

Watergrass Community Development District II

May 20, 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=96217120426>

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
Catalina Martinez, Administrative Assistant

REGULAR MEETING AGENDA

Wednesday, May 20, 2026, 6:30 p.m.

1. Roll Call
2. 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.

3. **Special Business Item**
 - A. Administer the Oath of Office Page 3
 - B. Consideration of Resolution 2026-03; Designation of Officers.....Page 4
4. **Consent Agenda**
 - A. Approval of April 15, 2026, Meeting Minutes.....Page 5
 - B. Acceptance of March 2026 Financial ReportPage 9
 - C. Acceptance of March 2026 Snapshot.....Page 33
5. **Staff Reports**
 - A. District Accountant
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 - i. Reminder of Form 1 Submission Requirements
 - ii. Announcement of Qualified Registered Voters of the District..... Page 34
 - E. Amenity Manager
 - i. Consideration of Dog Park Fountain Proposal..... Page 35
 - ii. Consideration of Tennis Court resurfacing Proposal.....Page 37
 - iii. Consideration of Bamboo Proposal.....Page 53
 - F. Review of Solitude Aquatic Report..... Page 54
 - G. Review of OLM Landscape ReportPage 62
 - H. Review of Yellowstone Irrigation Report.....Page 67
 - i. Consideration of Parkway Viburnum Proposal #69800.....Page 89
 - ii. Consideration of Overpass Viburnum Proposal #690832Page 90
 - iii. Consideration of Graybrook Drive Viburnum Proposal #690859Page 91
 - iv. Consideration of Old Bridge Road Viburnum Proposal #690975Page 92
 - v. Consideration of Grouping ProposalsPage 93
6. **Business Items**
 - A. Consideration of Resolution 2026-05; Approving Proposed Budget and Setting Public HearingPage 94
 - B. Discussion of Pulte Vida's Way SignPage 117
 - C. Discussion regarding Social Media Communication
7. **Supervisor Requests**
8. **Adjournment**

The next meeting is scheduled for Wednesday, June 17, 2026, at 6:30 p.m.

District Office:

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

www.watergrass2cdd.com

Meeting Location:

WaterGrass Club
32711 Windelstraw Drive
Wesley Chapel, FL 33545

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 _____

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
<u>Kristee Cole</u>	Assistant Secretary
<u>Ndeye Guisse-Aquil</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS 20th DAY OF MAY 2026.

Chairman

Secretary

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

5 The regular meeting of the Board of Supervisors of the WaterGrass Community
6 Development District II was held on Wednesday, April 15, 2026, at 6:30 p.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 Jennifer Goldyn Director of District Services, 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 Mr. Margelowsky called the meeting to order. A quorum was established.

29 **SECOND ORDER OF BUSINESS**

Approval of the Agenda

30
31 The Board reviewed the agenda. The Board stated that they were unsure why this item
32 was included on the agenda and elected to skip the item pending further clarification.
33

34 **THIRD ORDER OF BUSINESS**

Audience Comments

35
36 Residents inquired about whether bushes would be planted along the berm adjacent to
37 Watergrass Parkway, as well as the status of the pickleball courts and pool heater.
38

39 Residents also expressed concerns regarding Pulte's continued excessive placement of
40 smaller signs throughout the community and discussed what measures are being taken,
41 or could be taken, to deter trespassers entering from Pasadena Point.
42

43 Additional comments and concerns included debris behind the homes on Old Bridge Rd.,
44 the light color at the monuments, street parking, fishing in ponds, alligators in the ponds,
45 and parking on the grass.
46

47 Brian Alexander with Yellowstone and Supervisor Margelowsky will walk the berm areas
48 this week to discuss potential solutions.

April 15, 2026, WaterGrass CDD II

49 Additionally, Brian Alexander with Yellowstone and Supervisor Mohammed will walk the
50 Pasadena Point area this week to evaluate possible solutions to help deter trespassers
51 from entering the community.

52
53 The Board also discussed the Pulte signage concerns and possible resolutions.
54

55 On MOTION by Mr. Margelowsky, seconded by Mr. Cabrera, with all in
56 favor, to allow District Counsel to notify Pulte that if they do not stop placing
57 the small signs throughout the community, the Board will remove their large
58 signs from CDD property. 4-0

59
60 The Board discussed the monument lights and decided that the monument lights will be
61 soft yellow to match the flood lights and the ones on the clubhouse are to remain bright
62 white.

63
64 **FOURTH ORDER OF BUSINESS** **Special Business Item**

65
66 **A. Consideration of Candidate Resumes for Vacant Board Seat**

67 The Board discussed the submitted candidate resumes and selected Ms. Ndeye “Nas” Guisse-
68 Aquil to fill the vacant Board seat.

69 On MOTION by Mr. Margelowsky, seconded by Ms. Cabrera, with all in
70 favor, to appoint Ms. Ndeye Guisse-Aquil to vacant seat 1 of the Watergrass
71 II Community Development District with the term set to expire in November
72 of 2028. 4-0

- 73
74 1. The Oath of Office was not administered, as Ms. Guissé-Aquil was not present at
75 the meeting. The Oath of Office will be administered at the May 20, 2026, Board
76 meeting.
77
78 2. The Board chose to table Resolution 2026-03, until Ms. Guissé-Aquil is present and
79 able to participate.
80

81 **FIFTH ORDER OF BUSINESS** **Consent Agenda**

- 82
83 **A. Approval of March 25, 2026, Meeting Minutes**
84 **B. Acceptance of the February 2026 Financial Report**
85

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

88
89
90 **SIXTH ORDER OF BUSINESS** **Staff Reports**

- 91 **A. District Accountant**
92 No report.
93
94

95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141

B. District Counsel

Ms. Hopkinson reported that she is awaiting confirmation from Safetouch regarding waiver of the outstanding \$3,100 balance currently owed by the District. She also stated that responses are still pending from Pulte and remains hopeful that the demand letter will prompt a response. Counsel for Summit has responded, and staff will continue working with them to recover the approximately \$90,000 in damages the District is seeking.

C. District Engineer

Not present and no report.

D. District Manager

Ms. Goldyn announced that the next Board meeting will be held on May 20, 2026. She also stated that Heather Jackson would be returning as the District Manager following maternity leave.

E. Amenity Manager

1. Review of Solitude Aquatic Report

The Board tabled the Solitude Aquatics Report.

2. Review of OLM Landscape Report

The Board tabled the OLM Landscape Report.

3. Review of Yellowstone Irrigation Report

The Board tabled the Irrigation Report and proposal #682941,#684561 and #658800.

i. Consideration of Annual Bed Remodel Proposal #682941

ii. Consideration of Clubhouse Park Island Proposal #684561

iii. Consideration of Mini Pine Bark Mulch Proposal #641294

iv. Consideration of Bluestem Ct. Sod Proposal #658800

On MOTION by Mr. Margelowsky, seconded by Mr. Cabrera, with all in favor, to approve the Mini Pine Bark Mulch Proposal #641294 for \$198,871.81. 4-0

After discussion Supervisor Margelowsky withdrew his motion, and the Board requested additional proposals.

The Board discussed the mulching of the playground.

On MOTION by Mr. Mohammed, seconded by Mr. Margelowsky, with all in favor, to approve of playground mulching with a not to exceed \$67,316.89. 4-0

SEVETH ORDER OF BUSINESS

Business Items

A. Consideration of Pickleball Fence Proposals

Ms. Schmidt informed the Board that she would be moving forward with New Tampa Fence.

B. Public Hearing on Amending Amenity Rental Fees

1. Consideration of Resolution 2026-04; Adopting Amended Amenity Rental Fees

On MOTION by Mr. Margelowsky, seconded by Mr. Cabrera, with all in favor, to open the public hearing on amending amenity rental fees. 4-0

A resident requested the Board not raise the fees for weekdays.

The Board discussed the options of increasing the rental fee vs. raising the deposit fee.

On MOTION by Mr. Hannaway, seconded by Mr. Mohammed, with all in favor, to raise the refundable deposit for Promenade Park to \$700. 4-0

C. Discussion regarding termination of OLM

The Board chose to not terminate OLM at this time and tabled the discussion until the May 2026 meeting.

D. Discussion of Asset Values

The Board requested reserve study proposals so they can properly evaluate the assets.

EIGHT ORDER OF BUSINESS

Supervisor Requests

Supervisor Mr. Margelowsky noted the camera system is in need of repairs and he will be working through it.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Margelowsky, seconded by Mr. Hannaway, with all in favor, the meeting was adjourned at 8:37 p.m. 4-0

Chairperson

*Watergrass
Community
Development
District II*

Financial Report

March 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

WATERGRASS

Community Development District II

Table of Contents

FINANCIAL STATEMENTS

Balance Sheet - All Funds	.....	Page 1
Statement of Revenues, Expenditures and Changes in Fund Balance		
General Fund	.....	Page 2 - 4
Debt Service Funds	.....	Page 5 - 7

SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessments	.....	Page 8
Cash and Investment Schedule	.....	Page 9
Check Register	.....	Page 10 - 20

Watergrass
Community Development District II

Financial Statements

(Unaudited)

March 31, 2026

Balance Sheet
March 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 908,148	\$ -	\$ -	\$ -	\$ 908,148
Accounts Receivable	2,400	-	-	-	2,400
Due From Other Funds	-	-	55	-	55
Investments:					
Money Market Account	1,231,923	-	-	-	1,231,923
Prepayment Account	-	-	-	88	88
Reserve Fund	-	258,753	-	96,526	355,279
Revenue Fund	-	572,396	-	439,196	1,011,592
Prepaid Items	4,184	-	-	-	4,184
Deposits	13,269	-	-	-	13,269
TOTAL ASSETS	\$ 2,159,924	\$ 831,149	\$ 55	\$ 535,810	\$ 3,526,938
LIABILITIES					
Accounts Payable	\$ 4,479	\$ -	\$ 55	\$ -	\$ 4,534
Accrued Expenses	8,968	-	-	-	8,968
Due To Other Funds	55	-	-	-	55
TOTAL LIABILITIES	13,502	-	55	-	13,557
FUND BALANCES					
Nonspendable:					
Prepaid Items	4,184	-	-	-	4,184
Deposits	13,269	-	-	-	13,269
Restricted for:					
Debt Service	-	831,149	-	535,810	1,366,959
Assigned to:					
Operating Reserves	556,653	-	-	-	556,653
Reserves - Capital Projects	107,500	-	-	-	107,500
Unassigned:	1,464,816	-	-	-	1,464,816
TOTAL FUND BALANCES	\$ 2,146,422	\$ 831,149	\$ -	\$ 535,810	\$ 3,513,381
TOTAL LIABILITIES & FUND BALANCES	\$ 2,159,924	\$ 831,149	\$ 55	\$ 535,810	\$ 3,526,938

