretation
- Vendor and project oversight perspective
- Security and data-governance background
- Task-focused leadership with collaborative approach

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## Board Interest

Seeking to contribute professional experience, analytical skills, and long-term community knowledge to support responsible decision-making, transparency, and effective district operations.

### **Subaru Brand Ambassador** — [Years Prior to Pandemic]

- Participated in community outreach and brand engagement initiatives
- Voluntarily stepped away when pandemic conditions began

# OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.)

STATE OF FLORIDA

County of \_\_\_\_\_

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

\_\_\_\_\_  
(Title of Office)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words “so help me God.” See § 92.52, Fla. Stat.]

\_\_\_\_\_  
*Signature*

Sworn to and subscribed before me by means of \_\_\_ physical presence or  
\_\_\_ online notarization, this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
*Signature of Officer Administering Oath or of Notary Public*

\_\_\_\_\_  
*Print, Type, or Stamp Commissioned Name of Notary Public*

Personally Known  OR Produced Identification

Type of Identification Produced \_\_\_\_\_

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## ACCEPTANCE

**I accept the office listed in the above Oath of Office.**

Mailing Address: Home Office

\_\_\_\_\_  
Street or Post Office Box

\_\_\_\_\_  
**Print Name**

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
**Signature**

**RESOLUTION 2026-03**

**A RESOLUTION DESIGNATING OFFICERS OF THE  
WATERGRASS COMMUNITY DEVELOPMENT  
DISTRICT II**

**WHEREAS**, the Board of Supervisors of the WaterGrass Community Development District II at a regular business meeting desires to appoint the below recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF THE WATERGRASS COMMUNITY  
DEVELOPMENT DISTRICT II:**

1. The following persons were appointed to the offices shown:

_____	Chairman
_____	Vice Chairman
<u>Jennifer Goldyn</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>Heather Jackson</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

**PASSED AND ADOPTED THIS 15<sup>th</sup> DAY OF APRIL 2026.**

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

1 **MINUTES OF MEETING**  
2 **WATERGRASS**  
3 **COMMUNITY DEVELOPMENT DISTRICT II**  
4

5 The special meeting of the Board of Supervisors of the WaterGrass Community  
6 Development District II was held on Wednesday, March 25, 2026, at 10:00 a.m., at the  
7 WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, Florida 33545.  
8

9 Present and constituting a quorum were:

10  
11 Zuriel Cabrera Chairperson  
12 Craig P. Margelowsky Vice Chairperson  
13 Matthew Hannaway Assistant Secretary  
14 Sunil Mohammed Assistant Secretary  
15

16 Also present were:

17  
18 Kristee Cole Senior District Manager, Inframark  
19 Kathryn 'KC' Hopkinson District Counsel, Straley Robin Vericker  
20 Sarah Schmidt Amenity Manager, Inframark  
21 Brian Alexander Account Manager, Yellowstone  
22

23 Audience  
24

25 *The following is a summary of the discussions and actions taken.*  
26

27 **FIRST ORDER OF BUSINESS**

**Roll Call**

28  
29 Mr. Margelowsky called the meeting to order. A quorum was established.  
30

31 **SECOND ORDER OF BUSINESS**

**Audience Comments**

32  
33 Residents raised several concerns including mowing frequency during the growing  
34 season and mulching at the parks. Concerns were noted about exposed drain lines and  
35 the need for evaluation.  
36

37 Additional discussion included trespassing between adjacent neighborhoods, with  
38 suggestions for signage and possible landscaping enhancements to deter access.  
39 Residents also requested an update from Pulte on the status of dead plant material.  
40

41 Parking and enforcement were addressed, including questions about towing procedures.  
42

43 Residents expressed interest in continued CDD e-blasts for communication. Other items  
44 included trash in ponds, routine light inspections by staff, and clarification on Pulte  
45 signage located on common property.  
46

47 Mr. Alexander noted that several trees within the Gardens are leaning. He indicated that  
48 the current proposal may be revised to address the trees more efficiently; in the interim,  
49 the affected trees will be staked.  
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Mr. Alexander also advised that additional trees throughout the community require staking and will prepare a proposal outlining the scope of work for Board consideration.

Additional comments were made regarding the potential establishment of a volunteer program for teens to earn community service hours toward the Bright Futures Scholarship. District Counsel will provide a waiver for use by the District, and District Manager will confirm if the District’s Workers’ Compensation policy would extend coverage to participants in the program.

Mr. Margelowsky clarified that the prior parking discussion was related to trees within the community. He reported meeting with the Fire Marshal, who advised that the District cannot restrict access to the parking lot, as doing so would create significant issues with street parking. Mr. Margelowsky is currently awaiting written confirmation of these findings.

Ms. Schmidt will continue to provide notices to the HOA for distribution via e-blasts to the community regarding CDD communications.

**THIRD ORDER OF BUSINESS** **Special Business Item**

**A. Consideration of the RFP for District Management**

The Board received and considered proposals presented by Inframark, Kai, Rizzetta & Company, and Vesta District Services.

On MOTION by Mr. Margelowsky, seconded by Mr. Mohammed, with all in favor, the Board approved to continue management services with Inframark for a period of 60 days and will revisit the management services proposals following that timeframe. 4-0

**FOURTH ORDER OF BUSINESS** **Staff Reports**

**A. Landscape Report**

There was a discussion regarding Ponds 40 and 41. Mr. Mohammed questioned why this work was not completed by Yellowstone several months ago. Mr. Margelowsky will inspect the area and update the Board on his findings.

Additionally, the Talamore grass requires resodding. The related proposal will be reviewed at the next meeting.

**FIFTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of January 21, 2026, Meeting Minutes
- B. Acceptance of the January 2026 Financial Report

On MOTION by Mr. Margelowsky, seconded by Mr. Cabrera, with all in favor, the Board approved the Consent Agenda. 4-0

**SIXTH ORDER OF BUSINESS**

**Discussion of Raising Rental/Deposit Rates at the Promenade Park**

The Board discussed raising the rates for the deposit and the rental fee. Ms. Schmidt to provide the proposed numbers to District Counsel for advertising purposes. The Board will hold a public hearing on April 15, 2026, at 6:30 p.m.

On MOTION by Mr. Margelowsky, seconded by Mr. Cabrera, with all in favor, the Board approved setting a public hearing for April 15, 2026, at 6:30 p.m. to discuss rates for Promenade Park Rental and Deposit. 4-0

**SEVENTH ORDER OF BUSINESS**

**Discussion regarding terminating OLM**

The Board decided to table this item until the April 2026 meeting.

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Candidates Resumes for the Vacant Seat**

The Board decided to table this item until the April 2026 meeting.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Mohammed thanked Ms. Schmidt for all her hard work.

Mr. Hannaway mentioned additional trash bins for Promenade Park.

Mr. Mohammed inquired about more community events and the necessary insurance information needed for the POA.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Margelowsky, seconded by Mr. Mohammed, with all in favor, the meeting was adjourned at 12:32 p.m. 4-0

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Chairperson

***Watergrass  
Community  
Development  
District II***

***Financial Report***

***February 28, 2026***

**CLEAR PARTNERSHIPS**



# WATERGRASS

## Community Development District II

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**Watergrass  
Community Development District II**

**Financial Statements**

**(Unaudited)**

**February 28, 2026**

**Balance Sheet**  
February 28, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2018 DEBT SERVICE FUND</u>	<u>SERIES 2019 DEBT SERVICE FUND</u>	<u>SERIES 2021 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>					
Cash - Checking Account	\$ 1,106,080	\$ -	\$ -	\$ -	\$ 1,106,080
Accounts Receivable	6,000	-	-	-	6,000
Due From Other Funds	-	2,951	69	2,202	5,222
Investments:					
Money Market Account	1,228,430	-	-	-	1,228,430
Prepayment Account	-	-	-	88	88
Reserve Fund	-	258,753	-	96,526	355,279
Revenue Fund	-	564,879	-	433,812	998,691
Deposits	13,269	-	-	-	13,269
<b>TOTAL ASSETS</b>	<b>\$ 2,353,779</b>	<b>\$ 826,583</b>	<b>\$ 69</b>	<b>\$ 532,628</b>	<b>\$ 3,713,059</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 13,108	\$ -	\$ -	\$ -	\$ 13,108
Accrued Expenses	19,063	-	-	-	19,063
Due To Other Funds	5,222	-	-	-	5,222
<b>TOTAL LIABILITIES</b>	<b>37,393</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>37,393</b>
<b><u>FUND BALANCES</u></b>					
<b>Nonspendable:</b>					
Deposits	13,269	-	-	-	13,269
<b>Restricted for:</b>					
Debt Service	-	826,583	69	532,628	1,359,280
<b>Assigned to:</b>					
Operating Reserves	556,653	-	-	-	556,653
Reserves - Capital Projects	157,500	-	-	-	157,500
<b>Unassigned:</b>	<b>1,588,964</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,588,964</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 2,316,386</b>	<b>\$ 826,583</b>	<b>\$ 69</b>	<b>\$ 532,628</b>	<b>\$ 3,675,666</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,353,779</b>	<b>\$ 826,583</b>	<b>\$ 69</b>	<b>\$ 532,628</b>	<b>\$ 3,713,059</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 12,000	\$ 5,000	\$ 30,351	\$ 25,351	252.93%
Interlocal Agreement	-	-	84,700	84,700	0.00%
Interest - Tax Collector	-	-	2,407	2,407	0.00%
Rents or Royalties	9,000	3,750	5,601	1,851	62.23%
Lease Revenue	-	-	6,000	6,000	0.00%
Special Assmnts- Tax Collector	2,228,921	2,176,428	2,273,665	97,237	102.01%
Special Assmnts- CDD Collected	115,698	77,132	-	(77,132)	0.00%
Special Assmnts- Discounts	(89,157)	(87,058)	(90,308)	(3,250)	101.29%
Other Miscellaneous Revenues	-	-	5,562	5,562	0.00%
Access Cards	150	50	748	698	498.67%
<b>TOTAL REVENUES</b>	<b>2,276,612</b>	<b>2,175,302</b>	<b>2,318,726</b>	<b>143,424</b>	<b>101.85%</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
P/R-Board of Supervisors	12,000	5,000	2,200	2,800	18.33%
FICA Taxes	918	383	109	274	11.87%
ProfServ-Arbitrage Rebate	600	600	-	600	0.00%
ProfServ-Engineering	10,000	4,167	10,831	(6,664)	108.31%
ProfServ-Legal Services	25,000	10,417	7,182	3,235	28.73%
ProfServ-Property Appraiser	248	-	91	(91)	36.69%
ProfServ-Trustee Fees	7,000	-	-	-	0.00%
ProfServ-Web Site Maintenance	1,553	647	-	647	0.00%
Auditing Services	4,200	-	-	-	0.00%
Contracts-Mgmt Services	49,932	20,805	20,805	-	41.67%
Postage and Freight	500	208	38	170	7.60%
Public Officials Insurance	3,208	3,208	3,286	(78)	102.43%
Printing and Binding	500	208	-	208	0.00%
Legal Advertising	2,200	917	131	786	5.95%
Misc-Assessment Collection Cost	44,578	43,527	43,667	(140)	97.96%
Misc-Contingency	-	-	311	(311)	0.00%
<b>Total Administration</b>	<b>162,437</b>	<b>90,087</b>	<b>88,651</b>	<b>1,436</b>	<b>54.58%</b>
<b><u>Utility Services</u></b>					
Electricity - Streetlights	206,000	85,833	88,008	(2,175)	42.72%
Utility - Irrigation & Landscape Lighting	5,500	2,292	2,481	(189)	45.11%
Building Utilities	25,000	10,417	10,176	241	40.70%
Utility Deposit Bond	10,093	-	-	-	0.00%
<b>Total Utility Services</b>	<b>246,593</b>	<b>98,542</b>	<b>100,665</b>	<b>(2,123)</b>	<b>40.82%</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Garbage/Solid Waste Services</u></b>					
Utility - Refuse Removal	10,000	4,167	3,203	964	32.03%
Solid Waste Disposal Assessm.	1,993	1,993	-	1,993	0.00%
<b>Total Garbage/Solid Waste Services</b>	<b>11,993</b>	<b>6,160</b>	<b>3,203</b>	<b>2,957</b>	<b>26.71%</b>
<b><u>Water-Sewer Comb Services</u></b>					
Utility Services	65,000	27,083	19,523	7,560	30.04%
<b>Total Water-Sewer Comb Services</b>	<b>65,000</b>	<b>27,083</b>	<b>19,523</b>	<b>7,560</b>	<b>30.04%</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>					
Contracts-Lakes	65,000	27,083	25,055	2,028	38.55%
Stormwater Assessment	2,745	2,745	-	2,745	0.00%
R&M-Mitigation	10,000	4,167	-	4,167	0.00%
<b>Total Flood Control/Stormwater Mgmt</b>	<b>77,745</b>	<b>33,995</b>	<b>25,055</b>	<b>8,940</b>	<b>32.23%</b>
<b><u>Other Physical Environment</u></b>					
Contracts-Landscape	725,000	302,083	269,344	32,739	37.15%
Security-Roving Parking Patrol	27,000	11,250	13,276	(2,026)	49.17%
Insurance - Property	22,144	22,144	22,144	-	100.00%
Insurance - General Liability	4,000	4,000	4,307	(307)	107.68%
R&M-Other Landscape	10,000	4,167	35,793	(31,626)	357.93%
R&M-Mulch	80,000	33,333	-	33,333	0.00%
R&M-Pest Control	5,000	2,083	1,708	375	34.16%
R&M-Annuaals	2,700	1,125	1,233	(108)	45.67%
R&M-Plant&Tree Replacement	100,000	41,667	16,348	25,319	16.35%
R&M-Pressure Washing	5,000	2,083	1,150	933	23.00%
R&M-Emergency & Disaster Relief	50,000	20,833	-	20,833	0.00%
R&M-UTV	1,000	417	148	269	14.80%
Miscellaneous Maintenance	25,000	10,417	19,171	(8,754)	76.68%
Irrigation Maintenance	75,000	31,250	49,751	(18,501)	66.33%
Holiday Lighting & Decorations	10,000	4,167	6,315	(2,148)	63.15%
<b>Total Other Physical Environment</b>	<b>1,141,844</b>	<b>491,019</b>	<b>440,688</b>	<b>50,331</b>	<b>38.59%</b>
<b><u>Road and Street Facilities</u></b>					
R&M-Sidewalks	2,000	833	-	833	0.00%
R&M-Street Signs	500	208	5,406	(5,198)	1081.20%
R&M-Roads	10,000	4,167	20,716	(16,549)	207.16%
<b>Total Road and Street Facilities</b>	<b>12,500</b>	<b>5,208</b>	<b>26,122</b>	<b>(20,914)</b>	<b>208.98%</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Parks and Recreations</u></b>					
Payroll-Other	125,000	52,083	36,693	15,390	29.35%
Contracts-On-Site Management	80,000	33,333	33,333	-	41.67%
Contracts-Security Services	41,000	17,083	3,100	13,983	7.56%
Contracts-Pools	42,000	17,500	17,285	215	41.15%
Contracts-Cleaning Services	18,000	7,500	7,025	475	39.03%
Telephone/Fax/Internet Services	6,500	2,708	2,381	327	36.63%
R&M-Air Conditioning	5,000	2,083	489	1,594	9.78%
R&M-Clubhouse	5,000	2,083	499	1,584	9.98%
R&M-Court Maintenance	25,000	10,417	546	9,871	2.18%
R&M-Pools	10,000	4,167	48,352	(44,185)	483.52%
R&M-Fitness Equipment	20,000	8,333	2,223	6,110	11.12%
R&M-Pet Waste Station	7,000	2,917	1,139	1,778	16.27%
R&M-Playground	5,000	2,083	42	2,041	0.84%
Maintenance & Repairs	50,000	20,833	6,366	14,467	12.73%
Misc-Contingency	50,000	20,833	63,399	(42,566)	126.80%
Office Supplies	15,000	6,250	3,898	2,352	25.99%
Cleaning Supplies	4,000	1,667	660	1,007	16.50%
<b>Total Parks and Recreations</b>	<b>508,500</b>	<b>211,873</b>	<b>227,430</b>	<b>(15,557)</b>	<b>44.73%</b>
<b><u>Reserves</u></b>					
Capital Reserve	50,000	-	2,500	(2,500)	5.00%
<b>Total Reserves</b>	<b>50,000</b>	<b>-</b>	<b>2,500</b>	<b>(2,500)</b>	<b>5.00%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>2,276,612</b>	<b>963,967</b>	<b>933,837</b>	<b>30,130</b>	<b>41.02%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	-	1,211,335	1,384,889	173,554	0.00%
Net change in fund balance	\$ -	\$ 1,211,335	\$ 1,384,889	\$ 173,554	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>935,538</b>	<b>935,538</b>	<b>935,538</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 935,538</b>	<b>\$ 2,146,873</b>	<b>\$ 2,320,427</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ 20	\$ 8	\$ 7,907	\$ 7,899	39535.00%
Special Assmnts- Tax Collector	550,949	537,974	532,598	(5,376)	96.67%
Special Assmnts- Discounts	(22,038)	(21,519)	(21,154)	365	95.99%
<b>TOTAL REVENUES</b>	<b>528,931</b>	<b>516,463</b>	<b>519,351</b>	<b>2,888</b>	<b>98.19%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
ProfServ-Trustee Fees	4,041	4,041	4,041	-	100.00%
Misc-Assessment Collection Cost	11,019	10,760	10,229	531	92.83%
<b>Total Administration</b>	<b>15,060</b>	<b>14,801</b>	<b>14,270</b>	<b>531</b>	<b>94.75%</b>
<b>Debt Service</b>					
Principal Debt Retirement	155,000	-	-	-	0.00%
Interest Expense	363,723	181,862	181,861	1	50.00%
<b>Total Debt Service</b>	<b>518,723</b>	<b>181,862</b>	<b>181,861</b>	<b>1</b>	<b>35.06%</b>
<b>TOTAL EXPENDITURES</b>	<b>533,783</b>	<b>196,663</b>	<b>196,131</b>	<b>532</b>	<b>36.74%</b>
Excess (deficiency) of revenues Over (under) expenditures	(4,852)	319,800	323,220	3,420	-6661.58%
Net change in fund balance	\$ (4,852)	\$ 319,800	\$ 323,220	\$ 3,420	-6661.58%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>499,322</b>	<b>499,322</b>	<b>499,322</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 494,470</b>	<b>\$ 819,122</b>	<b>\$ 822,542</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	12,798	12,497	12,372	(125)	96.67%
Special Assmnts- Discounts	(512)	(499)	(491)	8	95.90%
<b>TOTAL REVENUES</b>	<b>12,286</b>	<b>11,998</b>	<b>11,881</b>	<b>(117)</b>	<b>96.70%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
Misc-Assessment Collection Cost	256	250	238	12	92.97%
<b>Total Administration</b>	<b>256</b>	<b>250</b>	<b>238</b>	<b>12</b>	<b>92.97%</b>
<b>TOTAL EXPENDITURES</b>	<b>256</b>	<b>250</b>	<b>238</b>	<b>12</b>	<b>92.97%</b>
Excess (deficiency) of revenues Over (under) expenditures	12,030	11,748	11,643	(105)	96.78%
<b>OTHER FINANCING SOURCES (USES)</b>					
Other NonOperating Uses	-	-	(11,575)	(11,575)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(11,575)</b>	<b>(11,575)</b>	<b>0.00%</b>
Net change in fund balance	\$ 12,030	\$ 11,748	\$ 68	\$ (11,680)	0.57%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>1</b>	<b>-</b>	<b>1</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 12,031</b>	<b>\$ 11,748</b>	<b>\$ 69</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ 10,000	\$ 4,167	\$ 3,704	\$ (463)	37.04%
Special Assmnts- Tax Collector	411,122	401,439	397,429	(4,010)	96.67%
Special Assmnts- Discounts	(16,445)	(16,057)	(15,785)	272	95.99%
<b>TOTAL REVENUES</b>	<b>404,677</b>	<b>389,549</b>	<b>385,348</b>	<b>(4,201)</b>	<b>95.22%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
Misc-Assessment Collection Cost	8,222	8,028	7,633	395	92.84%
<b>Total Administration</b>	<b>8,222</b>	<b>8,028</b>	<b>7,633</b>	<b>395</b>	<b>92.84%</b>
<b>Debt Service</b>					
Principal Debt Retirement	270,000	-	-	-	0.00%
Interest Expense	118,805	59,403	59,403	-	50.00%
<b>Total Debt Service</b>	<b>388,805</b>	<b>59,403</b>	<b>59,403</b>	<b>-</b>	<b>15.28%</b>
<b>TOTAL EXPENDITURES</b>	<b>397,027</b>	<b>67,431</b>	<b>67,036</b>	<b>395</b>	<b>16.88%</b>
Excess (deficiency) of revenues Over (under) expenditures	7,650	322,118	318,312	(3,806)	4160.94%
Net change in fund balance	\$ 7,650	\$ 322,118	\$ 318,312	\$ (3,806)	4160.94%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>214,316</b>	<b>214,316</b>	<b>214,316</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 221,966</b>	<b>\$ 536,434</b>	<b>\$ 532,628</b>		