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 12,000	\$ 6,000	\$ 37,026	\$ 31,026	308.55%
Interlocal Agreement	-	-	84,700	84,700	0.00%
Interest - Tax Collector	-	-	2,407	2,407	0.00%
Rents or Royalties	9,000	4,500	7,061	2,561	78.46%
Lease Revenue	-	-	7,200	7,200	0.00%
Special Assmnts- Tax Collector	2,228,921	2,180,895	2,284,038	103,143	102.47%
Special Assmnts- CDD Collected	115,698	77,132	-	(77,132)	0.00%
Special Assmnts- Discounts	(89,157)	(87,237)	(90,403)	(3,166)	101.40%
Other Miscellaneous Revenues	-	-	5,562	5,562	0.00%
Access Cards	150	100	1,049	949	699.33%
TOTAL REVENUES	2,276,612	2,181,390	2,338,640	157,250	102.72%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	6,000	2,800	3,200	23.33%
FICA Taxes	918	459	109	350	11.87%
ProfServ-Arbitrage Rebate	600	600	-	600	0.00%
ProfServ-Engineering	10,000	5,000	11,919	(6,919)	119.19%
ProfServ-Legal Services	25,000	12,500	8,402	4,098	33.61%
ProfServ-Property Appraiser	248	-	241	(241)	97.18%
ProfServ-Trustee Fees	7,000	7,000	-	7,000	0.00%
ProfServ-Web Site Maintenance	1,553	776	-	776	0.00%
Auditing Services	4,200	4,200	4,000	200	95.24%
Contracts-Mgmt Services	49,932	24,966	24,966	-	50.00%
Postage and Freight	500	250	46	204	9.20%
Public Officials Insurance	3,208	3,208	3,286	(78)	102.43%
Printing and Binding	500	250	-	250	0.00%
Legal Advertising	2,200	1,100	197	903	8.95%
Misc-Assessment Collection Cost	44,578	43,616	43,873	(257)	98.42%
Misc-Contingency	-	-	336	(336)	0.00%
Total Administration	162,437	109,925	100,175	9,750	61.67%
Utility Services					
Electricity - Streetlights	206,000	103,000	87,633	15,367	42.54%
Utility - Irrigation & Landscape Lighting	5,500	2,750	3,237	(487)	58.85%
Building Utilities	25,000	12,500	12,255	245	49.02%
Utility Deposit Bond	10,093	10,093	10,093	-	100.00%
Total Utility Services	246,593	128,343	113,218	15,125	45.91%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Garbage/Solid Waste Services</u>					
Utility - Refuse Removal	10,000	5,000	2,800	2,200	28.00%
Solid Waste Disposal Assessm.	1,993	1,993	349	1,644	17.51%
Total Garbage/Solid Waste Services	11,993	6,993	3,149	3,844	26.26%
<u>Water-Sewer Comb Services</u>					
Utility Services	65,000	32,500	24,971	7,529	38.42%
Total Water-Sewer Comb Services	65,000	32,500	24,971	7,529	38.42%
<u>Flood Control/Stormwater Mgmt</u>					
Contracts-Lakes	65,000	32,500	30,265	2,235	46.56%
Stormwater Assessment	2,745	2,745	-	2,745	0.00%
R&M-Mitigation	10,000	5,000	-	5,000	0.00%
Total Flood Control/Stormwater Mgmt	77,745	40,245	30,265	9,980	38.93%
<u>Other Physical Environment</u>					
Contracts-Landscape	725,000	362,500	387,772	(25,272)	53.49%
Security-Roving Parking Patrol	27,000	13,500	13,576	(76)	50.28%
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	5,000	37,961	(32,961)	379.61%
R&M-Mulch	80,000	40,000	-	40,000	0.00%
R&M-Pest Control	5,000	2,500	1,995	505	39.90%
R&M-Annuals	2,700	1,350	1,233	117	45.67%
R&M-Plant&Tree Replacement	100,000	50,000	18,238	31,762	18.24%
R&M-Pressure Washing	5,000	2,500	1,190	1,310	23.80%
R&M-Emergency & Disaster Relief	50,000	25,000	-	25,000	0.00%
R&M-UTV	1,000	500	148	352	14.80%
Miscellaneous Maintenance	25,000	12,500	18,883	(6,383)	75.53%
Irrigation Maintenance	75,000	37,500	56,006	(18,506)	74.67%
Holiday Lighting & Decorations	10,000	5,000	5,556	(556)	55.56%
Total Other Physical Environment	1,141,844	583,994	569,009	14,985	49.83%
<u>Road and Street Facilities</u>					
R&M-Sidewalks	2,000	1,000	-	1,000	0.00%
R&M-Street Signs	500	250	5,406	(5,156)	1081.20%
R&M-Roads	10,000	5,000	20,716	(15,716)	207.16%
Total Road and Street Facilities	12,500	6,250	26,122	(19,872)	208.98%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Parks and Recreations</u>					
Payroll-Other	125,000	62,500	40,718	21,782	32.57%
Contracts-On-Site Management	80,000	40,000	40,000	-	50.00%
Contracts-Security Services	41,000	20,500	3,100	17,400	7.56%
Contracts-Pools	42,000	21,000	20,742	258	49.39%
Contracts-Cleaning Services	18,000	9,000	8,430	570	46.83%
Telephone/Fax/Internet Services	6,500	3,250	2,449	801	37.68%
R&M-Air Conditioning	5,000	2,500	489	2,011	9.78%
R&M-Clubhouse	5,000	2,500	483	2,017	9.66%
R&M-Court Maintenance	25,000	12,500	910	11,590	3.64%
R&M-Pools	10,000	5,000	51,458	(46,458)	514.58%
R&M-Fitness Equipment	20,000	10,000	2,108	7,892	10.54%
R&M-Pet Waste Station	7,000	3,500	3,323	177	47.47%
R&M-Playground	5,000	2,500	42	2,458	0.84%
Maintenance & Repairs	50,000	25,000	6,594	18,406	13.19%
Misc-Contingency	50,000	25,000	62,344	(37,344)	124.69%
Office Supplies	15,000	7,500	3,616	3,884	24.11%
Cleaning Supplies	4,000	2,000	766	1,234	19.15%
Total Parks and Recreations	508,500	254,250	247,572	6,678	48.69%
<u>Reserves</u>					
Capital Reserve	50,000	-	2,500	(2,500)	5.00%
Total Reserves	50,000	-	2,500	(2,500)	5.00%
TOTAL EXPENDITURES & RESERVES	2,276,612	1,162,500	1,116,981	45,519	49.06%
Excess (deficiency) of revenues Over (under) expenditures	-	1,018,890	1,221,659	202,769	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>					
Operating Transfers-Out	-	-	(4,041)	(4,041)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(4,041)	(4,041)	0.00%
Net change in fund balance	\$ -	\$ 1,018,890	\$ 1,217,618	\$ 198,728	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	928,804	928,804	928,804		
FUND BALANCE, ENDING	\$ 928,804	\$ 1,947,694	\$ 2,146,422		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ 20	\$ 10	\$ 10,114	\$ 10,104	50570.00%
Special Assmnts- Tax Collector	550,949	539,078	535,028	(4,050)	97.11%
Special Assmnts- Discounts	(22,038)	(21,563)	(21,177)	386	96.09%
TOTAL REVENUES	528,931	517,525	523,965	6,440	99.06%
<u>EXPENDITURES</u>					
<u>Administration</u>					
ProfServ-Trustee Fees	4,041	4,041	4,041	-	100.00%
Misc-Assessment Collection Cost	11,019	10,782	10,277	505	93.27%
Total Administration	15,060	14,823	14,318	505	95.07%
<u>Debt Service</u>					
Principal Debt Retirement	155,000	-	-	-	0.00%
Interest Expense	363,723	181,862	181,861	1	50.00%
Total Debt Service	518,723	181,862	181,861	1	35.06%
TOTAL EXPENDITURES	533,783	196,685	196,179	506	36.75%
Excess (deficiency) of revenues Over (under) expenditures	(4,852)	320,840	327,786	6,946	-6755.69%
<u>OTHER FINANCING SOURCES (USES)</u>					
Interfund Transfer - In	-	-	4,041	4,041	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	4,041	4,041	0.00%
Net change in fund balance	\$ (4,852)	\$ 320,840	\$ 331,827	\$ 10,987	-6838.97%
FUND BALANCE, BEGINNING (OCT 1, 2025)	499,322	499,322	499,322		
FUND BALANCE, ENDING	\$ 494,470	\$ 820,162	\$ 831,149		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	12,798	12,523	12,429	(94)	97.12%
Special Assmnts- Discounts	(512)	(500)	(492)	8	96.09%
TOTAL REVENUES	12,286	12,023	11,937	(86)	97.16%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	256	251	239	12	93.36%
Total Administration	256	251	239	12	93.36%
TOTAL EXPENDITURES	256	251	239	12	93.36%
Excess (deficiency) of revenues Over (under) expenditures	12,030	11,772	11,698	(74)	97.24%
OTHER FINANCING SOURCES (USES)					
Other NonOperating Uses	-	-	(11,698)	(11,698)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(11,698)	(11,698)	0.00%
Net change in fund balance	\$ 12,030	\$ 11,772	\$ -	\$ (11,772)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	-	-		
FUND BALANCE, ENDING	\$ 12,030	\$ 11,772	\$ -		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 10,000	\$ 5,000	\$ 5,126	\$ 126	51.26%
Special Assmnts- Tax Collector	411,122	402,263	399,242	(3,021)	97.11%
Special Assmnts- Discounts	(16,445)	(16,090)	(15,802)	288	96.09%
TOTAL REVENUES	404,677	391,173	388,566	(2,607)	96.02%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	8,222	8,044	7,669	375	93.27%
Total Administration	8,222	8,044	7,669	375	93.27%
Debt Service					
Principal Debt Retirement	270,000	-	-	-	0.00%
Interest Expense	118,805	59,403	59,403	-	50.00%
Total Debt Service	388,805	59,403	59,403	-	15.28%
TOTAL EXPENDITURES	397,027	67,447	67,072	375	16.89%
Excess (deficiency) of revenues Over (under) expenditures	7,650	323,726	321,494	(2,232)	4202.54%
Net change in fund balance	\$ 7,650	\$ 323,726	\$ 321,494	\$ (2,232)	4202.54%
FUND BALANCE, BEGINNING (OCT 1, 2025)	214,316	214,316	214,316		
FUND BALANCE, ENDING	\$ 221,966	\$ 538,042	\$ 535,810		

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
03/12/26	14,248	135	291	14,673	10,373	2,430	56	1,813
TOTAL	\$ 3,040,806	\$ 127,873	\$ 62,057	\$ 3,230,737	\$ 2,284,038	\$ 535,028	\$ 12,429	\$ 399,242
% COLLECTED				97%	97%	97%	97%	97%
TOTAL OUTSTANDING				\$ 96,138	\$ 67,967	\$ 15,921	\$ 370	\$ 11,880

Watergrass
Community Development District II

Supporting Schedules

March 31, 2026

WATERGRASS
Community Development District II

March 31, 2026

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Operating Checking Account	Valley Bank	N/A	3.56%	\$908,148
Money Market	Bank United	N/A	3.40%	1,231,923
			Subtotal GF	<u>\$2,140,071</u>
DEBT SERVICE FUND				
Series 2018 Reserve	US Bank	N/A	3.50%	\$258,753
Series 2018 Revenue	US Bank	N/A	3.50%	572,396
			Subtotal 2018 DS	<u>\$831,149</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%	439,196
			Subtotal 2021 DS	<u>\$535,810</u>
			Subtotal DS	<u>\$1,366,959</u>
			Grand Total	<u><u>\$3,507,030</u></u>

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II

Payment Register by Fund

For the Period from 03/01/26 to 03/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 100383								
001	03/09/26	THOMAS SEWELL	707	MONTHLY TRAPPING	Miscellaneous Maintenance	546922-53900	\$1,350.00	
							Check Total	\$1,350.00
CHECK # 100384								
001	03/09/26	TAMPA BAY POO PATROL	5426	PET WASTE STATION MAINTENANCE	Miscellaneous Maintenance	546922-53900	\$546.00	
							Check Total	\$546.00
CHECK # 100385								
001	03/09/26	PASCO SHERIFF'S OFFICE	I-20262-12585	2/6/26-2/28/26 - OVERPAYMENT APPLIED	Security-Roving Parking Patrol	534055-53900	\$300.00	
							Check Total	\$300.00
CHECK # 100386								
001	03/09/26	SOLITUDE LAKE MANAGEMENT LLC	PSI240596	WETLANDS MAINTENANCE MAR'26	Contracts-Lakes	534084-53801	\$811.65	
001	03/09/26	SOLITUDE LAKE MANAGEMENT LLC	PSI245122	March 2026 Lakes	Contracts-Lakes	534084-53801	\$281.22	
							Check Total	\$1,092.87
CHECK # 100387								
001	03/09/26	INFRAMARK LLC	173003	Management fees - Mar'26	Contracts-Mgmt Services	534001-51301	\$4,161.00	
001	03/09/26	INFRAMARK LLC	173003	Management fees - Mar'26	Contracts-On-Site Management	534029-57200	\$6,666.67	
001	03/09/26	INFRAMARK LLC	173003	Management fees - Mar'26	Postage and Freight	541006-51301	\$8.33	
							Check Total	\$10,836.00
CHECK # 100388								
001	03/09/26	JANI-KING OF TAMPA BAY	1-485646	Cleaning services - Feb'26	Contracts-Cleaning Services	534082-57200	\$1,405.00	
001	03/09/26	JANI-KING OF TAMPA BAY	1-486480	CLEANING SERVICES MAR'26	Contracts-Cleaning Services	534082-57200	\$1,405.00	
							Check Total	\$2,810.00
CHECK # 100389								
001	03/09/26	GPS POOLS, INC	MAR	Pool service - Mar'26	Contracts-Pools	534078-57200	\$3,456.94	
							Check Total	\$3,456.94
CHECK # 100390								
001	03/11/26	TRI-CARE SERVICES, INC	24784	Bathroom repair - Dec'25	Maintenance & Repairs	546920-57200	\$470.00	
001	03/11/26	TRI-CARE SERVICES, INC	24779	Move supply line to proper spout - 11/25	Maintenance & Repairs	546920-57200	\$250.00	
							Check Total	\$720.00
CHECK # 100391								
001	03/11/26	BUSINESS OBSERVER	26-00491P	March CDD2 Meeting Ad - 03/25/26	Legal Advertising	548002-51301	\$65.63	
							Check Total	\$65.63
CHECK # 100392								
001	03/11/26	SOLITUDE LAKE MANAGEMENT LLC	PSI242024	March Lake Maintenance	Contracts-Lakes	534084-53801	\$4,117.04	
							Check Total	\$4,117.04
CHECK # 100393								
001	03/12/26	OLM, INC.	46907	March OLM Inspection	R&M-Other Landscape	546036-53900	\$900.00	
							Check Total	\$900.00

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II

Payment Register by Fund

For the Period from 03/01/26 to 03/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100394							
001	03/16/26	YELLOWSTONE LANDSCAPE SVCS	1127847	WATER BUFFALO FOR NEW PLANTS	R&M-Other Landscape	546036-53900	\$1,800.00
001	03/16/26	YELLOWSTONE LANDSCAPE SVCS	1127846	IRRIGATION REPAIRS	Irrigation Maintenance	546930-53900	\$1,713.06
001	03/16/26	YELLOWSTONE LANDSCAPE SVCS	1127843	WATER BUFFALO FOR NEW PLANTS	R&M-Other Landscape	546036-53900	\$1,800.00
001	03/16/26	YELLOWSTONE LANDSCAPE SVCS	1127844	PROMENADE BUSINESS CENTRE COONTIE PALM & SOC	R&M-Other Landscape	546036-53900	\$1,848.10
001	03/16/26	YELLOWSTONE LANDSCAPE SVCS	1127845	IRRIGATION REPAIRS	Irrigation Maintenance	546930-53900	\$1,074.44
Check Total							\$8,235.60
CHECK # 100395							
001	03/16/26	BGE INC	40305	ENGINEERING SERVICES THROUGH 02/20/26	ProfServ-Engineering	531013-51501	\$1,088.75
Check Total							\$1,088.75
CHECK # 100396							
001	03/18/26	MIKE FASANO, TAX COLLECTOR	031126-0017	REAL ESTATE TAXES FOR 2023, 2024 & 2025	ProfServ-Property Appraiser	531035-51301	\$348.91
Check Total							\$348.91
CHECK # 100397							
001	03/18/26	ERWIN ELECTRIC ,INC.	101843	new pool heater control panel	R&M-Pools	546074-57200	\$2,268.10
Check Total							\$2,268.10
CHECK # 100398							
001	03/18/26	YELLOWSTONE LANDSCAPE SVCS	1129465	March landscaping	Contracts-Landscape	534050-53900	\$60,317.67
001	03/18/26	YELLOWSTONE LANDSCAPE SVCS	1129524	water for new plants	R&M-Other Landscape	546036-53900	\$1,800.00
Check Total							\$62,117.67
CHECK # 100399							
001	03/18/26	PASCO COUNTY PROPERTY APPRAISEF 26043		ANNUAL RENEWAL FEE	ProfServ-Property Appraiser	531035-51301	\$150.00
Check Total							\$150.00
CHECK # 100400							
001	03/19/26	YELLOWSTONE LANDSCAPE SVCS	1130423	GRASS REPLACEMENT	R&M-Plant&Tree Replacement	546170-53900	\$1,889.64
001	03/19/26	YELLOWSTONE LANDSCAPE SVCS	1130410	IRRIGATION REPAIRS	Irrigation Maintenance	546930-53900	\$2,873.90
001	03/19/26	YELLOWSTONE LANDSCAPE SVCS	1130409	IRRIGATION REPAIR	Irrigation Maintenance	546930-53900	\$593.10
Check Total							\$5,356.64
CHECK # 100401							
001	03/23/26	YELLOWSTONE LANDSCAPE SVCS	973346	LANDSCAPE MAINT - AUGUST 2025	Contracts-Landscape	534050-53900	\$58,110.83
Check Total							\$58,110.83
CHECK # 100402							
001	03/24/26	GPS POOLS, INC	STORM CLEAN	WINDSTORM DEBRIS CLEAN UP	R&M-Pools	546074-57200	\$437.50
Check Total							\$437.50
CHECK # 100403							
001	03/24/26	W.R.E.C.	031326-7770-ACH	ELECTRIC 02/10/26-03/10/26	Utility - Irrigation & Landscape Lighting	543037-53150	\$260.85
Check Total							\$260.85
CHECK # 100404							
001	03/26/26	PEST CEMETERY LLC	82060	PEST TREATMENT 03/20/26	R&M-Pest Control	546070-53900	\$42.00
Check Total							\$42.00

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II

Payment Register by Fund

For the Period from 03/01/26 to 03/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100405							
001	03/26/26	MCDIRMIT DAVIS	63282	Audit fees FY25	Auditing Services	532002-51301	\$4,000.00
							Check Total
							<u>\$4,000.00</u>
CHECK # 100406							
001	03/26/26	GPS POOLS, INC	APR	April pool service	Contracts-Pools	534078-57200	\$3,456.94
							Check Total
							<u>\$3,456.94</u>
CHECK # 100407							
001	03/26/26	STRALEY ROBIN VERICKER	28090	District Counsel - Feb'26	ProfServ-Legal Services	531023-51401	\$1,220.00
							Check Total
							<u>\$1,220.00</u>
CHECK # 100408							
001	03/27/26	THOMAS SEWELL	719	Monthly trapping	Miscellaneous Maintenance	546922-53900	\$1,350.00
							Check Total
							<u>\$1,350.00</u>
CHECK # 100409							
001	03/27/26	HIGGINBOTHAM TRUST ACCOUNT	469144	BOND RENEWAL - WREC EFF 04/04/26	Utility Deposit Bond	549147-53150	\$10,093.14
							Check Total
							<u>\$10,093.14</u>
CHECK # 300102							
001	03/02/26	CHARTER COMMUNICATIONS	1302710022026	ACCT#8337130011302710 - 02/20 - 03/19/26	Telephone/Fax/Internet Services	541009-57200	\$140.04
							Check Total
							<u>\$140.04</u>
CHECK # 300103							
001	03/09/26	ENGAGE PEO	20265-INIT	PAY PERIOD 02/28/26	Payroll-Other	512004-57200	\$2,707.52
							Check Total
							<u>\$2,707.52</u>
CHECK # 300104							
001	03/03/26	VALLEY BANK	022826-0641-ACH	MAINT REPAIRS/SUPPLIES/LIGHTING/TELEPHONE	Maintenance & Repairs	546920-57200	\$136.43
001	03/03/26	VALLEY BANK	022826-0641-ACH	MAINT REPAIRS/SUPPLIES/LIGHTING/TELEPHONE	Office Supplies	551002-57200	\$272.62
001	03/03/26	VALLEY BANK	022826-0641-ACH	MAINT REPAIRS/SUPPLIES/LIGHTING/TELEPHONE	Holiday Lighting & Decorations	549940-53900	\$19.50
001	03/03/26	VALLEY BANK	022826-0641-ACH	MAINT REPAIRS/SUPPLIES/LIGHTING/TELEPHONE	Cleaning Supplies	551003-57200	\$214.24
001	03/03/26	VALLEY BANK	022826-0641-ACH	MAINT REPAIRS/SUPPLIES/LIGHTING/TELEPHONE	Telephone/Fax/Internet Services	541009-57200	\$43.51
001	03/03/26	VALLEY BANK	022826-0641-ACH	MAINT REPAIRS/SUPPLIES/LIGHTING/TELEPHONE	R&M-Court Maintenance	546017-57200	\$579.66
001	03/03/26	VALLEY BANK	022826-0641-ACH	MAINT REPAIRS/SUPPLIES/LIGHTING/TELEPHONE	R&M-Other Landscape	546036-53900	\$753.84
001	03/03/26	VALLEY BANK	022826-0641-ACH	MAINT REPAIRS/SUPPLIES/LIGHTING/TELEPHONE	R&M-Pressure Washing	546171-53900	\$40.34
001	03/03/26	VALLEY BANK	022826-0641-ACH	MAINT REPAIRS/SUPPLIES/LIGHTING/TELEPHONE	R&M-Pools	546074-57200	\$400.00
001	03/03/26	VALLEY BANK	022826-0641-ACH	MAINT REPAIRS/SUPPLIES/LIGHTING/TELEPHONE	R&M-Railroad Crossing Lease	546076-53900	\$23.19
							Check Total
							<u>\$2,483.33</u>
CHECK # 300105							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24037177-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$6.06
							Check Total
							<u>\$6.06</u>
CHECK # 300106							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24037176-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$16.16
							Check Total
							<u>\$16.16</u>