**Watergrass  
Community Development District II**

**Supporting Schedules**

**February 28, 2026**

**WATERGRASS**

Community Development District II

**Non-Ad Valorem Special Assessments**  
(Pasco County Tax Collector - Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2026

					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 FY26				\$ 3,326,874	\$ 2,352,004	\$ 550,949	\$ 12,798	\$ 411,122
Allocation %				100%	71%	17%	0.38%	12%
11/06/25	\$ 25,064	\$ 1,366	\$ 512	\$ 26,941	\$ 19,047	\$ 4,462	\$ 104	\$ 3,329
11/14/25	218,637	9,296	4,462	232,394	164,296	38,486	894	28,718
11/20/25	86,479	3,677	1,765	91,921	64,985	15,223	354	11,359
11/26/25	53,382	2,270	1,089	56,741	40,114	9,397	218	7,012
12/05/25	2,319,725	98,627	47,341	2,465,694	1,743,174	408,333	9,485	304,701
12/11/25	225,051	9,514	4,593	239,158	169,078	39,606	920	29,554
12/18/25	34,726	1,226	709	36,661	25,919	6,071	141	4,530
01/09/26	45,673	1,438	932	48,043	33,965	7,956	185	5,937
02/11/26	17,822	325	364	18,511	13,087	3,065	71	2,287
<b>TOTAL</b>	<b>\$ 3,026,559</b>	<b>\$ 127,739</b>	<b>\$ 61,767</b>	<b>\$ 3,216,064</b>	<b>\$ 2,273,665</b>	<b>\$ 532,598</b>	<b>\$ 12,372</b>	<b>\$ 397,429</b>
% COLLECTED				97%	97%	97%	97%	97%
<b>TOTAL OUTSTANDING</b>				<b>\$ 110,811</b>	<b>\$ 78,341</b>	<b>\$ 18,351</b>	<b>\$ 426</b>	<b>\$ 13,693</b>

**WATERGRASS**  
Community Development District II

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February 28, 2026

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>GENERAL FUND</b>				
Operating Checking Account	Valley Bank	N/A	3.56%	\$1,106,080
Money Market	Bank United	N/A	3.40%	1,228,430
			<b>Subtotal GF</b>	<u>\$2,334,510</u>
<b>DEBT SERVICE FUND</b>				
Series 2018 Reserve	US Bank	N/A	3.50%	\$258,753
Series 2018 Revenue	US Bank	N/A	3.50%	564,879
			<b>Subtotal 2018 DS</b>	<u>\$823,632</u>
Series 2021 Prepayment	US Bank	N/A	3.50%	\$88
Series 2021 Reserve	US Bank	N/A	3.50%	96,526
Series 2021 Revenue	US Bank	N/A	3.50%	433,812
			<b>Subtotal 2021 DS</b>	<u>\$530,426</u>
			<b>Subtotal DS</b>	<u>\$1,354,058</u>
			<b>Grand Total</b>	<u><u>\$3,688,568</u></u>

## WATERGRASS II

### Community Development District

#### Payment Register by Bank Account

For the Period from 02/01/26 to 02/28/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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#### VALLEY NATIONAL BANK - (ACCT#XXXXX7836)

##### ACH #100362

02/09/26	Vendor	PASCO SHERIFF'S OFFICE	I-20261-12391	Jan Security Patrol	Security-Roving Parking Patrol	001-534055-53900	\$2,700.00
<b>ACH Total</b>							\$2,700.00

##### ACH #100363

02/09/26	Vendor	SOLITUDE LAKE MANAGEMENT LLC	PSI234062	Feb wetland maintenance	Contracts-Lakes	001-534084-53801	\$811.65
02/09/26	Vendor	SOLITUDE LAKE MANAGEMENT LLC	PSI235397	Feb Lake care	Contracts-Lakes	001-534084-53801	\$4,117.04
02/09/26	Vendor	SOLITUDE LAKE MANAGEMENT LLC	PSI238375	Feb Lake care	Contracts-Lakes	001-534084-53801	\$281.22
<b>ACH Total</b>							\$5,209.91

##### ACH #100364

02/09/26	Vendor	PIPER FIRE PROTECTION, LLC	185011	hydrant inspection	fire hydrant testing	001-546922-53900	\$198.00
02/09/26	Vendor	PIPER FIRE PROTECTION, LLC	185012	Annual Inspection & Test of (3) Backflows Completed	R&M-Clubhouse	001-546015-57200	\$396.00
<b>ACH Total</b>							\$594.00

##### ACH #100365

02/09/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1081940	Jan landscaping maintenance	Contracts-Landscape	001-534050-53900	\$59,854.16
02/09/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1082232	WATERGRASS PARKWAY HEDGE REMOVAL	R&M-Other Landscape	001-546036-53900	\$10,500.00
02/09/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1082228	tree and stump removal	R&M-Plant&Tree Replacement	001-546170-53900	\$2,100.00
02/09/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1082233	water for new plants	R&M-Other Landscape	001-546036-53900	\$1,800.00
02/09/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1082231	tree replacement & removal	R&M-Plant&Tree Replacement	001-546170-53900	\$3,888.00
02/09/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1082230	dead tree removal	Contracts-Landscape	001-534050-53900	\$280.00
02/09/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1082235	water for new plants	R&M-Other Landscape	001-546036-53900	\$1,800.00
02/09/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1082229	dead tree removal	R&M-Other Landscape	001-546036-53900	\$4,560.00
02/09/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1082234	water for new plants	R&M-Other Landscape	001-546036-53900	\$1,800.00
02/09/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1082236	MAIN LINE REPAIR	Irrigation Maintenance	001-546930-53900	\$1,329.55
02/09/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1091131	1.7.26 irrigation repairs	irrigation repairs	001-546930-53900	\$1,936.00
<b>ACH Total</b>							\$89,847.71

##### ACH #100366

02/09/26	Vendor	INFRAMARK LLC	170606	Feb Management fees	feb fees	001-534001-51301	\$4,161.00
02/09/26	Vendor	INFRAMARK LLC	170606	Feb Management fees	feb fees	001-534029-57200	\$6,666.67
02/09/26	Vendor	INFRAMARK LLC	170606	Feb Management fees	record storage feb	001-549900-51301	\$8.33
<b>ACH Total</b>							\$10,836.00

##### ACH #100367

02/09/26	Vendor	METRO GATES	251161	repairs to promenade fence	Maintenance & Repairs	001-546920-57200	\$190.00
02/09/26	Vendor	METRO GATES	251213	Annual service plan - Dorking DKS IP Connection	Maintenance & Repairs	001-546920-57200	\$462.00
<b>ACH Total</b>							\$652.00

**WATERGRASS II**  
**Community Development District**

**Payment Register by Bank Account**

For the Period from 02/01/26 to 02/28/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>ACH #100368</b>							
02/09/26	Vendor	GPS POOLS, INC	PUMP BASKET	pool repair	pool repairs	001-546074-57200	\$29.99
02/09/26	Vendor	GPS POOLS, INC	JAN	Jan Pool Service	Contracts-Pools	001-534078-57200	\$3,456.94
02/09/26	Vendor	GPS POOLS, INC	FEB	Feb pool service	Contracts-Pools	001-534078-57200	\$3,456.94
<b>ACH Total</b>							<u>\$6,943.87</u>
<b>ACH #100369</b>							
02/09/26	Vendor	STRALEY ROBIN VERICKER	27772	Legal services	Legal counsel	001-531023-51401	\$152.50
<b>ACH Total</b>							<u>\$152.50</u>
<b>ACH #100370</b>							
02/09/26	Vendor	PEST CEMETERY LLC	79321	Monthly Pest Control	monthly pest treatment	001-546070-53900	\$50.00
02/09/26	Vendor	PEST CEMETERY LLC	79184	Monthly Pest Control	monthly pest treatment	001-546070-53900	\$245.00
<b>ACH Total</b>							<u>\$295.00</u>
<b>ACH #100371</b>							
02/09/26	Vendor	THOMAS SEWELL	696	Feb hog trapping	MONTHLY TRAPPING	001-546070-53900	\$1,350.00
<b>ACH Total</b>							<u>\$1,350.00</u>
<b>ACH #100372</b>							
02/09/26	Vendor	OLM, INC.	46547	Jan landscape inspections	R&M-Other Landscape	001-546036-53900	\$900.00
<b>ACH Total</b>							<u>\$900.00</u>
<b>ACH #100373</b>							
02/17/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1095791	Irrigation repairs	Irrigation Maintenance	001-546930-53900	\$2,593.60
02/17/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1095790	irrigation repair	Irrigation repairs	001-546930-53900	\$4,620.48
02/17/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1107576	Feb Landscaping	LANDSCAPE MAINT	001-534050-53900	\$59,854.16
02/17/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1107527	irrigation repair	Irrigation repairs	001-546930-53900	\$1,943.10
02/17/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1107526	irrigation repair	Irrigation repairs	001-546930-53900	\$4,262.50
<b>ACH Total</b>							<u>\$73,273.84</u>
<b>ACH #100374</b>							
02/17/26	Vendor	BGE INC	38644	Engineering Services	ProfServ-Engineering	001-531013-51501	\$1,048.75
<b>ACH Total</b>							<u>\$1,048.75</u>
<b>ACH #100375</b>							
02/17/26	Vendor	PEST CEMETERY LLC	80520	Pest Treatment	R&M-Pest Control	001-546070-53900	\$42.00
02/17/26	Vendor	PEST CEMETERY LLC	1663	Pest Treatment	R&M-Pest Control	001-546070-53900	\$50.00
<b>ACH Total</b>							<u>\$92.00</u>
<b>ACH #100376</b>							
02/17/26	Vendor	ERWIN ELECTRIC ,INC.	102593	photo eye repairs	photo eye repair	001-546920-57200	\$744.90
<b>ACH Total</b>							<u>\$744.90</u>

## WATERGRASS II

### Community Development District

#### Payment Register by Bank Account

For the Period from 02/01/26 to 02/28/26

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Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid	
<b>ACH #100377</b>								
02/17/26	Vendor	TAMPA BAY POO PATROL	5230	PET WASTE STATION MAINTENANCE	R&M-Pet Waste Station	001-546169-57200	\$546.00	
							<b>ACH Total</b>	\$546.00
<b>ACH #100378</b>								
02/17/26	Vendor	ZURIEL E CABRERA	ZC-032725	STALE CHECK 3/27/25	Other Current Liabilities	229000	\$184.70	
							<b>ACH Total</b>	\$184.70
<b>ACH #100379</b>								
02/17/26	Vendor	STRALEY ROBIN VERICKER	27888	District Counsel Invoice January 2026	ProfServ-Legal Services	001-531023-51401	\$4,141.52	
							<b>ACH Total</b>	\$4,141.52
<b>ACH #100380</b>								
02/17/26	Vendor	PEST CEMETERY LLC	80859	Feb 26 pest control	Feb pest control	001-546070-53900	\$50.00	
							<b>ACH Total</b>	\$50.00
<b>ACH #100382</b>								
02/25/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1110688	irrigation repair	Irrigation repairs	001-546930-53900	\$1,890.29	
02/25/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1110960	plant replacement	LANDSCAPE MAINT	001-546170-53900	\$1,955.00	
02/25/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1110687	Water Buffalo	water for new plants	001-546036-53900	\$1,800.00	
							<b>ACH Total</b>	\$5,645.29
<b>ACH #300086</b>								
02/02/26	Vendor	W.R.E.C. - ACH	011526-5196-ACH	BILL PRD 12/9-11/12/26	Utility - Irrigation & Landscape Lighting	001-543037-53150	\$154.39	
							<b>ACH Total</b>	\$154.39
<b>ACH #300087</b>								
02/02/26	Vendor	PASCO COUNTY UTILITIES SVC - ACH	23675261	WATER 11/10/25-12/10/25	UTILITY - WATER	001-543063-53601	\$14.14	
							<b>ACH Total</b>	\$14.14
<b>ACH #300089</b>								
02/03/26	Vendor	PASCO COUNTY UTILITIES SVC - ACH	23671435	WATER 11/10/25-12/10/25	UTILITY - WATER	001-543063-53601	\$7.07	
							<b>ACH Total</b>	\$7.07
<b>ACH #300090</b>								
02/04/26	Vendor	CHARTER COMMUNICATIONS - ACH	1302710012026-ACH	SVC PRD 01/20/26-02/19/26	Telephone/Fax/Internet Services	001-541009-57200	\$129.98	
							<b>ACH Total</b>	\$129.98
<b>ACH #300093</b>								
02/09/26	Vendor	ENGAGE PEO - ACH	20263-INIT	PAY PERIOD 01/31/26	Payroll-Other	001-512004-57200	\$3,683.60	
							<b>ACH Total</b>	\$3,683.60
<b>ACH #300095</b>								
02/13/26	Vendor	CHARTER COMMUNICATIONS - ACH	1914300012826-ACH	SERVICE PRD 01/28/26 - 02/27/26	Telephone/Fax/Internet Services	001-541009-57200	\$103.96	
							<b>ACH Total</b>	\$103.96

## WATERGRASS II

### Community Development District

#### Payment Register by Bank Account

For the Period from 02/01/26 to 02/28/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
<b>ACH #300096</b>							
02/20/26	Vendor	W.R.E.C. - ACH	020626-ACH	ELECTRIC 01/06/26-02/04/26	STREETLIGHTS	001-543013-53150	\$12,197.34
02/20/26	Vendor	W.R.E.C. - ACH	020626-ACH	ELECTRIC 01/06/26-02/04/26	IRRIGATION & LANDSCAPE	001-543037-53150	\$44.60
02/20/26	Vendor	W.R.E.C. - ACH	020626-ACH	ELECTRIC 01/06/26-02/04/26	BUILDING UTILITIES	001-543067-53150	\$1,969.26
<b>ACH Total</b>							<b>\$14,211.20</b>
<b>ACH #300097</b>							
02/20/26	Vendor	W.R.E.C. - ACH	021226-ACH	ELECTRIC 01/12/26-02/10/26	STREETLIGHTS	001-543013-53150	\$2,310.77
<b>ACH Total</b>							<b>\$2,310.77</b>
<b>ACH #300098</b>							
02/20/26	Vendor	VALLEY BANK ACH	013126-0641	FITNESS EQUIP/AC/HOLIDAY LIGHTS/UTV/TELEPHONE/MAINT	HOLIDAY DECORATIONS	001-549940-53900	\$300.85
02/20/26	Vendor	VALLEY BANK ACH	013126-0641	FITNESS EQUIP/AC/HOLIDAY LIGHTS/UTV/TELEPHONE/MAINT	MAINTENANCE & REPAIRS	001-546920-57200	\$973.01
02/20/26	Vendor	VALLEY BANK ACH	013126-0641	FITNESS EQUIP/AC/HOLIDAY LIGHTS/UTV/TELEPHONE/MAINT	OFFICE SUPPLIES	001-551002-57200	\$681.23
02/20/26	Vendor	VALLEY BANK ACH	013126-0641	FITNESS EQUIP/AC/HOLIDAY LIGHTS/UTV/TELEPHONE/MAINT	COURT MAINTENANCE	001-546017-57200	\$49.99
02/20/26	Vendor	VALLEY BANK ACH	013126-0641	FITNESS EQUIP/AC/HOLIDAY LIGHTS/UTV/TELEPHONE/MAINT	AIR CONDITIONING	001-546004-57200	\$48.45
02/20/26	Vendor	VALLEY BANK ACH	013126-0641	FITNESS EQUIP/AC/HOLIDAY LIGHTS/UTV/TELEPHONE/MAINT	PAYROLL	001-512004-57200	\$66.01
02/20/26	Vendor	VALLEY BANK ACH	013126-0641	FITNESS EQUIP/AC/HOLIDAY LIGHTS/UTV/TELEPHONE/MAINT	TELEPHONE/FAX/INTERNET SERV	001-541009-57200	\$43.51
02/20/26	Vendor	VALLEY BANK ACH	013126-0641	FITNESS EQUIP/AC/HOLIDAY LIGHTS/UTV/TELEPHONE/MAINT	MISC CONTINGENCY	001-549900-57200	\$14.07
02/20/26	Vendor	VALLEY BANK ACH	013126-0641	FITNESS EQUIP/AC/HOLIDAY LIGHTS/UTV/TELEPHONE/MAINT	UTV	001-546706-53900	\$32.95
02/20/26	Vendor	VALLEY BANK ACH	013126-0641	FITNESS EQUIP/AC/HOLIDAY LIGHTS/UTV/TELEPHONE/MAINT	CLEANING SUPPLIES	001-551003-57200	\$193.94
02/20/26	Vendor	VALLEY BANK ACH	013126-0641	FITNESS EQUIP/AC/HOLIDAY LIGHTS/UTV/TELEPHONE/MAINT	POOLS	001-546074-57200	\$775.92
02/20/26	Vendor	VALLEY BANK ACH	013126-0641	FITNESS EQUIP/AC/HOLIDAY LIGHTS/UTV/TELEPHONE/MAINT	FITNESS EQUIPMENT	001-546115-57200	\$109.00
02/20/26	Vendor	VALLEY BANK ACH	013126-0641	FITNESS EQUIP/AC/HOLIDAY LIGHTS/UTV/TELEPHONE/MAINT	CLUBHOUSE	001-546015-57200	\$70.08
<b>ACH Total</b>							<b>\$3,359.01</b>
<b>ACH #300099</b>							
02/24/26	Vendor	PASCO COUNTY UTILITIES SVC - ACH	012626-ACH	WATER 12/10/25-01/09/26	Utility Services	001-543063-53601	\$2,680.43
<b>ACH Total</b>							<b>\$2,680.43</b>
<b>CHECK # 4468</b>							
02/20/26	Vendor	W.R.E.C. - ACH	021226-2387770	SVC 12/29/25-02/10/26	Utility - Irrigation & Landscape Lighting	001-543037-53150	\$189.65
<b>Check Total</b>							<b>\$189.65</b>
<b>CHECK # 4469</b>							
02/20/26	Vendor	ERWIN ELECTRIC ,INC.	102284	well electric & permit fees	Irrigation Maintenance	001-546930-53900	\$4,452.04
<b>Check Total</b>							<b>\$4,452.04</b>