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II

Payment Register by Fund

For the Period from 03/01/26 to 03/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300107							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24037175-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$3.03
							Check Total
							<u>\$3.03</u>
CHECK # 300108							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24036239-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$20.20
							Check Total
							<u>\$20.20</u>
CHECK # 300109							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24032420-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$24.24
							Check Total
							<u>\$24.24</u>
CHECK # 300110							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24035905-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$39.81
							Check Total
							<u>\$39.81</u>
CHECK # 300111							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24035904-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$593.88
							Check Total
							<u>\$593.88</u>
CHECK # 300112							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24035902-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$73.73
							Check Total
							<u>\$73.73</u>
CHECK # 300113							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24036291-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$327.24
							Check Total
							<u>\$327.24</u>
CHECK # 300114							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24036290-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$581.76
							Check Total
							<u>\$581.76</u>
CHECK # 300115							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24037478-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$178.77
							Check Total
							<u>\$178.77</u>
CHECK # 300116							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24036950-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$12.12
							Check Total
							<u>\$12.12</u>
CHECK # 300117							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24036348-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$39.39
							Check Total
							<u>\$39.39</u>
CHECK # 300118							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24035906-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$16.16
							Check Total
							<u>\$16.16</u>

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II

Payment Register by Fund

For the Period from 03/01/26 to 03/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300119							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24037240-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$6.06
							Check Total
							<u>\$6.06</u>
CHECK # 300120							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24037239-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$3.03
							Check Total
							<u>\$3.03</u>
CHECK # 300121							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24037238-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$11.11
							Check Total
							<u>\$11.11</u>
CHECK # 300122							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24037237-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$12.12
							Check Total
							<u>\$12.12</u>
CHECK # 300123							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24036315-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$119.18
							Check Total
							<u>\$119.18</u>
CHECK # 300124							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24035884-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$155.54
							Check Total
							<u>\$155.54</u>
CHECK # 300125							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24035883-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$114.13
							Check Total
							<u>\$114.13</u>
CHECK # 300126							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24037322-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$75.75
							Check Total
							<u>\$75.75</u>
CHECK # 300127							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24036295-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$92.92
							Check Total
							<u>\$92.92</u>
CHECK # 300128							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24036294-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$43.43
							Check Total
							<u>\$43.43</u>
CHECK # 300129							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24035880-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$42.42
							Check Total
							<u>\$42.42</u>
CHECK # 300130							
001	03/04/26	PASCO COUNTY UTILITIES SVC	24035874-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$11.00
							Check Total
							<u>\$11.00</u>

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II

Payment Register by Fund

For the Period from 03/01/26 to 03/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300131								
001	03/04/26	PASCO COUNTY UTILITIES SVC	24037674-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$135.34	
							Check Total	<u>\$135.34</u>
CHECK # 300132								
001	03/12/26	PASCO COUNTY UTILITIES SVC	24036238-ACH	Reclaim 1/9 - 2/9	Utility Services	543063-53601	\$12.12	
							Check Total	<u>\$12.12</u>
CHECK # 300133								
001	03/13/26	CHARTER COMMUNICATIONS	1914300022826	SERVICE PRD 02/28/26-03/27/26	Telephone/Fax/Internet Services	541009-57200	\$114.79	
							Check Total	<u>\$114.79</u>
CHECK # 300134								
001	03/19/26	W.R.E.C.	030926-2010-ACH	ELECTRIC 02/04/26-03/04/26	Electricity - Streetlights	543013-53150	\$57.58	
							Check Total	<u>\$57.58</u>
CHECK # 300135								
001	03/20/26	W.R.E.C.	030926-1996-ACH	ELECTRIC 02/04/26-03/04/26	Electricity - Streetlights	543013-53150	\$10,977.11	
							Check Total	<u>\$10,977.11</u>
CHECK # 300136								
001	03/20/26	W.R.E.C.	030926-1997-ACH	ELECTRIC 02/04/26-03/04/26	Electricity - Streetlights	543013-53150	\$41.74	
							Check Total	<u>\$41.74</u>
CHECK # 300137								
001	03/20/26	W.R.E.C.	030926-1998-ACH	ELECTRIC 02/04/26-03/04/26	Electricity - Streetlights	543013-53150	\$51.14	
							Check Total	<u>\$51.14</u>
CHECK # 300138								
001	03/20/26	W.R.E.C.	030926-1999-ACH	ELECTRIC 02/04/26-03/04/26	Electricity - Streetlights	543013-53150	\$40.58	
							Check Total	<u>\$40.58</u>
CHECK # 300139								
001	03/20/26	W.R.E.C.	030926-2000-ACH	ELECTRIC 02/04/26-03/04/26	Electricity - Streetlights	543013-53150	\$40.58	
							Check Total	<u>\$40.58</u>
CHECK # 300140								
001	03/20/26	W.R.E.C.	030926-2001-ACH	ELECTRIC 02/04/26-03/04/26	Electricity - Streetlights	543013-53150	\$47.03	
							Check Total	<u>\$47.03</u>
CHECK # 300141								
001	03/20/26	W.R.E.C.	030926-2002-ACH	ELECTRIC 02/04/26-03/04/26	Electricity - Streetlights	543013-53150	\$41.01	
							Check Total	<u>\$41.01</u>
CHECK # 300142								
001	03/20/26	W.R.E.C.	030926-2006-ACH	ELECTRIC 02/04/26-03/04/26	Electricity - Streetlights	543013-53150	\$40.48	
							Check Total	<u>\$40.48</u>

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II

Payment Register by Fund

For the Period from 03/01/26 to 03/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300143								
001	03/20/26	W.R.E.C.	030926-2007-ACH	ELECTRIC 02/04/26-03/04/26	Electricity - Streetlights	543013-53150	\$45.01	
							Check Total	<u>\$45.01</u>
CHECK # 300144								
001	03/20/26	W.R.E.C.	030926-2008-ACH	ELECTRIC 02/04/26-03/04/26	Electricity - Streetlights	543013-53150	\$40.58	
							Check Total	<u>\$40.58</u>
CHECK # 300145								
001	03/20/26	W.R.E.C.	030926-2009-ACH	ELECTRIC 02/04/26-03/04/26	Electricity - Streetlights	543013-53150	\$54.73	
							Check Total	<u>\$54.73</u>
CHECK # 300146								
001	03/20/26	W.R.E.C.	030926-2011-ACH	ELECTRIC 02/04/26-03/04/26	Electricity - Streetlights	543013-53150	\$56.10	
							Check Total	<u>\$56.10</u>
CHECK # 300147								
001	03/20/26	W.R.E.C.	030926-2012-ACH	ELECTRIC 02/04/26-03/04/26	Electricity - Streetlights	543013-53150	\$40.48	
							Check Total	<u>\$40.48</u>
CHECK # 300148								
001	03/20/26	W.R.E.C.	030926-2003-ACH	ELECTRIC 02/04/26-03/04/26	Electricity - Streetlights	543013-53150	\$54.94	
							Check Total	<u>\$54.94</u>
CHECK # 300149								
001	03/20/26	W.R.E.C.	030926-2004-ACH	ELECTRIC 02/04/26-03/04/26	Electricity - Streetlights	543013-53150	\$57.90	
							Check Total	<u>\$57.90</u>
CHECK # 300150								
001	03/20/26	W.R.E.C.	030926-2005-ACH	ELECTRIC 02/04/26-03/04/26	Electricity - Streetlights	543013-53150	\$40.69	
							Check Total	<u>\$40.69</u>
CHECK # 300151								
001	03/20/26	W.R.E.C.	030926-2014-ACH	ELECTRIC 02/04/26-03/04/26	Electricity - Streetlights	543013-53150	\$45.65	
							Check Total	<u>\$45.65</u>
CHECK # 300152								
001	03/20/26	W.R.E.C.	030926-2015-ACH	ELECTRIC 02/04/26-03/04/26	Electricity - Streetlights	543013-53150	\$52.63	
							Check Total	<u>\$52.63</u>
CHECK # 300153								
001	03/20/26	W.R.E.C.	030926-2016-ACH	ELECTRIC 02/04/26-03/04/26	Electricity - Streetlights	543013-53150	\$40.69	
							Check Total	<u>\$40.69</u>
CHECK # 300154								
001	03/20/26	W.R.E.C.	030926-5095-ACH	ELECTRIC 02/04/26-03/04/26	Utility - Irrigation & Landscape Lighting	543037-53150	\$450.60	
							Check Total	<u>\$450.60</u>

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II

Payment Register by Fund

For the Period from 03/01/26 to 03/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300155								
001	03/20/26	W.R.E.C.	030926-8254-ACH	ELECTRIC 02/04/26-03/04/26	Electricity - Streetlights	543013-53150	\$46.59	
							Check Total	<u>\$46.59</u>
CHECK # 300156								
001	03/20/26	W.R.E.C.	030926-8256-ACH	ELECTRIC 02/04/26-03/04/26	Electricity - Streetlights	543013-53150	\$93.57	
							Check Total	<u>\$93.57</u>
CHECK # 300157								
001	03/20/26	W.R.E.C.	030926-6966-ACH	ELECTRIC 02/04/26-03/04/26	Utility - Irrigation & Landscape Lighting	543037-53150	\$44.60	
							Check Total	<u>\$44.60</u>
CHECK # 300158								
001	03/20/26	W.R.E.C.	030926-2013-ACH	ELECTRIC 02/04/26-03/04/26	Building Utilities	543067-53150	\$2,079.18	
							Check Total	<u>\$2,079.18</u>
CHECK # 300159								
001	03/20/26	ENGAGE PEO	123769-ACH	PAY PERIOD 03/14/26	Payroll-Other	512004-57200	\$2,992.91	
							Check Total	<u>\$2,992.91</u>
CHECK # 300160								
001	03/25/26	W.R.E.C.	031326-3349-ACH	ELECTRIC 02/10/26-03/10/26	Electricity - Streetlights	543013-53150	\$47.03	
							Check Total	<u>\$47.03</u>
CHECK # 300161								
001	03/25/26	W.R.E.C.	031326-4412-ACH	ELECTRIC 02/10/26-03/10/26	Electricity - Streetlights	543013-53150	\$45.12	
							Check Total	<u>\$45.12</u>
CHECK # 300162								
001	03/25/26	WASTE CONNECTIONS OF FLORIDA	2144062W426-ACH	REFUSE REMOVAL MARCH 2026	Utility - Refuse Removal	543020-53401	\$587.39	
							Check Total	<u>\$587.39</u>
CHECK # 300163								
001	03/27/26	W.R.E.C.	031326-8593-ACH	ELECTRIC 02/10/26-03/10/26	Electricity - Streetlights	543013-53150	\$43.00	
							Check Total	<u>\$43.00</u>
CHECK # 300164								
001	03/27/26	W.R.E.C.	031326-9086-ACH	ELECTRIC 02/10/26-03/10/26	Electricity - Streetlights	543013-53150	\$56.52	
							Check Total	<u>\$56.52</u>
CHECK # 300165								
001	03/27/26	W.R.E.C.	031326-9087-ACH	ELECTRIC 02/10/26-03/10/26	Electricity - Streetlights	543013-53150	\$42.80	
							Check Total	<u>\$42.80</u>
CHECK # 300166								
001	03/27/26	W.R.E.C.	031326-9134-ACH	ELECTRIC 02/10/26-03/10/26	Electricity - Streetlights	543013-53150	\$56.52	
							Check Total	<u>\$56.52</u>

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II

Payment Register by Fund

For the Period from 03/01/26 to 03/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300167								
001	03/27/26	W.R.E.C.	031326-5196-ACH	ELECTRIC 02/10/26-03/10/26	Electricity - Streetlights	543013-53150	\$62.16	
							Check Total	<u>\$62.16</u>
CHECK # 300168								
001	03/27/26	W.R.E.C.	031326-3332-ACH	ELECTRIC 02/10/26-03/10/26	Electricity - Streetlights	543013-53150	\$46.17	
							Check Total	<u>\$46.17</u>
CHECK # 300169								
001	03/27/26	W.R.E.C.	031326-3336-ACH	ELECTRIC 02/10/26-03/10/26	Electricity - Streetlights	543013-53150	\$44.71	
							Check Total	<u>\$44.71</u>
CHECK # 300170								
001	03/27/26	W.R.E.C.	031326-3338-ACH	ELECTRIC 02/10/26-03/10/26	Electricity - Streetlights	543013-53150	\$43.00	
							Check Total	<u>\$43.00</u>
CHECK # 300171								
001	03/27/26	W.R.E.C.	031326-3342-ACH	ELECTRIC 02/10/26-03/10/26	Electricity - Streetlights	543013-53150	\$207.34	
							Check Total	<u>\$207.34</u>
CHECK # 300172								
001	03/27/26	W.R.E.C.	031326-3343-ACH	ELECTRIC 02/10/26-03/10/26	Electricity - Streetlights	543013-53150	\$255.88	
							Check Total	<u>\$255.88</u>
CHECK # 300173								
001	03/27/26	W.R.E.C.	031326-3347-ACH	ELECTRIC 02/10/26-03/10/26	Electricity - Streetlights	543013-53150	\$204.27	
							Check Total	<u>\$204.27</u>
CHECK # 300174								
001	03/27/26	W.R.E.C.	031326-3350-ACH	ELECTRIC 02/10/26-03/10/26	Electricity - Streetlights	543013-53150	\$41.64	
							Check Total	<u>\$41.64</u>
CHECK # 300175								
001	03/27/26	W.R.E.C.	031326-4404-ACH	ELECTRIC 02/10/26-03/10/26	Electricity - Streetlights	543013-53150	\$51.14	
							Check Total	<u>\$51.14</u>
CHECK # 300176								
001	03/27/26	W.R.E.C.	031326-4409-ACH	ELECTRIC 02/10/26-03/10/26	Electricity - Streetlights	543013-53150	\$56.63	
							Check Total	<u>\$56.63</u>
CHECK # 300177								
001	03/27/26	W.R.E.C.	031326-6248-ACH	ELECTRIC 02/10/26-03/10/26	Electricity - Streetlights	543013-53150	\$777.77	
							Check Total	<u>\$777.77</u>
CHECK # 300178								
001	03/12/26	PASCO COUNTY UTILITIES SVC	24035427-ACH	WATER 01/13/26-02/09/26	Utility Services	543063-53601	\$2,358.53	
							Check Total	<u>\$2,358.53</u>