**WATERGRASS II**  
**Community Development District**

**Payment Register by Bank Account**

For the Period from 02/01/26 to 02/28/26

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Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 4470</b>								
02/20/26	Vendor	INFRAMARK LLC	171520	postage	Postage and Freight	001-541006-51301	\$2.96	
							<b>Check Total</b>	<u>\$2.96</u>
<b>CHECK # 4471</b>								
02/20/26	Vendor	PEST CEMETERY LLC	80721	Feb pest control	pest control	001-546070-53900	\$245.00	
							<b>Check Total</b>	<u>\$245.00</u>
<b>ACH #DD316</b>								
02/24/26	Vendor	WASTE CONNECTIONS OF FLORIDA - AC 2123197W426		Utility -REFUSE REMOVAL Feb-26	Utility - Refuse Removal	001-543020-53401	\$433.96	
							<b>ACH Total</b>	<u>\$433.96</u>
<b>ACH #DD317</b>								
02/17/26	Vendor	PASCO COUNTY UTILITIES SVC - ACH	012626AA-ACH	WATER 12/1025-01/09/26	WATER	001-543063-53601	\$2,027.64	
							<b>ACH Total</b>	<u>\$2,027.64</u>
<b>ACH #DD318</b>								
02/20/26	Vendor	ENGAGE PEO - ACH	123184	PAY PERIOD 02/14/26	Payroll-Other	001-512004-57200	\$3,371.67	
							<b>ACH Total</b>	<u>\$3,371.67</u>
							<b>Account Total</b>	<u>\$242,585.46</u>
							<b>Total Amount Paid</b>	<u>\$242,585.46</u>

# SOLITUDE

LAKE MANAGEMENT



## Watergrass 2 CDD Waterway Inspection Report

---

**Reason for Inspection:** Scheduled-recurring

**Inspection Date:** 2026-04-07

**Prepared for:**  
Operations manager

**Prepared by:**

Wesley Chapel Field Office  
SOLITUDELAKEMANAGEMENT.COM  
888.480.LAKE (5253)

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36

**Comments:**

Normal growth observed

This site has some shoreline weeds present. Overall site is looking well.



**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

37

**Comments:**

Normal growth observed

This site has Alligatorweed and Torpedograss along the shoreline.



**Action Required:**

Routine maintenance next visit

**Target:**

Alligatorweed

38

**Comments:**

Normal growth observed

Shoreline weeds and PA starting to form within this site. Flow structure looks to be in good condition.



**Action Required:**

Routine maintenance next visit

**Target:**

Planktonic algae

39

**Comments:**

Requires attention

This site has an algae bloom. Once treatment goes into effect, it will be monitored closely to ensure it clears up.



**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae

40

**Comments:**

Normal growth observed

Site is very low on water. Algae present.



**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae

41

**Comments:**

Normal growth observed

Site is experiencing algae. Shorelines are looking good with little to no growth.



**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae

Site: 42

Comments:

Normal growth observed  
Site has formed a PA bloom.  
Shorelines are clear of growth.



Action Required:

Routine maintenance next visit

Target:

Planktonic algae

Site: 43

Comments:

Normal growth observed  
Minor algae present.  
Torpedograss along shoreline.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: 44

Comments:

Site looks good  
Algae present in this site.  
Shoreline has minor growth.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 45

**Comments:**

Normal growth observed

Site is algae free but has shoreline growth present.



**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

**Management Summary**

In the month of April we have seen an increase in growth within these ponds. Shoreline weeds and algae have been more present with the warmer weather and lower water levels. Some ponds are still very low on water and we are monitoring for erosion caused by dry banks. All sites that get treated take about 10 - 14 days for full effect and will be monitored to ensure they clear up. We are seeing a slight increase of trash within these sites likely due to spring break or lower water levels exposing it. Overall our priority for sites in this report will be #38, #39 and #42, then maintain the shoreline grasses and trash throughout ponds. We are looking forward to seeing these sites fill back up with water and the beneficial plants to be in full bloom.

As a note, please be reminded that no potted plants, lawn clippings or tree branches should be disposed of in the ponds.

If you have any questions or concerns, please don't hesitate to reach out.  
Email: [emalina.robinson@solitudelake.com](mailto:emalina.robinson@solitudelake.com)

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
36	Normal growth observed	Shoreline weeds	Routine maintenance next visit
37	Normal growth observed	Alligatorweed	Routine maintenance next visit
38	Normal growth observed	Planktonic algae	Routine maintenance next visit
39	Requires attention	Surface algae	Routine maintenance next visit
40	Normal growth observed	Surface algae	Routine maintenance next visit
41	Normal growth observed	Surface algae	Routine maintenance next visit
42	Normal growth observed	Planktonic algae	Routine maintenance next visit
43	Normal growth observed	Torpedograss	Routine maintenance next visit
44	Site looks good	Surface algae	Routine maintenance next visit
45	Normal growth observed	Shoreline weeds	Routine maintenance next visit



# Watergrass 2 CDD

Wesley Chapel, FL





# WATERGRASS II CDD

LANDSCAPE INSPECTION

April 2, 2026

ATTENDING:

ALAN ALCAIDE – YELLOWSTONE LANDSCAPE  
BRIAN ALEXANDER – YELLOWSTONE LANDSCAPE  
ALEX DELGADO – YELLOWSTONE LANDSCAPE  
PAUL WOODS – OLM, INC.

**SCORE: 91.75%**

**NEXT INSPECTION  
MAY 14, 2026 AT 10:00 AM**

---

## CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

## CATEGORY II: MAINTENANCE ITEMS

### CLUBHOUSE

1. Complete pine fine installation in seasonal color beds.
2. **Create a rounded outside edge on Ilex ‘Schillings’ around the perimeter of the clubhouse and pool area.**
3. Pool seating area: Retuck mulch around the pool paved plaza.
4. Control broadleaf weeds in Bermuda turf north of the tennis courts.
5. Continue removing heavy Oak leaf accumulations from turf.
6. 32711 Windelstraw Drive: Confirm adequate irrigation to newly installed sod at the mailbox.
7. West side of parking: Tamp hog damage with mower tires.

### COMMON AREAS

8. Windchase Villas: Control Nutsedge in areas disturbed by hog damage in the park at Woodthrush Way.
9. Windchase Villas: Confirm irrigation coverage at the park at Woodthrush Way.
10. Prune dead wood from Ligustrum Privets between clubhouse parking and the Windchase monument sign.
11. **Main entrance: Control crack weeds along curbs and sidewalks.**
12. Fire station frontage: Remove sand, gravel, and debris along curb lines.
13. Promenade Business Centre: Monitor localized area of turf decline.
14. Promenade Centre Blvd roundabout: Remove remaining earth berms in the Bismarck

Palms.

15. Exit side of Promenade Centre Blvd: Improve vigor of turf along right of way.
16. Promenade Business Centre: Confirm irrigation coverage along the exit side right of way and turn lane to the carwash.
17. Overpass Road median islands: Control bed weeds.
18. Overpass Road: Elevate trees away from curb lines along westbound merge lanes adjacent to the fire station entrance.
19. **Overpass Road: Remove debris along curbs at the turn lane to the school.**
20. Overpass Road: Control weeds in Confederate Jasmine planting in the median island across from the school.
21. Watergrass Pkwy frontage berm: Rejuvenate prune Gold Mound Duranta.
22. Watergrass Pkwy: Control bed weeds throughout berm areas where Viburnum have been removed.
23. The Gardens: Rejuvenate prune freeze damaged Croton at the gate islands.
24. The Gardens park: Ground prune freeze damaged Allamanda.
25. Cypress Bend: Ground prune dead Magnolia at the exit side gate.
26. Cypress Bend park: Ground prune freeze damaged Dwarf Firebush to green stem.
27. Cypress Bend: Rejuvenate prune Gold Mound Duranta on the entrance and exit side to green stem and fertilize to stimulate new growth.
28. Chasewood park: Ground prune freeze damaged Copperleaf, Arboricola Trinette, and Dwarf Firebush.
29. Old Bridge Road north end median island: Confirm irrigation coverage and control weeds in the area of Sabal Palms.
30. Bradbury: Improve vigor and color of turf at the playground.
31. Bradbury: Ground prune freeze damaged plants at the mailbox.
32. Bradbury frontage: Continue deadwooding Viburnum. Establish and maintain Viburnum at a uniform height.
33. Bradbury frontage: Ground prune freeze damage in Firebush.
34. Old Bridge Road: Confirm irrigation coverage in the median island between Ashcroft and Bradbury.