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II

Payment Register by Fund

For the Period from 03/01/26 to 03/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300179								
001	03/12/26	PASCO COUNTY UTILITIES SVC	24036275-ACH	WATER 01/09/26-02/09/26	Utility Services	543063-53601	\$322.96	
							Check Total	<u>\$322.96</u>
CHECK # 300180								
001	03/26/26	FRONTIER	030226-9245-ACH	BILLING PERIOD 03/02/26-04/02/26	Telephone/Fax/Internet Services	541009-57200	\$69.87	
							Check Total	<u>\$69.87</u>
CHECK # 300181								
001	03/31/26	CHARTER COMMUNICATIONS	1302710032026	promenade internet - 03/20 to 04/19/26	Telephone/Fax/Internet Services	541009-57200	\$140.04	
							Check Total	<u>\$140.04</u>
							Fund Total	<u>\$216,078.38</u>

SERIES 2018 DEBT SERVICE FUND - 203

CHECK # 4472								
203	03/06/26	WATERGRASS II C/O US BANK	030426-2018 SERIES	TRANSFER OF TAX RECEIPTS (SERIES 2018) FY25-26	Due From Other Funds	131000	\$2,951.42	
							Check Total	<u>\$2,951.42</u>
CHECK # 4479								
203	03/31/26	WATERGRASS II C/O US BANK	033026-2018 SERIES	TRANSFER OF TAX RECEIPTS SERIES 2018 FY 25-26	Due From Other Funds	131000	\$2,359.51	
							Check Total	<u>\$2,359.51</u>
							Fund Total	<u>\$5,310.93</u>

SERIES 2019 DEBT SERVICE FUND - 204

CHECK # 4474								
204	03/06/26	WATERGRASS II C/O WELLS FARGO	030426-2019 SERIES	TRANSFER OF TAX RECEIPTS (SERIES 2019) FY25-26	Due From Other Funds	131000	\$68.56	
							Check Total	<u>\$68.56</u>
							Fund Total	<u>\$68.56</u>

SERIES 2021 DEBT SERVICE FUND - 205

CHECK # 4473								
205	03/06/26	WATERGRASS II C/O US BANK	030426-SERIES 2021	TRANSFER OF TAX RECEIPTS (SERIES 2021A) FY25-26	Due From Other Funds	131000	\$2,202.39	
							Check Total	<u>\$2,202.39</u>

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II

Payment Register by Fund

For the Period from 03/01/26 to 03/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 4478								
205	03/31/26	WATERGRASS II C/O US BANK	033026-SERIES 2021	TRANSFER OF TAX RECEIPTS SERIES 2021A FY 25-26	Due From Other Funds	131000	\$1,760.68	
							Check Total	<u>\$1,760.68</u>
							Fund Total	<u>\$3,963.07</u>
							Total Checks Paid	\$225,420.94

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot April 29, 2026

- **Current Cash Balances:**
 - Valley Bank Operating: \$167,947
 - Valley Bank MM: \$855,576
- **Assessment collections:**
 - We received a tax distribution of \$59,266 on 4/9/26
 - We are 99% collected on the tax roll
- **Audit – FY 2025:**
 - The audit was completed on 3/30/26.
- **Expenses:**
 - Current expenses make up 49% of the annual budget through the end of March 2026
 - Total expenses for the first 6 months are approximately \$1,116,981. This puts your average monthly burn rate of approximately \$186,164 per month.

April 17, 2026

Catalina Martinez
Senior Administrative
Director of Administrative Services
Inframark
2005 Pan Am Circle Suite 300
Tampa FL 33607

Dear Catalina Martinez:

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

- Watergrass II Community Development District 2,328

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

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

Barco Products



SKU: 05WB2020-LB Treetop SKU: SNW0420-LB Kirby SKU: LBF2010-LB



Outdoor Pet Bowls

★★★★★ 0 Reviews

As low as

\$1,995.00

SKU: 05WB2020-LB Treetop SKU: SNW0420-LB Kirby SKU: LBF2010-LB

Product Configuration

Select Color



Selected Color: Light Blue

Ships in 10 - 12 Weeks

Qty



[Email a link to this product](#)



Outdoor Pet Bowls with Hose Bibb & Holder

★★★★★ 0 Reviews

As low as

\$3,919.00

SKU: 05WB2021-GN Treetop SKU: SNW0421-GN Kirby SKU: LBF2011-GN

Product Configuration

Select Color



Selected Color: Green

Ships in 10 - 12 Weeks

Qty



EXCLUSIVE BRANDS



All Brands

Model #: WB603606

Global Industrial™ Outdoor Bottle Filler with Pet Station, Rotocast Granite Finish

[Write a Review](#) | [Questions & Answers \(0\)](#)

[Shop All Outdoor Freestanding Bottle Fillers with Pet Station](#)

Product Description

- ✓ Simple push button activation
- ✓ Vandal-resistant bubblers and activation buttons
- ✓ Durable Rotocast construction with granite finish

Ideal for outdoor recreational areas, parks, and commercial living spaces, the Global Industrial™ Outdoor Bottle Filler with Pet Station is constructed of heavy weight and durable Rotocast polyethylene material.

[See More Details](#)

PRICE

\$2,399.00

1

Add To Cart

[Ships Same Day](#)

Enter a Zip

Enter zipcode

Save

Easy online or call-in returns [Read return policy](#)



QUOTE #643

SENT ON:

Apr 16, 2026

RECIPIENT:

WaterGrass

32711 Windelstraw Drive
 Wesley Chapel, Florida 33545

SENDER:

Coastal Courts

2164 Platinum Road
 Unit B
 Apopka, Florida 32703

Phone: 407-822-9955

Email: estimating@coastalcourts.com

Website: www.coastalcourts.com

Product/Service	Description	Qty.	Unit Price	Total
Resurface double tennis court	<ul style="list-style-type: none"> - Power wash and/or machine sand the court(s) to eliminate dirt, mildew, minor imperfections, and raised crack edges. - Clean out the wider structural cracks and fill any cracks exceeding 1/16th of an inch with an acrylic patch mix. - Flood the court(s) and patch all areas retaining water to a tolerance of 1/8 inch after one hour of drainage. - Squeegee one coat of sand-filled acrylic resurfacer over the entire surface. - Squeegee two coats of sand-filled acrylic color over the entire surface, with colors to be selected. - Stripe 2ea tennis courts, ensuring all game lines are 2 inches wide, utilizing textured line paint in accordance with ASBA standards. - Rehang the existing tennis nets. 	1	\$17,350.00	\$17,350.00
Root repair	<ul style="list-style-type: none"> - Saw cut approximately 500 square feet where the court is elevated from root intrusion. - Remove roots - Replace with hot mix S-3 asphalt and proceed to resurfacing. 	1	\$5,400.00	\$5,400.00

Not included



QUOTE #643

SENT ON:

Apr 16, 2026

Product/Service	Description	Qty.	Unit Price	Total
				Not included
Rite Way crack repair	Install Rite Way 4 piece fabric crack repair system over 500 linear feet of cracks. Two coats of acrylic resurfacer will be applied over fabric. Two year manufacturer warranty on cracks reappearing.	1	\$12,500.00	\$12,500.00
				Not included
New signature tennis net	Hang new signature tennis net double top: 3.5mm braided w/ top 7 rows doubled, double-layered 51oz vinyl white head band.	2	\$300.00	\$600.00
				Not included
Pickleball striping	Stripe for pickleball court over tennis court, all game lines will be 2" wide, using two coats of textured line paint according to ASBA regulations.	2	\$450.00	\$900.00
			Total	\$17,350.00

Reviews

Catherine Tagliareni



I cannot say enough great things about Coastal Courts. From start to finish, every single person I worked with was professional, kind, knowledgeable, and incredibly thorough. They were accommodating throughout the entire process and always took the time to make sure every detail was handled correctly. Their pricing was lower than their competitors', and the quality of their work exceeded my expectations. They didn't just improve my court — they made it look and perform better than when it was originally installed. The attention to detail and pr...

Tee Wells



Very responsive and very professional. Outstanding work. Really helped with strategizing what I need and what I didn't need.

Rebecca Rutledge



I am a Property Manager and used Coastal Courts to redo a tennis court in one of my Associations. They were AMAZING!! The end result brought back life to years of deterioration, and the entire community and Board of Directors is very pleased with how it turned out. Rob and Nick are wonderful to work with. Midway through the project we had to adjust the plan, and they came in with their expertise and guidance that really did make a huge difference. I HIGHLY recommend this company and will be using them in the future for any other projects I may ...



QUOTE #643

SENT ON:

Apr 16, 2026

CONDITION OF SALE:

- This quote is valid for the next 30 days, after which values may be subject to change.
- Permits are not included.
- All labor is open shop, court must be accessible with heavy equipment, customer must provide a water source to flood court(s) and mix materials.
- Work can only be completed under acceptable weather conditions. Customer must turn off all sprinklers systems that may cause water to fall upon court(s).
- Coastal Courts is not responsible for damage to vegetation, driveways, sidewalks, curbs, or irrigation systems.
- Coastal Courts guarantees workmanship and material for one year after completion date. This guarantee excludes normal wear and tear, physical abuse or neglect, and any other condition beyond our control such as subbase settling, structural cracks, hydrostatic pressure, water vapor pressure bubbles, and intrusion of weeds or insects. Please note: As asphalt sport court age and weathers, it oxidizes, shrinks, and hardens, making it less flexible and more prone for cracks to reappear and new cracks to form. Coastal Courts does not warranty any new appearing or existing cracks reappearing. Cracks develop on sports courts for several reasons, below are the most common:
 - * Asphalt expands and contracts with temperature fluctuations, causing new cracks to appear and old cracks to reappear, most common in colder months.
 - * Loss of oils in asphalt causing the asphalt to dry out and be less flexible
 - * Changes in base stability, causing a crack reflecting through the surface.

PAYMENT TERMS

1. New Construction and Reconstruction Projects:

A 35% deposit is required to secure materials and schedule the project. A 35% progress payment will be due upon substantial completion of the asphalt or concrete and or fence phase, and the remaining 30% final payment will be due upon project completion.

2. Resurfacing Projects:

A 50% deposit is required prior to scheduling and mobilization. The remaining 50% balance will be due upon completion of the resurfacing work.

Please Note: All deposits are non-refundable once materials have been ordered or work has commenced. Payment must be made according to the schedule above to avoid project delays.

Signature: _____ Date: _____

Welch Tennis Courts

World's Largest Builder of Fast Dry Courts



Construction - Resurfacing - Lighting - Accessories

USTA - USPTA
ASBA - TIY

ALL WEATHER COURT RESURFACING PROPOSAL

Tennis Holdings Acquisition, LLC d/b/a Welch Tennis Courts, (hereinafter referred to as the "Contractor") proposes to furnish the labor, materials, equipment, and services necessary to resurface the following: two (2) "All Weather" Tennis Courts for: The Watergrass Community Development District (hereinafter referred to as the "Owner") located at 32711 Windelstraw Drive, Wesley Chapel, Florida 33545. In accordance with, and subject to, the terms, conditions and specifications set forth below, the construction work is referred to in this proposal as the "Project."

1. **COURT RESURFACING:** The Contractor shall resurface two (2) asphalt tennis courts, in one battery, measuring 120 feet by 120 feet. Pressure clean to remove mildew and flood entire surface; patch low areas greater than +/- 1/8 of an inch and cracks wider than +/- 1/16 of an inch; **apply fiberglass membrane over entire court surface to help conceal existing cracking and retard future cracking;** apply **4 coat acrylic color system**, including 2 coats of acrylic Resurfacer, 2 coats of acrylic court paint and playing lines to USTA specifications; repaint net posts (black) and re-install existing nets with center straps. *A 1-year workmanship guarantee is offered with this work, and any guarantee in-line with cracks, hydrostatic pressure, and sub-base settling are excluded.*

2. **CONTRACT PRICE:** The Contractor shall resurface the courts specified in this proposal/ contract for the following contract price:

TWO COURT RESURFACING

\$21,500.00

OPTION: A basic approach to resurfacing your court would be to simply apply the scope listed above. However, here at Welch Tennis Courts, we approach each job with the intent of adding value to our customers. After evaluating the court and the number of cracks and sub-base issues that are visible, we **highly recommend that you apply 1 coat of Laykold's Basecoat**, an acrylic based emulsion blended with fibers and fillers, and mixed with Portland cement and sand, to use for smoothing rough pavements and filling in cracks. This application will be applied prior to the fiberglass membrane. This application is **\$5,400.00** in addition to the scope above, and it will help extend the lifespan of your court.

3. **PAYMENT TERMS:** A 50% deposit, which is due upon acceptance and signing of this proposal/ contract, is required to schedule court resurfacing. A final 50% payment shall be due upon completion of the entire Project. **NOTE:** Payments offered by **credit card** will incur an **additional 4% surcharge** for each transaction. Payment of the Contractor's invoices is due upon receipt of the invoice by the Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Any payments based on AIA

schedules will accrue interest from AIA payment due date. Welch Tennis Courts reserves the right to stop work in the event of non-payment.

4. **ESCALATION CLAUSE:** If, between the time this agreement is prepared and the date the Project described herein is completed, there is an increase in the cost of materials, equipment, transportation or energy, the price(s) specified herein shall be adjusted by written change order modifying this agreement.

5. **WARRANTY:** Welch Tennis Courts shall warrant the completed Project to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including change orders and late payment fees (if applicable). **Cracking in the court surface is not warranted.**

6. **BUILDING REQUIREMENTS.** The Owner shall provide an area adjacent to the site for storing and preparing materials. The Contractor shall exercise reasonable care in utilizing the access and storage areas but cannot be responsible for damage caused by normal construction operations (for example, damage to sod, landscaping, sprinkler lines, pavement, etc.).

The Owner shall also be responsible for providing adequate POTABLE water and electric supply for the mixing of materials prior to commencement of construction. The water supply must be **within 50 feet** of each court.

The Owner shall notify, locate, and mark for the Contractor, prior to construction, any water, sewer, electrical or other conduits, which are located at the court beneath the ground surface or otherwise obstructed from view, and in the absence of such notice, the Contractor shall not be held liable for any damages to conduits during the resurfacing.

7. **BINDING CONTRACT:** This agreement and all its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs, and successors assigned to either party.

8. **ATTORNEY'S FEES; COSTS OF COLLECTION; VENUE:** In the event that a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney's fees, from the non-prevailing party. If any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balance due and owing by the Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney's fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

9. **TIME FOR ACCEPTANCE OF PROPOSAL:** This proposal set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. Acceptance of this proposal by the Owner shall give rise to a binding and enforceable contract.

10. **ENTIRE AGREEMENT/CHANGES TO AGREEMENT:** This proposal, once accepted by the Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by the Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement. If the Owner of the property upon which the work is to be performed are husband and wife, residing together, the signature of one spouse shall be binding upon the other, and the signing owner/spouse shall be deemed to have been given the actual authority to bind upon Welch Tennis Courts, Inc. unless and until it is first counter-signed by an authorized officer of Welch Tennis Courts.

Account Executive

Gerry Montovani, (754) 326-0014

ACCEPTED BY:

\$ _____
Total Contract Price (Including
Options)

_____(OWNER)

DATE: _____

Type/Print Name, Title, and Address

ADDENDUM #1

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts and the Owner. Modification of this addendum shall only occur by an executed change order.

Project Information Sheet

Customer Name: _____

Project Address: _____ Billing Address: _____

Primary Contact: _____ Accts Payable Contact: _____

Name: _____ Name: _____

Number: _____ Number: _____

Email Address: _____ Email Address: _____

Color Selection:	Green	Black	N/A	Other
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Frames	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Canvas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Net Posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windscreens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____

Hard Court Contracts Only

Deco Colors:

<u>Exterior Color</u>	<u>Interior Color</u>	<u>Key or Kitchen</u> (Basketball & Pickleball)	<u>Secondary Sport - Line Color</u> (If adding extra lines to a court)
<input type="checkbox"/> Light Blue	<input type="checkbox"/> Light Blue	<input type="checkbox"/> Light Blue	<input type="checkbox"/> Black
<input type="checkbox"/> Dark Blue	<input type="checkbox"/> Dark Blue	<input type="checkbox"/> Dark Blue	<input type="checkbox"/> Blue
<input type="checkbox"/> Light Green	<input type="checkbox"/> Light Green	<input type="checkbox"/> Light Green	<input type="checkbox"/> Green
<input type="checkbox"/> Medium Green	<input type="checkbox"/> Medium Green	<input type="checkbox"/> Medium Green	<input type="checkbox"/> Orange
<input type="checkbox"/> Dark Green	<input type="checkbox"/> Dark Green	<input type="checkbox"/> Dark Green	<input type="checkbox"/> Red
<input type="checkbox"/> Gray	<input type="checkbox"/> Gray	<input type="checkbox"/> Gray	<input type="checkbox"/> White
<input type="checkbox"/> Red	<input type="checkbox"/> Red	<input type="checkbox"/> Red	<input type="checkbox"/> Yellow
<input type="checkbox"/> Adobe Tan*	<input type="checkbox"/> Adobe Tan*	<input type="checkbox"/> Adobe Tan*	
<input type="checkbox"/> Tour Purple*	<input type="checkbox"/> Tour Purple*	<input type="checkbox"/> Tour Purple*	

***Premium Court Color Additional Charges Apply**

By signing below the Owner is authorizing Welch Tennis Courts to proceed with the selections above and that all information is accurate and true.

(Signature)

(Date)

(Print Name)

 **3046 Del Prado Blvd S | Suite 1B**
Cape Coral, FL 33904
 **844-COURTCO**
239-766-9636



April 9, 2026

Attn: Sarah Schmidt
Watergrass II
32711 Windelstraw Drive
Wesley Chapel, FL 33544

Dear Sarah,

Thank you for expressing interest in having CourtCo resurface your tennis courts.

Here at CourtCo, we believe that the key to successful business is delivering our customers exceptional service, excellent communication during all aspects of the project, and unparalleled quality with attention to detail. We take our commitment to quality seriously and back this up with a two-year warranty on all our projects where recommendations are followed.

We consistently strive to be on the cutting edge of court building and attend tradeshow and educational events annually so we can be a resource for our clients and guarantee our expertise. Our decades of experience in asphalt, concrete, court maintenance, and the construction field mean you will always receive knowledgeable answers from any of our team.

We have been installing and maintaining courts across the country for 45 years so there is a good chance one of our courts is just around the corner from you. Our firm has a long list of satisfied customers ranging from Disney, to HOA's, schools, and professional athletes.

Please don't hesitate to reach out with any questions or comments and for more detailed information on our services, please visit our web page at www.courtcofl.com.

We thank you for the opportunity to earn your business and look forward to working with you.

Sincerely,

Adam Jenne

Adam Jenne
CourtCo, LLC.



3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTCO
239-766-9636



COURTCO.

PROPOSAL/AGREEMENT

April 9, 2026

CUSTOMER

Watergrass II
 32711 Windelstraw Drive
 Wesley Chapel, FL 33544

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Watergrass II, hereinafter called the Customer, for the resurfacing of your tennis courts with respect to the following terms and specifications:

COURT PREPARATION: 2 courts measuring approximately 120' x 120'

The Contractor will pressure clean and power blow courts as necessary to remove loose dirt, mildew, and oil. The Contractor will patch depressions greater than 1/8" after 1 hour drying time in sunlight, grind down any ridges as necessary, and fill existing cracks as best as possible prior to surfacing.

Note: Court must have a minimum of 1% slope in one plane to guarantee removal of water.
Note: Estimate includes up to 15 gallons of patch binder. This errs on the side of caution as this can only be determined once Technicians flood the court to see how many depressions are deemed outside regulation. Overages will be agreed upon with management and our Technicians prior to proceeding with work but will be billed via change order at \$155.00/gallon.
 The Contractor will sand and paint existing net posts.

SURFACING of TENNIS COURTS

The Contractor will apply **1 Coat of Acrylic Resurfacer** with sand over entire court area to fill voids and provide smooth surface. The Contractor will apply **2 Coats of Acrylic Color Concentrate** with sand to provide in-depth color over court surface.
Note: At <https://courtcofl.com/custom-court-designer/> you can pick color schemes and line color for secondary courts.
Note: Red, orange, and purple incur additional fees due to the requirement of additional coats to achieve coverage.
Note: Up to 2 colors are included in the price for tennis courts. The inside and outside can be different colors.
Note: There are several layout options when considering adding pickleball courts, please call to discuss in detail.
 The Contractor will accurately locate, mark, prime, and paint two-inch-wide playing lines for two tennis courts in accordance with U.S.T.A. regulations using white, textured, heavy-bodied, acrylic latex paint. *Note: A little bleeding in unavoidable.*
 The Contractor will reinstall the Customer's net and posts and leave the net ready for play at regulation height.
 The Contractor shall thoroughly and expediently clean up all drums, trash, etc. upon job completion.
Note: Disposal prices vary across the state. CourtCo can provide dumpster but will pass expense to the Customer.

FEE

The Contractor agrees to provide tools, materials, labor, supervision, and insurance to complete the above work for a sum of
***** NINETEEN THOUSAND TWO HUNDRED NINETY DOLLARS (\$ 19,290.00) *****

*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.



3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTCO
239-766-9636



COURTCO.

PROPOSAL/AGREEMENT

April 9, 2026

CUSTOMER

Watergrass II
 32711 Windelstraw Drive
 Wesley Chapel, FL 33544

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Watergrass II, hereinafter called the Customer, for the resurfacing of your tennis courts with respect to the following terms and specifications:

OPTIONS – Please Initial to Accept

Fiberglass Crack Repair – Add \$ 2,720.00

Please initial to order _____

The Contractor will repair up to 500 linear feet of the widest cracks applying fiberglass strips to prevent premature return of cracks. *Note: CourtCo always recommends going with fiberglass crack repair unless it's time for a fiberglass membrane. Your court has already had a membrane installed so that is no longer an option. Courts can only receive one membrane in their life and then when it fails it's time to reconstruct the court. Fiberglass strips though are always recommended because it provides the single best investment at prolonging the court's life.*

Economy Posts – Add \$ 1,120.00

Color _____ (Black or Green)

Please initial to order _____

The Contractor will supply and install 2 sets of new net posts that meet U.S.T.A. regulations with external wind mechanism and integrated lacing rods.

Douglas Posts – Add \$ 1,860.00

Color _____ (Black or Green)

Please initial to order _____

The Contractor will supply and install 2 sets of new net posts that meet U.S.T.A. regulations with stainless steel internal wind mechanisms, integrated lacing rods, and flush mount gear case cover.

New Nets – Add \$ 840.00

Please initial to order _____

The Contractor will install 2 new 3mm high density braided polyethylene tennis nets with heavy duty, vinyl coated polyester, and double mesh headband.

American Made Nets – Add \$ 1,160.00

Please initial to order _____

The Contractor will install 2 new, *MADE IN AMERICA*, 3.5mm high density braided polyethylene Douglas tennis nets with 48oz, heavy-duty, double thick 100% polyester headband.

6' VCP Windscreen – Add \$ 8,840.00

Please initial to order _____

The Contractor will supply and install approximately 480lf of 6' tall Vinyl Coated Polyester windscreen with die-cut air vents every 10' on center. *Note: VCP provides an 80% windbreak.*

6' VCP MAX Windscreen – Add \$ 11,960.00

Please initial to order _____

The Contractor will supply and install approximately 480lf of 6' tall Vinyl Coated Polyester MAX windscreen with die-cut air vents every 10' on center. *Note: VCP MAX provides an 85% windbreak.*

*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.



3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTCO
239-766-9636



April 9, 2026

Watergrass II
 32711 Windelstraw Drive
 Wesley Chapel, FL 33544

PROVISIONS

The Customer agrees to pay a 33% deposit upon acceptance of proposal.
 The Customer agrees to pay 33% upon commencement.
 The Customer agrees to balance upon completion of the above-proposed work.

TERMS AND CONDITIONS

The below stated terms and conditions, including those of subsequent pages of the contract are hereby accepted and agreed to. All additions or subtractions from agreed upon proposal must be submitted in writing and signed and approved by all parties. No work will be scheduled without a signed proposal and deposit. Quote does not include any engineering layout, shop drawings, testing, as-builts, permit fees, dumpster or disposal fees, or bonding unless otherwise specifically stated in scope of work. CourtCo cannot guarantee elimination of standing water or pre-existing cracks and defects. Irrigation must be turned off before, throughout the duration, and for two days after completion of the project to allow adequate application and dry time. CourtCo is not responsible for damage to irrigation, or damage caused by irrigation. CourtCo is not responsible for underground utilities, water lines, sprinklers, or electrical lines. The Customer must provide water, electricity, and all necessary hookups at no cost to the Contractor as Contractor deems necessary to perform the work. The Customer is to provide stable access to the court. CourtCo assumes no responsibility to damage to sod or surrounding areas needed to access the court. CourtCo shall thoroughly and expediently clean up all debris, materials, trash, etc., upon job completion. Clean up must be conducted on site and a wash down area is required to rinse equipment and containers. CourtCo will do its best to protect the surrounding areas, however, is not responsible for any paint residue that may remain in any wash out areas. Note: Grass on the staging area may become damaged and we are not responsible for sod replacement as it is impossible to prevent. CourtCo assumes no responsibility for any pedestrians breaking through barricaded areas, causing tracking of materials or paint, damages to cars or persons trespassing in designated areas. Client agrees to pay interest rate of 1.5% per month for past due outstanding balance. All deposits are non-refundable upon cancellation of contract by client for any reason. Due to unforeseen cost increases, CourtCo reserves the right to withdraw the proposal at any time prior to commencement of work. Certificates of insurance shall be provided upon request before the commencement of work. Additional resurfacing/maintenance mobilizations will be an additional charge of \$1,850.00 per mobilization. Additional paving/grading mobilizations will be an additional charge of \$4,850.00 per mobilization. This proposal/contract including all terms and conditions shall become a legally binding attachment to any contract entered into between CourtCo and the financially responsible company for with the work will be performed. Any deviations from the specifications and modifications of this agreement, including incidental work, reductions in work, and adjustments in price or terms, shall be set forth in writing and signed by both parties. CourtCo shall not be responsible for previous damages to court area and facilities. Property has been evaluated for damages to court area and facilities. It is further understood that CourtCo shall not be responsible for any damages or deterioration of any work, weather completed or in progress, resulting from any causes beyond CourtCo's control, including but not limited to, failure or inadequacy of any labor or materials not furnished or installed by CourtCo. Unless otherwise stated, CourtCo does not guarantee against bird baths. The Customer will have 7 days once the project is complete and invoiced to request any and all punch list items to be resolved. If a punch list is not received within 7 days, the project will be deemed acceptable. Payment will then be due in accordance with the payment terms stated in our contract. This contract supersedes any and all other contracts provided by the client. CourtCo pledges to complete each project as expeditiously as possible, but given the current economic climate, the Customer acknowledges the possibility of having additional costs passed on via change order. These costs that arise as a result of inflation, labor shortages, or rising costs of materials will be disclosed as soon as they are learned, and a change order will be issued.

CREDIT

If the Customer does not pay as agreed upon, the Contractor shall have the right to file a lien against the real estate for the value of the work done. No further work shall be scheduled or completed if installment payments are not made at the time specified. In the event it is necessary to employ the services of an attorney to secure payment, as per the terms of this agreement, then the customer agrees to pay reasonable attorney fees. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorney's fees and all costs of litigation from the opposing party, including appellate attorney's fees. Interest of 1-1/2% per month will be charged on accounts past due.