35. Old Bridge Road: Remove the dead 2 Sweet Gum trees in the median island to the north of Astoria/Radley entrance.
36. Astoria monument sign: Improve vigor of turf.
37. Supplement fertilize thin Bermuda turf to promote infilling growth.
38. Talamore: Ground prune freeze damaged Arboricola Trinettes at the park.
39. Talamore: Control disease in St. Augustine turf in the cul-de-sac.
- 40. Talamore monument: Improve fertility to African Iris.**
41. Talamore entrance: Ground prune freeze damaged Gold Mound Duranta.
42. Uniformly line trim across pond shore slopes consistent with mow height.
43. Control grassy weeds in Bermuda/St. Augustine turf between Handcart Road and Stonebrook entrance.
44. Stonebrook entrance: Confirm irrigation coverage.
45. Stonebrook: Confirm irrigation coverage to St. Augustine. Repair failed turf in Wyntorne Place cul-de-sac and along the exit side right of way.
46. Ashcroft park: Control Poa.
47. Promenade Park: Monitor staking on perimeter trees.
48. Promenade Park: Rejuvenate prune freeze damaged plants around the dumpster enclosure.
49. Promenade Park: Control disease in turf along the frontage berm at the pool.
50. Overpass Road: Remove turtle carcass along the westbound right of way adjacent to the Old Bridge Road intersection.

### **CATEGORY III: IMPROVEMENTS – PRICING**

1. Provide a price for a roller compactor to tamp heavy hog damage along the northwest corner of Watergrass Pkwy.
2. The Gardens: Provide a price to remove the 3 dead Pine trees along the conservation easement west of the Estate Garden Drive/Heather Sound Loop intersection.
3. Identify areas of St. Augustine turf along the east extension of Overpass Road between Old Bridge Road and Watergrass Pkwy that did not recover from severe drought and provide a price to sod for FY27 budget.
4. Bradbury frontage: Provide a price to install sod.

#### **CATEGORY IV: NOTES TO OWNER**

1. Talamore: I recommend resodding areas at Bluestem Court including the cul-de-sac. Turf weed control has reduced cover and sodding is the best recommendation.

#### **CATEGORY V: NOTES TO CONTRACTOR**

1. Reconfirm plant selections to restore the main entrance monument at Overpass Road. Balance high freeze risk material with more durable plants.
2. Contractor is reminded to provide tree elevations and pruning to promote an upward growth habit, removing weak and low scaffold branching.
3. Contractor is reminded to properly trench during mulch installation per contract specifications.
4. Consider Jack Frost Ligustrum as a suitable cold weather tolerant alternate in full sun areas to Arboricola Trinette.

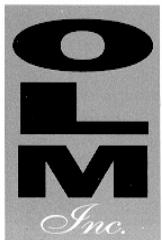
cc: Mona Slaughter [mona.slaughter@inframark.com](mailto:mona.slaughter@inframark.com)  
Heather Jackson [hjackson@inframark.com](mailto:hjackson@inframark.com)  
[clubhouse@watergrass2cdd.com](mailto:clubhouse@watergrass2cdd.com)  
Sarah Schmidt [Sarah.Schmidt@inframark.com](mailto:Sarah.Schmidt@inframark.com)  
[Melinda.Gallo@inframark.com](mailto:Melinda.Gallo@inframark.com)  
James MacWilliams [jmacwilliam@yellowstonelandscape.com](mailto:jmacwilliam@yellowstonelandscape.com)  
Allan Alcaide [aalcaide@yellowstonelandscape.com](mailto:aalcaide@yellowstonelandscape.com)  
Brian Alexander [balexander@yellowstonelandscape.com](mailto:balexander@yellowstonelandscape.com)

# WATERGRASS I CDD

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-5	Broadleaf , poa and goosegrass
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-2	Open VO berms along WATERGRASS parkway
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-5	Complete winter kill cut backs in April
CLEANLINESS	10		
MULCHING	5		Schedule
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

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



Date: 4-2--26    Score: 9175%    *Performance Payment™ %100*

Contractor Signature: \_\_\_\_\_

Inspector Signature: \_\_\_\_\_

Property Representative Signature: \_\_\_\_\_

OLM, Inc. Phone: 770.420.0900 Fax: 770.420.0904 [www.olminc.com](http://www.olminc.com)



**Proposal #: 682941**

Date: 3/30/2026

From: Brian Alexander

Landscape Enhancement Proposal for  
**Watergrass II CDD**

David Wenck  
Inframark  
2654 Cypress Ridge Blvd.  
Suite 101  
Wesley Chapel, FL 33544  
david.wenck@inframark.com

LOCATION OF PROPERTY

33677  
Wesley Chapel, FL 33545

**Watergrass 2 CDD - Annual Bed Remodel**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	12	\$72.14	\$865.70
Summer Sunset Asiatic Jasmine (1gal)	370	\$11.29	\$4,175.65
Irrigation Labor	4	\$87.03	\$348.11
Irrigation Part(s)	1	\$57.14	\$57.14

For the remodel of 11 annual beds to sustain Summer Sunset Asiatic Jasmine. Excluding the Watergrass Clubhouse.

- 8 beds on Overpass Rd
- Overpass, Old Bridge intersection monument
- 2 beds and entry to Promenade Park

**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**

<b>Subtotal</b>	<b>\$5,446.60</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$5,446.60</b>

THIS IS NOT AN INVOICE



**Proposal #: 684561**

Date: 4/2/2026

From: Brian Alexander

Landscape Enhancement Proposal for  
**Watergrass II CDD**

David Wenck  
 Inframark  
 2654 Cypress Ridge Blvd.  
 Suite 101  
 Wesley Chapel, FL 33544  
 david.wenck@inframark.com

LOCATION OF PROPERTY

33677  
 Wesley Chapel, FL 33545

**Watergrass 2 CDD - Clubhouse Park Island**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	12	\$72.14	\$865.70
Fire Bush (3gal)	17	\$21.43	\$364.28
Purple Queen (1gal)	440	\$11.43	\$5,028.50
Irrigation Labor	3	\$87.03	\$261.08
Irrigation Part(s)	1	\$42.86	\$42.86

For the installation of 17 fill-in Fire Bush and Purple Queen ground cover. Inclusive of:

- 17 fill-in Fire bush
- 440 Purple queen
- Irrigation check, repair and adjustments

**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**

<b>Subtotal</b>	<b>\$6,562.42</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$6,562.42</b>

**THIS IS NOT AN INVOICE**



**Proposal #: 641294**

Date: 12/15/2025

From: Brian Alexander

Landscape Enhancement Proposal for  
**Watergrass II CDD**

David Wenck  
Inframark  
2654 Cypress Ridge Blvd.  
Suite 101  
Wesley Chapel, FL 33544  
david.wenck@inframark.com

LOCATION OF PROPERTY

33677  
Wesley Chapel, FL 33545

**Watergrass 2 CDD Mini Pine Bark Mulch**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Mini Pine Bark Mulch (Boulevards)	1,463	\$61.65	\$90,187.37
Mini Pine Bark Mulch (Entrances & Parks)	745	\$61.65	\$45,925.90
Certified Playground Mulch (Playgrounds)	1,092	\$68.50	\$74,796.54

Mulching of all Watergrass 2 CDD plant beds with mini pine bark and playgrounds with certified playground mulch

- Boulevards
- Entrances
- Parks
- Playgrounds

**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**

<b>Subtotal</b>	<b>\$210,909.81</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$210,909.81</b>

THIS IS NOT AN INVOICE



**Proposal #: 658800**

Date: 3/4/2026

From: Brian Alexander

Landscape Enhancement Proposal for  
**Watergrass II CDD**

David Wenck  
Inframark  
2654 Cypress Ridge Blvd.  
Suite 101  
Wesley Chapel, FL 33544  
david.wenck@inframark.com

LOCATION OF PROPERTY

33677  
Wesley Chapel, FL 33545

**Watergrass CDD Bluestem Ct Sod**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$87.03	\$87.03
Irrigation Parts	1	\$71.43	\$71.43
St. Augustine Sod (Sqft)	3,627	\$1.33	\$4,840.23

For the sodding of the roundabout at the end of Bluestem Ct

- 3,627 Square Feet of Saint Augustine Sod
- Irrigation head marking, adjustments and repairs

**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**

<b>Subtotal</b>	<b>\$4,998.69</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$4,998.69</b>

THIS IS NOT AN INVOICE

ESTIMATE



**Prepared For**

Sarah Schmidt  
32711 Windelstraw Dr  
Wesley Chapel , Florida 33545  
(813) 907-0256

**New Tampa Fence, Inc.**

24727 State Road 54  
Lutz, FL 33559  
Phone: (813) 423-2383  
Email: newtampafence@gmail.com  
Web: www.newtampafence.com

Estimate # 21687  
Date 02/04/2026  
PO # Watergrass-Club House  
Business / Tax # P12000076310

Description	Quantity	Total
Chain link 8 black commercial	248	\$6,944.00
Gate chain link 8x4 black commercial	2	\$1,360.00
<b>Subtotal</b>		<b>\$8,304.00</b>
<b>Total</b>		<b>\$8,304.00</b>
<b>Deposit Due</b>		<b>\$2,076.00</b>

Estimates are only good for 30 days from quoted and deposit received. A new estimate will need to be signed based on updated material costs if prices go up after 30 days of the estimate and the job has not been installed yet.

#### 10 YEAR LABOR WARRANTY

LIFETIME manufactures material warranty for all vinyl and aluminum fence products  
Warranties do not cover acts of nature like hurricanes, tornadoes, trees falling on fence or high enough winds that can damage the fence.

ALL POST SET IN CEMENT

PAYMENT OPTIONS: check, cash, money order (we do except credit/debit cards but a 3% processing fee will be applied). Bounced checks will result in a \$25.00 charge added to your balance.

All Materials remain property of New Tampa Fence until paid in full and will be removed for non payment.

CHANGES AFTER INSTALLATION: The customer is responsible for any changes or charges, if a contractor comes in AFTER the fence is installed to modify the grading, add sod, or install pavers which results in a need to alter gates or fence lines.