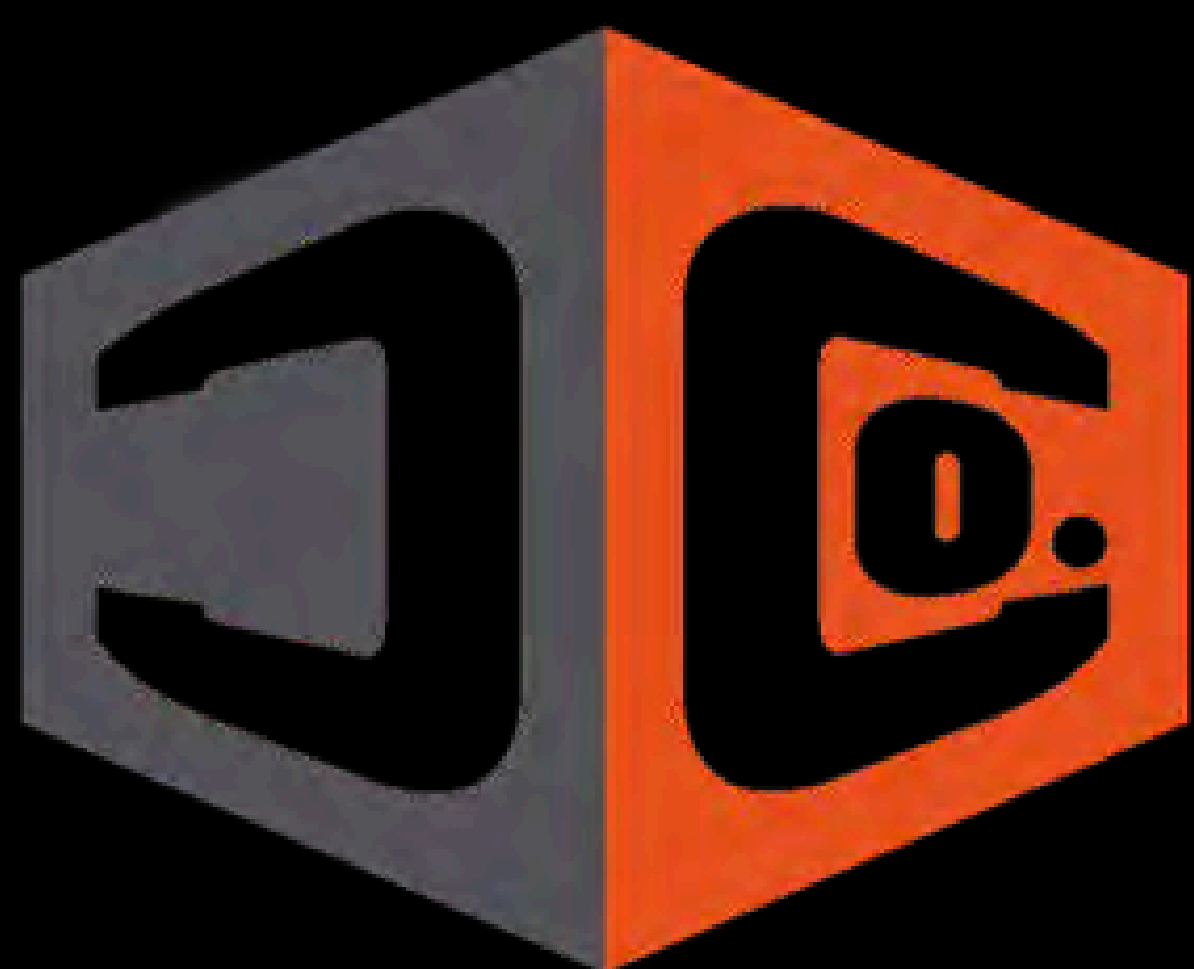
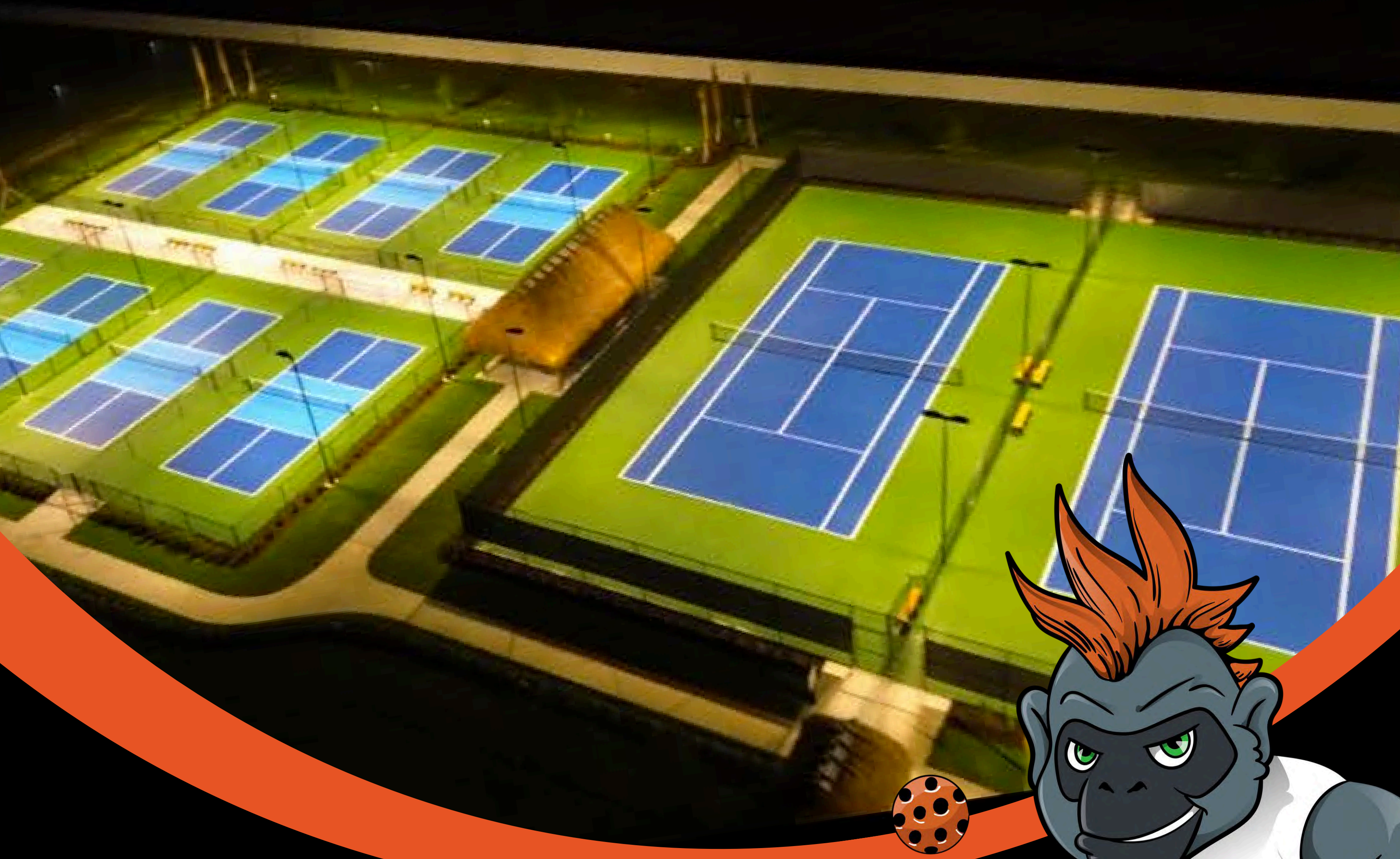
GUARANTEE

It is CourtCo's pledge to perform at the top of the industry standards with regard to operation and performance of machinery and/or the application of the products and services. The Contractor guarantees all work against defects in workmanship or materials for a period of (2) years from date of completion. This guarantee excludes normal wear and tear, physical abuse, neglect, and any other conditions beyond the contractor's control, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Existing cracks may reappear at any time. Proper tennis shoes must be worn on court. Some sneakers, street shoes, dark soled shoes, skateboards, roller blades, etc., will scuff and damage surface. Guarantee shall become void upon owner's failure to adhere and comply with the payment schedule.

Respectfully submitted by: Adam Jenne
 Adam Jenne
 CourtCo, LLC.

Proposal accepted by: _____

Date: _____

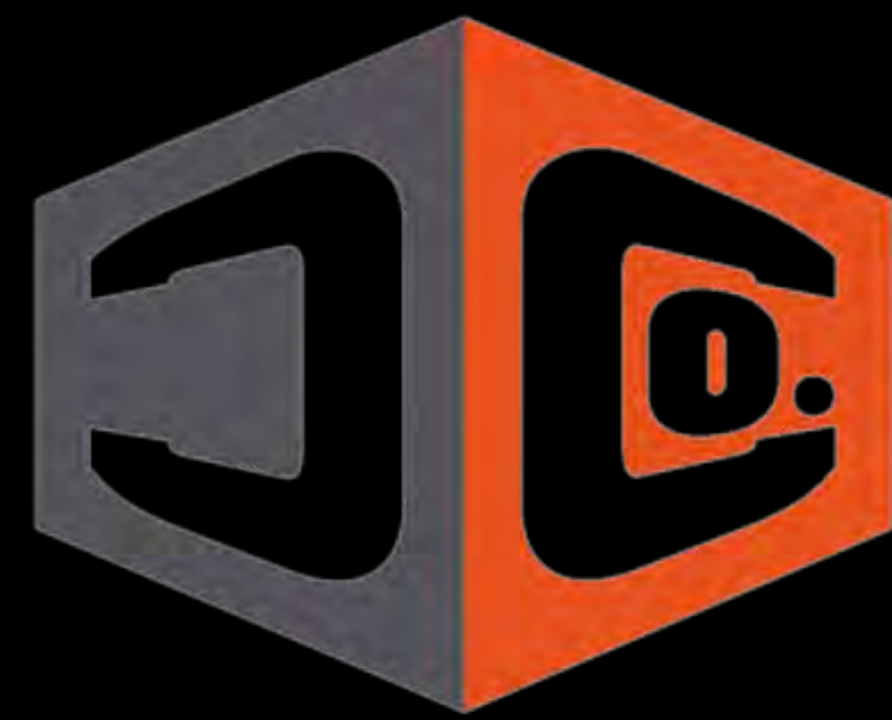


COURT CO.

**We Build and Design Custom Courts
That Play as Hard as You Do.**

Whether you want a private backyard court or a professional-grade installation for your community, CourtCo has you covered. We create custom courts for pickleball, tennis, basketball, bocce, shuffleboard, and more, designed to fit your space and built to last.



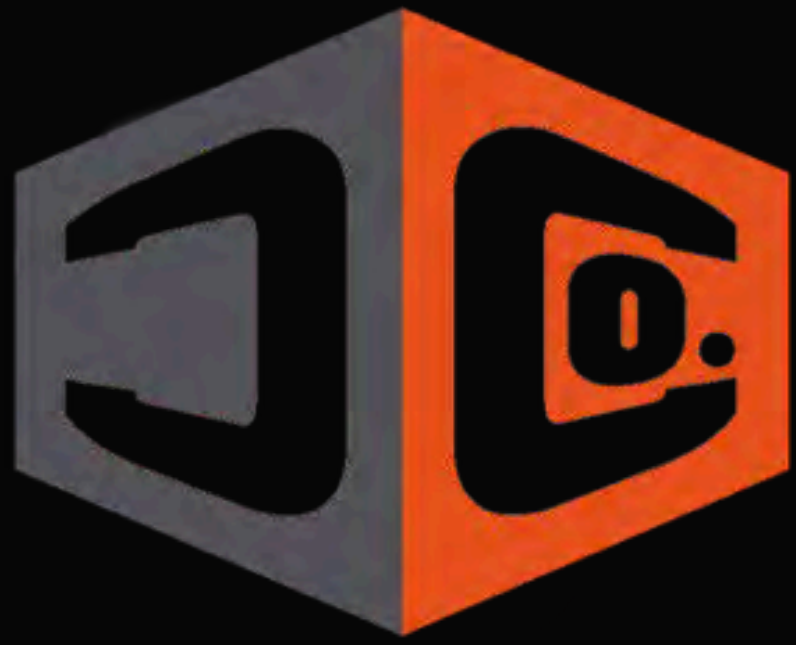


COURT CO.

Why work with us ?



- ✓ Custom Design & Installation
- ✓ Quick Estimates, Honest Timelines
- ✓ Premium, Top Quality Products
- ✓ Experienced & Certified Team
- ✓ Locally Owned & Operated
- ✓ We Actually Answer the Phone



COURT CO.



Our Services:

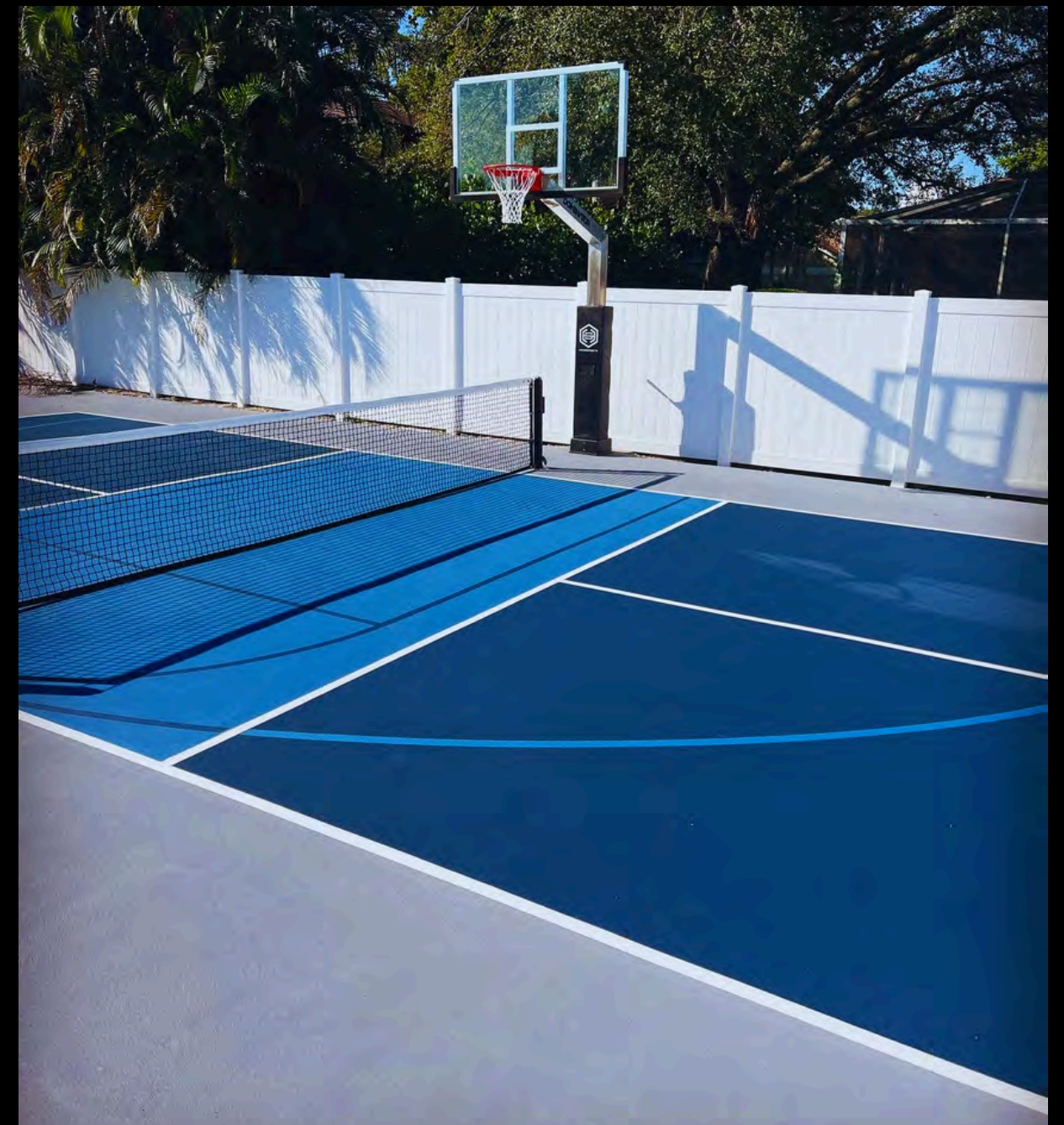
- ✓ Pickleball, Tennis, Basketball & More – Custom courts
- ✓ Custom Colors & Branding – Match your home or club.
- ✓ Lighting, Nets & Fencing – Full setup for perfect play.
- ✓ Durable, High-Performance Surfaces – Play like a pro.

What Our Clients Say:



“From the first contact, CourtCo delivered exceptional service, they responded promptly, and offered personalized advice. The quality of materials and craftsmanship is unmatched and resulted in a court that looks amazing and my family loves playing on. Adam, Mary, and Garrett’s professionalism shone through with on-time delivery and constant communication throughout the process. The attention to detail and post-construction support underlines their commitment to customer satisfaction. If you’re considering building a sport court, they’re the experts to trust. They are the best in the business and I highly CourtCo for your court project!”

-Staci Myers



“One of the words that comes to mind is “OUTSTANDING”. The courts themselves look like they are brand new and now that the various players can get back on the courts everyone is very happy. I would be quite remiss if I didn’t acknowledge your very professional staff and team. Anytime that I called throughout this entire process for updates and/or questions, both Mary and Garrett were both readily available and/or called right back. I couldn’t ask for more than that throughout this entire process.”

-Lou Rupp



800 3 gallon super pots: \$52,000.00

Staking kits: \$1,700.00

Fertilizer: no charge

Total: \$53,700.00

Installation: \$173,000.00

Total: \$226,700.00



SOLITUDE

LAKE MANAGEMENT



Watergrass 2 CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-05-04

Prepared for:
Operations manager

Prepared by:

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

TABLE OF CONTENTS

Pg

SITE ASSESSMENTS

PONDS46- 48 _____ 3

PONDS49 - 51 _____ 4

PONDS52, 53, 54 _____ 5

PONDS 55 _____ 6

MANAGEMENT/COMMENTS SUMMARY _____ 6, 7

SITE MAP _____ 8

46

Comments:

Normal growth observed
Minor shoreline weeds but overall site is doing well.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

47

Comments:

Normal growth observed
This site is experiencing submersed vegetation and minor shoreline weeds.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

48

Comments:

Site looks good
Beneficial duck potato along shoreline. Overall site is doing well.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

49

Comments:

Normal growth observed
Site is experiencing some
submersed vegetation.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

50

Comments:

Normal growth observed
Minor PA within site. Shorelines
are free of nuisance growth.



Action Required:

Routine maintenance next visit

Target:

Planktonic algae

51

Comments:

Site looks good
Primrose willows responded well
from previous treatment.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 52

Comments:

Normal growth observed
Shoreline growth present. Minor erosion noted behind flow structure.



Action Required:

Routine maintenance next visit

Target:

Alligatorweed

Site: 53

Comments:

Normal growth observed
This site has some trash and algae within it. Shoreline growth along site. Overall open water looks good.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 54

Comments:

Normal growth observed
Site looks well. Minor submersed vegetation. Flow structure is lifted and will need to be monitored.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: 55

Comments:

Normal growth observed
Minor shoreline weeds but overall site is looking great.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Management Summary

In the month of May we have seen an increase in growth within these ponds. Shoreline weeds and submersed vegetation have been more present with the warmer weather and lower water levels. We are keeping an eye out for the start of erosion or broken flow structures within sites. Due to the exposed banks and the steep grades of sites not having a root structure to help hold these pond banks together, erosion can occur. Overall our priority for sites in this report will be #47 and #49, then maintain the shoreline grasses and trash throughout ponds. We are looking forward to seeing rain and the sites fill back up with water .

Structures are check monthly and two that will need to be monitored will be on site #54 and #52

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

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
46	Normal growth observed	Shoreline weeds	Routine maintenance next visit
47	Normal growth observed	Submersed vegetation	Routine maintenance next visit
48	Site looks good	Species non-specific	Routine maintenance next visit
49	Normal growth observed	Submersed vegetation	Routine maintenance next visit
50	Normal growth observed	Planktonic algae	Routine maintenance next visit
51	Site looks good	Species non-specific	Routine maintenance next visit
52	Normal growth observed	Alligatorweed	Routine maintenance next visit
53	Normal growth observed	Species non-specific	Routine maintenance next visit
54	Normal growth observed	Submersed vegetation	Routine maintenance next visit
55	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 Wynthorne 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
Heather Jackson hjackson@inframark.com
clubhouse@watergrass2cdd.com
Sarah Schmidt Sarah.Schmidt@inframark.com
Melinda.Gallo@inframark.com
James MacWilliams jmacwilliam@yellowstonelandscape.com
Allan Alcaide aalcaide@yellowstonelandscape.com
Brian Alexander 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		
MAXIMUM VALUE	145		

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

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____



Yellowstone Landscape | TAMPA



30319 Commerce Drive, San Antonio, FL 33576 - 813.223.6999

Property

Watergrass II CDD
33677 Wesley Chapel
Wesley Chapel, FL 33545

Inspection

Started: 4/10/2026
Last Updated: 4/23/2026
Inspector: Victor Hugo Aparicio

Estimate Summary

Labor: 16 hours, 42 minutes - \$1,221.50
Materials: \$658.00

Total: \$1,879.50
(plus applicable taxes)

Service Summary

Service	Quantity	Cost
Audit Zone	124	\$0.00
Repair Drip Line	4	\$64.80
Repair Lateral Line	6	\$290.00
Replace Sprinkler Head	9	\$479.70
Troubleshoot Valve	10	\$1,045.00
Total (plus applicable taxes):		\$1,879.50

Signature

Date

Service Detail

Controller 1 Wynthorne PI cul-de-sac > Zone 1 Bubblers					
Asset	Service	Notes	Labor	Materials	Total
Drip Line 6	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.16 need to fix 1 drip line cut	\$11.20	\$5.00	\$16.20
Zone 1 Bubblers	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 Wynthorne PI cul-de-sac > Zone 2 Sprays MPR					
Asset	Service	Notes	Labor	Materials	Total
Zone 2 Sprays MPR	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 Stonebrook Cir > Zone 1 Sprays					
Asset	Service	Notes	Labor	Materials	Total
Zone 1 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 Stonebrook Cir > Zone 2 Sprays					
Asset	Service	Notes	Labor	Materials	Total
Lateral Line 1	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1" Hours: 0.5 need to check this zone for lateral line break due low water pressure	\$35.00	\$15.00	\$50.00

Controller 2 Stonebrook Cir > Zone 3 Sprays					
Asset	Service	Notes	Labor	Materials	Total
Zone 3 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 Stonebrook Cir > Zone 4 Sprays					
Asset	Service	Notes	Labor	Materials	Total
Zone 4 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 Stonebrook Cir > Zone 5 Rotors					
Asset	Service	Notes	Labor	Materials	Total
Zone 5 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 Stonebrook Cir > Zone 6 Rotors					
Asset	Service	Notes	Labor	Materials	Total
Zone 6 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 Stonebrook Cir > Zone 7 Rotors					
Asset	Service	Notes	Labor	Materials	Total
Zone 7 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 Stonebrook Cir > Zone 8 Rotors					
Asset	Service	Notes	Labor	Materials	Total
Zone 8 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 Stonebrook Cir > Zone 9 Drip					
Asset	Service	Notes	Labor	Materials	Total
Drip Line 2	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.16 need to fix 2 drip line cuts	\$11.20	\$5.00	\$16.20
Zone 9 Drip	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 Stonebrook Cir > Zone 12 Rotors					
Asset	Service	Notes	Labor	Materials	Total
Zone 12 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 3 Gate code#9762 Corner of Talamore Dr and Old Bridge Rd > Zone 12 Rotors					
Asset	Service	Notes	Labor	Materials	Total
Valve 2	<u>Troubleshoot</u>	Hours: 2 Replaced valve due leakage fixed on site	\$140.00	\$150.00	\$290.00

Controller 4 Inside the community Talamore Dr and bluestem > Zone 1 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 1 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 4 Inside the community Talamore Dr and bluestem > Zone 2 Drip

Asset	Service	Notes	Labor	Materials	Total
Zone 2 Drip	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 4 Inside the community Talamore Dr and bluestem > Zone 3 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 3 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 4 Inside the community Talamore Dr and bluestem > Zone 4 Rotors

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Rotor Line Length (ft.): 0 Hours: 0.33 need to replace broken rotor	\$23.10	\$25.00	\$48.10
Zone 4 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 4 Inside the community Talamore Dr and bluestem > Zone 5 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 5 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 4 Inside the community Talamore Dr and bluestem > Zone 6 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 6 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 4 Inside the community Talamore Dr and bluestem > Zone 7 Bubblers

Asset	Service	Notes	Labor	Materials	Total
-------	---------	-------	-------	-----------	-------

Asset	Service	Notes	Labor	Materials	Total
Lateral Line 1	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1" Hours: 0.5 need to fix broken lateral line	\$35.00	\$15.00	\$50.00

Controller 5 Talamore Dr cul-de-sac > Zone 1 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 1 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 5 Talamore Dr cul-de-sac > Zone 2 Drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 5	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.16 Need to fix 4 drip cuts	\$11.20	\$5.00	\$16.20
Zone 2 Drip	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 7 Bluestem Ct cul-de-sac > Zone 1 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 1 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 7 Bluestem Ct cul-de-sac > Zone 2 Drip

Asset	Service	Notes	Labor	Materials	Total
Zone 2 Drip	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 8 Radley Wy cul-de-sac > Zone 1 Drip

Asset	Service	Notes	Labor	Materials	Total
Lateral Line 1	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 3/4" Hours: 0.5 Need to fix lateral line at cul de sac at Astoria	\$35.00	\$10.00	\$45.00

Controller 8 Radley Wy cul-de-sac > Zone 2 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 2 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 9 Evergreen Hill Ct cul-de-sac > Zone 1 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 1 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 9 Evergreen Hill Ct cul-de-sac > Zone 2 Drip

Asset	Service	Notes	Labor	Materials	Total
Zone 2 Drip	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 10 Evergreen Hill Ct West cul-de-sac > Zone 1 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 1 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 10 Evergreen Hill Ct West cul-de-sac > Zone 2 Drip

Asset	Service	Notes	Labor	Materials	Total
Zone 2 Drip	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 11 Park at Astoria and Radley > Zone 1 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 1 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00
Zone 1 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 11 Park at Astoria and Radley > Zone 2 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 2 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00
Zone 2 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 11 Park at Astoria and Radley > Zone 3 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 3 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 11 Park at Astoria and Radley > Zone 4 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 4 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 11 Park at Astoria and Radley > Zone 7 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 7 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 11 Park at Astoria and Radley > Zone 8 Rotors

Asset	Service	Notes	Labor	Materials	Total
Valve 2	<u>Troubleshoot</u>	Hours: 1 zone not turning on needs troubleshooting possible damaged solenoid fixed on site	\$70.00	\$0.00	\$70.00

Controller 11 Park at Astoria and Radley > Zone 9 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 9 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 11 Park at Astoria and Radley > Zone 10 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 10 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 11 Park at Astoria and Radley > Zone 11 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 11 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 11 Park at Astoria and Radley > Zone 12 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 12 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 12 Floating Heart Ct cul-de-sac > Zone 1 MPR rotator

Asset	Service	Notes	Labor	Materials	Total
Zone 1 MPR rotator	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 12 Floating Heart Ct cul-de-sac > Zone 2 Drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 1	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/2" Hours: 0.16 need to fixe broken drip combo tee fixed on site	\$11.20	\$5.00	\$16.20

Controller 13 White fountain Ct cul-de-sac > Zone 2 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 2 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 14 Ashcroft park > Zone 1 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 1 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 14 Ashcroft park > Zone 2 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 2 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 14 Ashcroft park > Zone 3 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 3 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 14 Ashcroft park > Zone 4 Rotors

Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Troubleshoot</u>	Hours: 0.5 need to check this zone for low water pressure issues flow control was in lower position fixed on site	\$35.00	\$0.00	\$35.00
Zone 4 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 14 Ashcroft park > Zone 5 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 5 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 14 Ashcroft park > Zone 6 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 6 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 14 Ashcroft park > Zone 8 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 8 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 15 Bradburry park > Zone 1 rotors

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Rotor Line Length (ft.): 0 Hours: 0.33 replaced broken rotor fixed on site	\$23.10	\$25.00	\$48.10
Zone 1 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 15 Bradburry park > Zone 2 sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 2 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 15 Bradburry park > Zone 3 rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 3 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 15 Bradbury park > Zone 5 rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 5 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 15 Bradbury park > Zone 8 sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 8 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00
Zone 8 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 16 Chasewood park > Zone 1 sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 1 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 16 Chasewood park > Zone 2

Asset	Service	Notes	Labor	Materials	Total
Zone 2	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 16 Chasewood park > Zone 3 rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 3 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 16 Chasewood park > Zone 4 rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 4 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 16 Chasewood park > Zone 5 rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 5 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 16 Chasewood park > Zone 6 drip

Asset	Service	Notes	Labor	Materials	Total
Zone 6 drip	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 17 Kateland dr. Cul-de-sac > Zone 1 mpr sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 1 mpr sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 17 Kateland dr. Cul-de-sac > Zone 2 drip

Asset	Service	Notes	Labor	Materials	Total
Zone 2 drip	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 18 Greybrook park > Zone 1 sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 1 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 18 Greybrook park > Zone 2 sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 2 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 18 Greybrook park > Zone 3 sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 3 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 18 Greybrook park > Zone 4 rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 4 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 18 Greybrook park > Zone 5 rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 5 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 18 Greybrook park > Zone 6 rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 6 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00
Zone 6 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 18 Greybrook park > Zone 7 rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 7 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 18 Greybrook park > Zone 8 rotors

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Rotor Line Length (ft.): 0 Hours: 0.33 replaced one rotor gears are damaged not able to adjust fixed on site	\$23.10	\$25.00	\$48.10
Zone 8 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 18 Greybrook park > Zone 10 rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 10 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 18 Greybrook park > Zone 11 rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 11 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 20 Lancaster loop park > Zone 1 Sprays

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 Hours: 0.25 need to replace one broken spray fixed on site	\$17.50	\$20.00	\$37.50
Zone 1 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 20 Lancaster loop park > Zone 2 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 2 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 20 Lancaster loop park > Zone 3 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 3 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 21 Bay Laurel Ct cul-de-sac > Zone 2 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 2 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 21 Bay Laurel Ct cul-de-sac > Zone 3 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 3 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 22 Cypress bend dr park > Zone 1 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 1 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 22 Cypress bend dr park > Zone 2 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 2 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 22 Cypress bend dr park > Zone 3 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 3 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 22 Cypress bend dr park > Zone 4 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 4 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 22 Cypress bend dr park > Zone 5 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 5 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 22 Cypress bend dr park > Zone 7 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 7 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 22 Cypress bend dr park > Zone 8

Asset	Service	Notes	Labor	Materials	Total
Zone 8	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 22 Cypress bend dr park > Zone 9 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 9 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00
Zone 9 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 22 Cypress bend dr park > Zone 10 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 10 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 22 Cypress bend dr park > Zone 11 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 11 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 22 Cypress bend dr park > Zone 12 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 12 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 22 Cypress bend dr park > Zone 13 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 13 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 23 heather sound loop > Zone 1 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 1 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 23 heather sound loop > Zone 2 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 2 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 23 heather sound loop > Zone 3 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 3 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 23 heather sound loop > Zone 4 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 4 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 23 heather sound loop > Zone 5 Bubblers

Asset	Service	Notes	Labor	Materials	Total
Zone 5 Bubblers	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 23 heather sound loop > Zone 6 Drip

Asset	Service	Notes	Labor	Materials	Total
Zone 6 Drip	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 24 Estate garden Dr > Zone 1 Drip

Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Troubleshoot</u>	Hours: 1 this zone needs troubleshooting possible damaged solenoid fixed on site	\$70.00	\$0.00	\$70.00
Zone 1 Drip	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 24 Estate garden Dr > Zone 2 MPR rotors

Asset	Service	Notes	Labor	Materials	Total
Valve 2	<u>Troubleshoot</u>	Hours: 1 this zone needs troubleshooting possible damaged solenoid fixed on site	\$70.00	\$0.00	\$70.00
Zone 2 MPR rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 25 Suger brook pl > Zone 2 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 2 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 26 Whisper Pointe cul-de-sac > Zone 1 sprays

Asset	Service	Notes	Labor	Materials	Total
Valve 2	<u>Troubleshoot</u>	Hours: 1 zone needs troubleshooting not turning on possible damaged solenoid fixed on site	\$70.00	\$0.00	\$70.00

Controller 26 Whisper Pointe cul-de-sac > Zone 2 rotors

Asset	Service	Notes	Labor	Materials	Total
Valve 2	<u>Troubleshoot</u>	Hours: 1 zone not turning on possible damaged solenoid fixed on site	\$70.00	\$0.00	\$70.00

Controller 27 Whisper Pointe park > Zone 1 sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 1 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 27 Whisper Pointe park > Zone 2 sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 2 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 27 Whisper Pointe park > Zone 3 sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 3 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 27 Whisper Pointe park > Zone 4 rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 4 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 27 Whisper Pointe park > Zone 5 rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 5 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 27 Whisper Pointe park > Zone 6 rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 6 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 27 Whisper Pointe park > Zone 7 bubblers

Asset	Service	Notes	Labor	Materials	Total
Zone 7 bubblers	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 27 Whisper Pointe park > Zone 8 drip

Asset	Service	Notes	Labor	Materials	Total
Zone 8 drip	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 29 Windchase Villas park > Zone 1 sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 1 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 29 Windchase Villas park > Zone 2 rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 2 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 29 Windchase Villas park > Zone 3 sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 3 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 29 Windchase Villas park > Zone 4 rotors

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Rotor Line Length (ft.): 0 Hours: 0.33 replaced broken rotor fixed on site	\$23.10	\$25.00	\$48.10
Zone 4 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 29 Windchase Villas park > Zone 10 blank

Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Troubleshoot</u>	Hours: 1 zone 10 rotor needed troubleshoot damaged solenoid fixed on site	\$70.00	\$50.00	\$120.00

Controller 29 Windchase Villas park > Zone 11 blank

Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Troubleshoot</u>	Hours: 1 zone 11 rotors needed troubleshoot damaged solenoid and corroded wires fixed on site	\$70.00	\$50.00	\$120.00

Controller 29 Windchase Villas park > Zone 12 blank

Asset	Service	Notes	Labor	Materials	Total
Valve 1	<u>Troubleshoot</u>	Hours: 1 zone 12 drip li e valve needed troubleshoot damaged solenoid and corroded wires fixed on site	\$70.00	\$60.00	\$130.00

Controller 33 on Greybrook > Zone 46

Asset	Service	Notes	Labor	Materials	Total
Lateral Line 1	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1 1/4" Hours: 0.5 Repaired 4 lateral breaks back of berm where new well pump is on Graybrook behind houses fixed on site	\$35.00	\$15.00	\$50.00