WOOD DISCLAIMER: All wood products purchased from New Tampa Fence meet or exceed wood grade rules, however due to the natural tendency of wood to warp, shrink or split, New Tampa Fence implies no warranties on wood materials other than those offered by the manufacturer. Any issues would need to be addressed within 14 days of installation.

Any balance over 30 days for the invoice date will incur a late fee of 1.5% per month. If applicable law requires a lesser charge, the maximum allowable charge under such law will apply.

Rock/Root Clause: If rock or roots are encountered enough to inhibit normal progress customer will bear additional cost(s), at the rate of \$35.00 per man hour, plus cost of concrete & rock removal equipment.

Covenants: Materials are guaranteed to be as specified. All work will be completed in a workmanlike manner according to standard practices. Performance is contingent upon strikes, accidents or delays beyond our control. Additions, alterations or deviations from the above specifications at time of install may result in additional charges of \$250 to the customer.

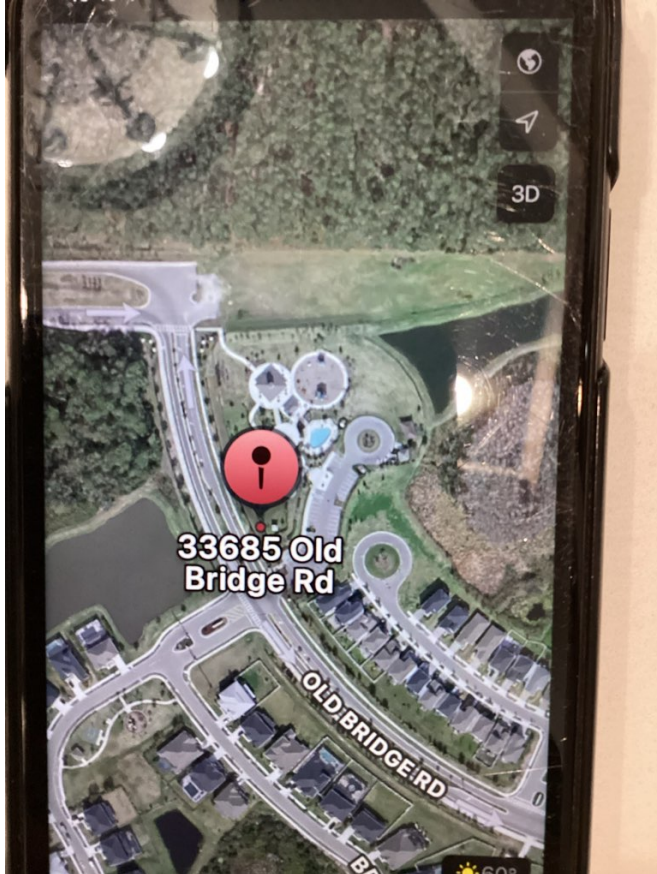
UNDERGROUND DISCLAIMER: Underground utilities to main box will be marked by Sunshine State One Call and New Tampa Fence will not be responsible for any claims arising from encroachment or damage to utilities. Private utilities need to be marked by homeowner/business. New Tampa Fence will not be responsible for damaged lines that are not marked prior to install.

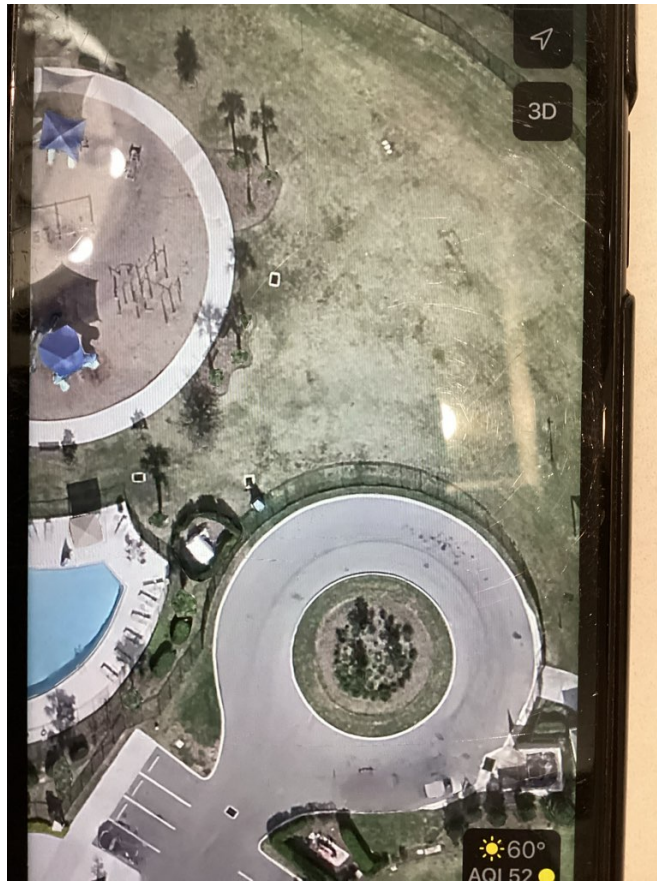
SPRINKLER & LINES DISCLAIMER: New Tampa Fence is not responsible for damaged underground

sprinkler pipes that have been originally installed within 10" of the exterior property lines and sprinkler heads that end up under the fence or on the other side of the fence or property lines. New Tampa Fence will repair lines that are broken in or around the gate openings, fence lines that close back into the house or any lines inside the exterior property line greater than 10" inside property lines.

HOA/CDD DISCLAIMER: New Tampa Fence is not responsible for the cost to move, change and or remove the fence if the HOA/CDD requests due to the homeowner instructions to New Tampa Fence to put the fence up before HOA approval or without approval.

Standard fence installation is for the fence to be within 1"-2" inside property line. Anything other than this would need to be addressed at time of estimate and noted on contract.





**NEW TAMPA FENCE**  
813-923-2388

New Tampa Fence, Inc. 17

Work up sheet  
Date: 2/10/10

Customer: Stah Schmidt Subdivision: Pinecote Park  
Wetgrass - Clubhouse

Address: 30711 Windelstrom Dr City: Westchapel Zip: 27585  
33065 Old Bridge Rd

Phone: 617-967-0256 (o) Email: clubhouse@wetgrass2.sdd.com  
656-222-8373 (c)

Footage	Style / color
<u>248.1 RU Block</u>	<u>Chimney (Commercial Grade)</u>
<u>2 18x4 Gates</u>	

Pickle Ball Court  
64  
44  
44

Standard Gate Installation

Weighted Gate Installation

Small Dog  Yes  No

Narrow picket spacing  Yes  No

Pool Code  Yes  No

Special Gate hardware  Yes  No

S-curve Rail  Yes  No

Fence Removal  Yes  No

Have Survey  Yes  No

Needs HOA Approval  Yes  No

Fence Sharing  Yes  No

Military/1st Responders Discount  Yes  No

Corner Lot  Yes  No

Drainage/ access easements  Yes  No

Fence line to be cleared by:  NTE with charge /  Homeowner  no clear

Permit Needed  Yes  No

Private utility lines  Yes  No

Gates to open: IN \_\_\_ OUT

Special Instructions: \_\_\_\_\_

By signing this document, the customer agrees to the services and conditions outlined in this document. Signed estimates and deposit received are only good for 45 days at this time due to on going price increases from our suppliers and manufactures.

---

Sarah Schmidt

The rough estimate would be \$13,530.00. 8' tall black commercial grade chain-link fence w (2) 5' wide walk through gates.

~Arnold

**[Family Fence Company of Florida Inc.](#)**

Get a Quick Online Estimate: **[CLICK HERE](#)**

Financing **NOW** available: **[CLICK HERE](#)**

625 Prairie Industrial Parkway

Mulberry, FL 33860

OFFICE #: 813-571-5946, FAX #: 813-946-7001

**[FAMILYFENCEFLA@GMAIL.COM](mailto:FAMILYFENCEFLA@GMAIL.COM)**

Office Hours: Monday - Friday 8:00 A.M.- 5:30 P.M.

**Best Price, Fast Service, Family Owned and Operated, Licensed and Insured**

On Mon, Feb 2, 2026 at 10:23 AM Clubhouse Manager <[clubhouse@watergrass2cdd.com](mailto:clubhouse@watergrass2cdd.com)> wrote:

It would be into the grass as far as I know.

Sarah Schmidt | Watergrass 2 CDD Manager

| 32711 Windelstraw Dr| Wesley Chapel, FL 33545

813-907-0256

Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".

II Go Green: Please do not print this e-mail unless you really need to!

---

**From:** Family Fence <[familyfencefla@gmail.com](mailto:familyfencefla@gmail.com)>

**Sent:** Friday, January 30, 2026 3:50 PM

**To:** Clubhouse Manager <[clubhouse@watergrass2cdd.com](mailto:clubhouse@watergrass2cdd.com)>

**Subject:** Re: New submission from Estimate

**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II ADOPTING AMENDED AMENITY RENTAL FEES AND DEPOSITS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District owns, maintains, and operates certain amenity facilities; and

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish rules, policies, and fees for use of its amenity facilities (the “**Amenity Rental Fees**”); and

**WHEREAS**, the Board held a public hearing on Wednesday, April 15, 2026, at 6:30 p.m., to receive public comment on the proposed amendments to the Amenity Rental Fees; and

**WHEREAS**, after hearing and considering public comment, the Board has concluded that the proposed amendments to the Amenity Rental Fees shall be adopted.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II:**

**Section 1.** The Amenity Rental Rates and Rental Deposits attached hereto as **Exhibit A** is adopted by the District.

**Section 2.** All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent such conflict, superseded and repealed.

**Section 3.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional

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

*[SIGNATURE PAGE TO FOLLOW]*

**Passed and adopted this 15th day of April 2026.**

**Attest:**

**WaterGrass Community Development  
District II**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Assistant Secretary

\_\_\_\_\_  
Name: Zuriel Cabrera  
Title: Chair of the Board of Supervisors

**Exhibit A**

**WaterGrass Community Development District II**

**District Facilities and Amenities Rental Fees and Deposits**

<b>Area for Reservation</b>		<b>Current</b>	<b>Proposed</b>
<b>Club Room</b>	Rental Fee	\$175	\$175
	Refundable Deposit	\$175	\$175
<b>Shaded Lanai</b>	Rental Fee	\$75	\$75
	Refundable Deposit	\$125	\$125
<b>Promenade Park</b>	Rental Fee	\$125	see table below
	Refundable Deposit	\$300	see table below

<b>Promenade Park</b>	<b>Rental Fee</b>	<b>Refundable Deposit</b>	<b>Pool</b>
Rentals 25 people or less	\$125	\$300	Includes pool
Rentals 26 to 70 people	\$175	\$400	Does NOT include pool
Rentals 71 to 100 people	\$200	\$500	Does NOT include pool



**FLORIDA INSURANCE ALLIANCE  
DISTRICTS PACKAGE APPLICATION**



**Covered Party:** Watergrass II Community Development District  
**Mailing Address:** c/o Inframark Management Services  
 2654 Cypress Ridge Blvd., Suite 101 Wesley Chapel, FL 33544

**FEIN:** 46-2371215  
**Physical County:** Pasco

**Contact:** Heather Jackson  
**Title:** District Manager

**Phone:** 656.258.5166  
**Email:** [hjackson@inframark.com](mailto:hjackson@inframark.com)

**Coverage Term:** 10/1/2025 - 10/1/2026

**Year Entity was established:** 2013

<b>Coverages being requested. Please select with an "Yes" or "No"</b>	
General Liability (includes Hired Non-Owned Auto)	Yes
Public Officials Liability/Employment Practices Liability	Yes
Crime	No
Automobile Liability	Yes
Property	Yes
Inland Marine	Yes
Automobile Physical Damage	Yes
Workers Compensation	No
Excess Liability	No

**CERTIFICATION**

This Application must be signed by the "Ranking Elected / Appointed Official" of the Entity making the application (e.g. District Manager / equivalent Officer) or the Risk Manager (or ranking official) assigned this function.

<p><b>SIGNATURE:</b> _____</p> <p><b>TITLE:</b> _____</p> <p><b>DATE:</b> _____</p>
---

For your protection, the following Fraud Warning is required to appear on this application:

**FLORIDA FRAUD STATEMENT**

Any person who knowingly and with intent to injure, defraud or deceive any insurer, files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree.



COMMUNITY DEVELOPMENT DISTRICT SUPPLEMENTAL INFORMATION

Covered Party	Watergrass II Community Development District
Coverage Period:	10/1/2025 - 10/1/2026

**Community Development District Supplemental Questions**

- 1 What is the number of Acres within District boundaries? 771
- 2 What is the current number of Housing Units (Single Family, Townhomes, Condo) within the District? 1140
- 3 What is the anticipated total number of Housing Units upon completion? 1140
- 4 Does the District generally require contracts with a hold harmless agreement and certificates of insurance, including additional insured status, from vendors and contractors that do work for or on behalf of the District? Yes

**Public Officials Liability Exposure Questions**

- 1 Does any official or employee have any knowledge of any pending claims and/or any circumstance or situation which might reasonably be expected to give rise to a claim against them or against the entity? NO
- 2 Are there any plans to initiate civil action against others on behalf of the entity? NO
- 3 Does the District have a disability accessibility statement posted on the homepage of your website? YES
- 4 Has the District adopted and implemented a website accessibility policy consistent with Web Content Accessibility Guidelines ("WCAG") 2.0 Level A and AA or newer? YES
- 5 Does the District Utilize Volunteer Workers to Perform any work, operations, activities, or services on its behalf? No

**Employment Practices Liability Questions - Required if District has Employees Beyond Board Members**

- 1 Number of Employees (Full Time and Part Time, Other than Board Members) 2
- 2 Does the district have an employee handbook and require employees to acknowledge receipt of the handbook? NO
- 3 Over the last 6 years has any person, employee, former employee, or job applicant made a Claim alleging unfair or improper treatment regarding employee hiring, remuneration, advancement, treatment or termination of employment? (i.e. Racial Discrimination, Other Ethnic Discrimination, Fair Labor Standards Act Violation, Age/ Gender/ Religious Discrimination, American Disabilities) NO

**Cyber Liability Questions**

- 1 Are firewalls and automatically updating antivirus software in force across your network? Yes
- 2 Is all sensitive and confidential information stored on your databases, servers and data files encrypted? Yes
- 3 Does the district collect, store, or handle more than 250,000 unique Personally Identifiable Information (PII) records? No

**Supplemental Cyber Liability Questions - Required if District has Employees**

- 1 Are all users required to complete security training on an annual basis? No
- 2 Does the district use authentication measures for incoming emails? No
- 3 Is multi-factor authentication required for access to user accounts? No
- 4 Are system back-ups done monthly and stored on a separate device or service which cannot be accessed from your network? Please enter

**Auto Liability Exposure Questions - Required if District Owns Autos**

- 1 Are Motor Vehicle Records (MVR) pulled for employees that drive District owned vehicles? NA
- 2 If Yes, how often are MVRs pulled and updated?  
At Hire NA



Property

Covered Party	Watergrass II Community Development District
Coverage Period:	10/1/2025 - 10/1/2026

**District Supplemental Questions**

1 Does the District Own and Maintain any Boilers No

A boiler is a closed vessel or arrangement of enclosed tubes in which water is heated to supply steam to drive an engine

This is an informational section to help complete the section that follows

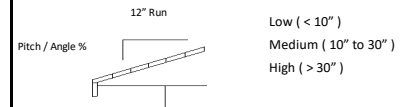
**CONSTRUCTION TYPES**

- Frame** – Exterior walls are wood or other combustible materials, including construction where combustible materials are combined with other materials, such as brick veneer, stone veneer, wood iron-clad, stucco on wood
- Joisted Masonry** – Exterior walls are constructed of masonry materials, such as adobe, brick, concrete, gypsum block, hollow concrete block, stone, tile or similar materials, and where the floors and roof are combustible
- Non-Combustible** – Exterior walls, floors and roof are constructed of and supported by metal, asbestos, gypsum or other non-combustible materials
- Masonry Non-Combustible** – Exterior walls are constructed of masonry materials as described in Joint Masonry with the floors and roof of metal or other non-combustible materials.
- Modified Fire Resistive** – Exterior walls, floors and roof are constructed of masonry or fire resistive material with a fire resistance rating of one hour or more, but less than two hours.
- Fire Resistive** – Exterior walls, floors and roof constructed of masonry or fire resistive materials having a fire resistance rating of not less than two hours.
- Modular Classrooms/Offices** - Anchored Manufactured Building
- Bridges** – Structure usually spanning over a body of water
- On-Ground Liquid Storage Tank** – Above ground storage tanks located on the ground surface that are designed to hold liquids
- Elevated Liquid Storage Tank** – Storage tanks located above the ground surface that are designed to hold liquids
- Below Ground Liquid Storage Tank/ Pool** - Water retention tank or swimming pool
- Pipelines at Grade** – Pipelines located at the surface of the ground
- Electrical Transmission Tower** – Steel towers designed to hold up electrical transmission lines
- Observation Tower** – Elevated towers designed for people to look out of, such as airport control or fire observation towers
- Electrical Equipment** – Non-high tech electrical equipment other than electrical equipment included as part of the function of the building
- Mechanical Equipment** – All equipment not otherwise classified in a building
- Pump/Lift Station** – Pumping stations with mechanical devices that are typically used when a fluid material must be raised from
- Waterfront Structures** - Wharves or docks built next to the shore of navigable waters

**Roof Covering:**

- Elastomeric – (utilized on flat or low slope roofs)
- Metal Panel (utilized on flat or low slope roofs)
- Fiberglass Panel (utilized on flat or low slope roofs)
- Built-up Composite (utilized on flat or low slope roofs)
- Tar and gravel system (utilized on flat roofs)
- Asphalt Shingles
- Clay/Concrete Tiles
- Slate
- Wood Shakes/Shingles

**Roof Pitch /Angle %** (estimate is determined by how much roof height rises in inches per pitch/angle per one foot run of pitch/angle):



**Roof Design:**



Gable



Cross Gable



Simple Hip



Cross Hip



Flat



Gambrel



Mansard



Salt Box



Pyramid Hip



Shed

Complex Roof Design (mixture of several different roof designs)





**INLAND MARINE**

Item #	Description	Serial Number	Value	Classification
1	Pool Chair Lift		\$ 10,000	Other Inland Marine
2	Pool Chair Lift		\$ 10,000	Other Inland Marine
3	2025 Polaris ProXD 2000G	3NSM2A572RE01384	\$ 17,850	Mobile Equipment
4	Pool Chair Lift		\$ 10,000	Other Inland Marine
5	Security Cameras (# @\$ each)			Electronic Data Processing Equipment
6	Security Camera Poles (# @\$ each)			Other Inland Marine
7	Decorative Street Signs (# @\$ each)			Other Inland Marine
8	Water Fountains (# @\$ each)			Other Inland Marine
9	Dog Waste Station (# @\$ each)			Other Inland Marine
10	Entry Access Systems and Card Readers			Electronic Data Processing Equipment
11	Library Book Kiosks (# @\$ each)			Other Inland Marine
12				
13				
14				
15				
16				
17				
18				
19				
20				
21			\$ 47,850	
22				
23				