Controller 33 on Greybrook > Zone 63 drip

Asset	Service	Notes	Labor	Materials	Total
Lateral Line 2	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 3/4" Hours: 0.5 Need to repair lateral line for drip fitter and 3 drip cuts fixed on site	\$35.00	\$10.00	\$45.00

Controller 33 on Greybrook > Zone 67 spray

Asset	Service	Notes	Labor	Materials	Total
Lateral Line 1	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1 1/4" Hours: 0.5 Need to fix lateral line fixed on site	\$35.00	\$15.00	\$50.00
Sprinkler Head 2	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 Hours: 0.25 Need to replace 4 broken sprays fixed on site	\$17.50	\$20.00	\$37.50

Controller 33 on Greybrook > Zone 77 spray

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 2	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 Hours: 0.25 Replace 4 sprays fixed on site	\$70.00	\$80.00	\$150.00

Controller Clubhouse #1 > Zone 2 sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 2 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller Clubhouse #1 > Zone 4 rotors					
Asset	Service	Notes	Labor	Materials	Total
Zone 4 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller Clubhouse #1 > Zone 6 sprays					
Asset	Service	Notes	Labor	Materials	Total
Zone 6 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller Clubhouse #1 > Zone 7 sprays					
Asset	Service	Notes	Labor	Materials	Total
Zone 7 sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller Clubhouse #1 > Zone 8 rotors					
Asset	Service	Notes	Labor	Materials	Total
Zone 8 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller Clubhouse #1 > Zone 9 rotors					
Asset	Service	Notes	Labor	Materials	Total
Zone 9 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller Clubhouse #1 > Zone 10 bubblers					
Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 1	<u>Replace</u>	Part: Nozzle Hours: 0.16 Need to replace Bubbler fixed on site	\$11.20	\$3.00	\$14.20

Controller Clubhouse #1 > Zone 11 Sprays					
--	--	--	--	--	--

Asset	Service	Notes	Labor	Materials	Total
Zone 11 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller Clubhouse #1 > Zone 12 Rotors					
Asset	Service	Notes	Labor	Materials	Total
Zone 12 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller Clubhouse #1 > Zone 13 Rotors					
Asset	Service	Notes	Labor	Materials	Total
Zone 13 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller Clubhouse #1 > Zone 14 Sprays					
Asset	Service	Notes	Labor	Materials	Total
Zone 14 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller Clubhouse #1 > Zone 17 rotors					
Asset	Service	Notes	Labor	Materials	Total
Zone 17 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller Clubhouse #1 > Zone 21 rotors					
Asset	Service	Notes	Labor	Materials	Total
Zone 21 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller Clubhouse #1 > Zone 23 rotors					
Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Rotor Line Length (ft.): 0 Hours: 0.33 Need to replace broken rotor fixed on site	\$23.10	\$25.00	\$48.10
Zone 23 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller Clubhouse #1 > Zone 24 rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 24 rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00



Proposal #: 690800

Date: 4/15/2026

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 - Watergrass Parkway Viburnum

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	200	\$72.14	\$14,428.36
Sweet Viburnum (7gal)	800	\$100.00	\$79,998.80

For the installation of Sweet Viburnum on Watergrass Parkway. Only inclusive of the common areas adjacent to resident homes. Leaving all ponds visible from roadside.

- 800 7gal Sweet Viburnum

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Watergrass II CDD

Subtotal	\$94,427.16
Sales Tax	\$0.00
Proposal Total	\$94,427.16

THIS IS NOT AN INVOICE



Proposal #: 690832

Date: 4/15/2026

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 - Overpass Viburnum

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	22.5	\$72.14	\$1,623.20
Sweet Viburnum (7gal)	90	\$100.00	\$8,999.87
Irrigation Labor	6.75	\$87.03	\$587.45
Irrigation Part(s)	1	\$257.14	\$257.14

For the installation of Sweet Viburnum on Overpass Road. Only inclusive of the common areas adjacent to resident homes. Leaving applicable ponds visible from roadside.

- 90 7gal Sweet Viburnum
- Irrigation labor and material for any and all repairs, adjustments and inspection

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Watergrass II CDD

Subtotal	\$11,467.66
Sales Tax	\$0.00
Proposal Total	\$11,467.66

THIS IS NOT AN INVOICE



Proposal #: 690850

Date: 4/15/2026

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 - Graybrook Drive Viburnum

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	30	\$72.14	\$2,164.25
Sweet Viburnum (7gal)	120	\$100.00	\$11,999.82
Irrigation Labor	10	\$87.03	\$870.27
Irrigation Part(s)	1	\$342.85	\$342.85

For the installation of Sweet Viburnum on Graybrook Drive.

- 120 7gal Sweet Viburnum
- Irrigation labor and material for any and all repairs, adjustments and inspection

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Watergrass II CDD

Subtotal	\$15,377.19
Sales Tax	\$0.00
Proposal Total	\$15,377.19

THIS IS NOT AN INVOICE



Proposal #: 690975

Date: 4/15/2026

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 - Old Bridge Road Viburnum

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	18.75	\$72.14	\$1,352.67
Sweet Viburnum (7gal)	75	\$100.00	\$7,500.00
Irrigation Labor	5.6	\$87.03	\$487.36
Irrigation Part(s)	1	\$214.28	\$214.28

For the installation of Sweet Viburnum on Old Bridge Road.

- 75 7gal Sweet Viburnum
- Irrigation labor and material for any and all repairs, adjustments and inspection

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Watergrass II CDD

Subtotal	\$9,554.31
Sales Tax	\$0.00
Proposal Total	\$9,554.31

THIS IS NOT AN INVOICE

Watergrass II Proposals

Original Pricing

Volume Discount

481,861.70

453,842.18

28,019.52 Total Discount

Proposal Number	Description	Amount	Amount	Variance
690800	Watergrass Parkway Viburnum	94,427.16	82,623.77	11,803.40
620841	Irrigation Restoration for Watergrass Parkway	34,261.22	29,978.57	4,282.65
	CDD Entrance Turf Removal	7,054.93	6,866.80	188.13
641294	Mini Pine Bark Mulch	198,871.81	193,568.56	5,303.25
682941	Annual Bed Remodel	5,446.60	4,765.78	680.83
684561	Clubhouse Park Island	6,562.42	5,742.12	820.30
658800	Bluestem Ct. Sod	4,998.69	4,865.39	133.30
647239	Dead Tree Removals	2,872.86	2,513.75	359.11
690915	The Gardens Park Trees	4,928.33	4,312.29	616.04
691087	Overpass Sod	116,666.34	113,555.24	3,111.10
671218	Pond 41 Cut Back	5,771.34	5,049.92	721.42

RESOLUTION 2026-05

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

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

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

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

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Wednesday, August 19, 2026, at 6:30 p.m. at WaterGrass Club located at 32711 Windelstraw Drive, Wesley Chapel, Florida 33545.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least two days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on May 20, 2026.

Attested By:

**WaterGrass
Community Development District II**

Print Name: _____

Name: Secretary/Assistant Secretary

Name: Zuriel Cabrera

Title: Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

WaterGrass
Community Development District II

FISCAL YEAR 2027
PROPOSED BUDGET

May 13, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1 - 3
Budget Narrative	4 - 9
Exhibit A - Allocation of Fund Balances	10
<u>DEBT SERVICE BUDGETS</u>	
Series 2018	
Summary of Revenues, Expenditures and Changes in Fund Balances	11
Amortization Schedule	12
Series 2019	
Summary of Revenues, Expenditures and Changes in Fund Balances	13
Series 2021	
Summary of Revenues, Expenditures and Changes in Fund Balances	14
Amortization Schedule	15
Budget Narrative	16
<u>SUPPORTING BUDGET SCHEDULE</u>	
Non-Ad Valorem Assessment Summary	17



WaterGrass
Community Development District II

Operating Budget

FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	FY 2026	3/31/2026	9/30/2026	FY 2026	FY 2027
REVENUES					
Interest - Investments	\$12,000.00	\$37,026.00	\$0.00	\$37,026.00	\$12,000.00
Interest - Tax Collector	\$0.00	\$2,407.00	\$0.00	\$2,407.00	\$0.00
Rents or Royalties	\$9,000.00	\$7,061.00	\$1,939.00	\$9,000.00	\$9,000.00
Special Assmnts- Tax Collector	\$2,228,921.00	\$2,284,038.00	\$0.00	\$2,284,038.00	\$2,333,949.53
Special Assmnts- CDD Collected	\$115,698.00	\$0.00	\$115,698.00	\$115,698.00	\$123,727.10
Special Assmnts- Discounts	-\$89,157.00	-\$90,403.00	\$1,246.00	-\$89,157.00	-\$93,357.98
Access Cards	\$150.00	\$1,049.00	\$0.00	\$1,049.00	\$150.00
2026 Cash Forward	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Misc Revenue	\$0.00	\$5,562.00	\$0.00	\$5,562.00	\$0.00
Lease Revenue	\$0.00	\$7,200.00	\$0.00	\$7,200.00	\$0.00
Interlocal Agreement	\$0.00	\$84,700.00	\$0.00	\$84,700.00	\$0.00
TOTAL REVENUES	\$2,276,612.00	\$2,338,640.00	\$118,883.00	\$2,457,523.00	\$2,385,468.00

EXPENDITURES

Administrative

P/R-Board of Supervisors	\$12,000.00	\$2,800.00	\$9,200.00	\$12,000.00	\$12,000.00
FICA Taxes	\$918.00	\$109.00	\$809.00	\$918.00	\$918.00
ProfServ-Arbitrage Rebate	\$600.00	\$0.00	\$600.00	\$600.00	\$600.00
ProfServ-Engineering	\$10,000.00	\$11,919.00	\$0.00	\$11,919.00	\$15,000.00
ProfServ-Legal Services	\$25,000.00	\$8,402.00	\$16,598.00	\$25,000.00	\$25,000.00
ProfServ-Property Appraiser	\$248.00	\$241.00	\$7.00	\$248.00	\$248.00
ProfServ-Trustee Fees	\$7,000.00	\$0.00	\$7,000.00	\$7,000.00	\$7,000.00
ProfServ-Web Site Maintenance	\$1,553.00	\$0.00	\$1,553.00	\$1,553.00	\$1,599.59
Auditing Services	\$4,200.00	\$4,000.00	\$200.00	\$4,200.00	\$4,400.00
Contracts-Mgmt Services	\$49,932.00	\$24,966.00	\$24,966.00	\$49,932.00	\$49,932.00
Postage and Freight	\$500.00	\$46.00	\$454.00	\$500.00	\$400.00
Public Officials Insurance	\$3,208.00	\$3,286.00	\$0.00	\$3,286.00	\$3,189.00
Printing and Binding	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00
Legal Advertising	\$2,200.00	\$197.00	\$2,003.00	\$2,200.00	\$2,200.00
Misc-Assessment Collection Cost	\$44,578.00	\$43,873.00	\$705.00	\$44,578.00	\$46,678.99
Dues, Licenses, Subscriptions	\$0.00	\$0.00	\$0.00	\$0.00	\$175.00
Misc Contingency	\$0.00	\$336.00	\$0.00	\$336.00	\$750.00
Total Administrative	\$162,437.00	\$100,175.00	\$64,595.00	\$164,770.00	\$170,090.58

Utility Services

Electricity - Streetlights	\$206,000.00	\$87,633.00	\$118,367.00	\$206,000.00	\$200,000.00
Utility - Irrigation & Landscape Lighting	\$5,500.00	\$3,237.00	\$2,263.00	\$5,500.00	\$6,500.00
Building Utilities	\$25,000.00	\$12,255.00	\$12,745.00	\$25,000.00	\$25,000.00
Utility Deposit Bond	\$10,093.00	\$10,093.00	\$0.00	\$10,093.00	\$10,093.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026	BUDGET FY 2027
Total Utility Services	\$246,593.00	\$113,218.00	\$133,375.00	\$246,593.00	\$241,593.00
Garbage/Solid Waste Services					
Utility - Refuse Removal	\$10,000.00	\$2,800.00	\$7,200.00	\$10,000.00	\$9,000.00
Solid Waste Disposal Assessm.	\$1,993.00	\$349.00	\$1,644.00	\$1,993.00	\$2,100.00
Total Garbage/Solid Waste Services	\$11,993.00	\$3,149.00	\$8,844.00	\$11,993.00	\$11,100.00
Water-Sewer Comb Services					
Utility Services	\$65,000.00	\$24,971.00	\$40,029.00	\$65,000.00	\$65,000.00
Total Water-Sewer Comb Services	\$65,000.00	\$24,971.00	\$40,029.00	\$65,000.00	\$65,000.00
Flood Control/Stormwater Mgmt					
Contracts-Lakes	\$65,000.00	\$30,265.00	\$34,735.00	\$65,000.00	\$49,405.00
Stormwater Assessment	\$2,745.00	\$0.00	\$2,745.00	\$2,745.00	\$2,745.00
R&M-Mitigation	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00
Aquatic Plant Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00
Total Flood Control/Stormwater Mgmt	\$77,745.00	\$30,265.00	\$47,480.00	\$77,745.00	\$77,150.00
Other Physical Environment					
Contracts-Landscape	\$725,000.00	\$387,772.00	\$337,228.00	\$725,000.00	\$745,527.00
Security-Roving Parking Patrol	\$27,000.00	\$13,576.00	\$13,424.00	\$27,000.00	\$28,000.00
Insurance - Property	\$22,144.00	\$22,144.00	\$0.00	\$22,144.00	\$19,007.00
Insurance - General Liability	\$4,000.00	\$4,307.00	\$0.00	\$4,307.00	\$3,900.00
R&M-Other Landscape	\$10,000.00	\$37,961.00	\$0.00	\$37,961.00	\$50,000.00
R&M-Mulch	\$80,000.00	\$0.00	\$80,000.00	\$80,000.00	\$80,000.00
R&M-Pest Control	\$5,000.00	\$1,995.00	\$3,005.00	\$5,000.00	\$5,000.00
R&M-Annuaals	\$2,700.00	\$1,233.00	\$1,467.00	\$2,700.00	\$3,000.00
R&M-Plant&Tree Replacement	\$100,000.00	\$18,238.00	\$81,762.00	\$100,000.00	\$75,000.00
R&M-Pressure Washing	\$5,000.00	\$1,190.00	\$3,810.00	\$5,000.00	\$6,000.00
R&M-Emergency & Disaster Relief	\$50,000.00	\$0.00	\$50,000.00	\$50,000.00	\$50,000.00
Miscellaneous Maintenance	\$25,000.00	\$18,883.00	\$6,117.00	\$25,000.00	\$37,000.00
Irrigation Maintenance	\$75,000.00	\$56,006.00	\$18,994.00	\$75,000.00	\$113,000.00
Holiday Lighting & Decorations	\$10,000.00	\$5,556.00	\$4,444.00	\$10,000.00	\$5,000.00
R&M-UTV	\$1,000.00	\$148.00	\$852.00	\$1,000.00	\$1,500.00
Total Other Physical Environment	\$1,141,844.00	\$569,009.00	\$601,103.00	\$1,170,112.00	\$1,221,934.00
Road and Street Facilities					
R&M-Sidewalks	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00
R&M-Street Signs	\$500.00	\$5,406.00	\$0.00	\$5,406.00	\$6,000.00
R&M-Roads	\$10,000.00	\$20,716.00	\$0.00	\$20,716.00	\$10,000.00
Total Road and Street Facilities	\$12,500.00	\$26,122.00	\$2,000.00	\$28,122.00	\$18,000.00
Parks and Recreation					
Payroll-Other	\$125,000.00	\$40,718.00	\$84,282.00	\$125,000.00	\$0.00
Contracts-On-Site Management	\$80,000.00	\$40,000.00	\$40,000.00	\$80,000.00	\$232,780.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	FY 2026	3/31/2026	9/30/2026	FY 2026	FY 2027
Contracts-Security Services	\$41,000.00	\$3,100.00	\$37,900.00	\$41,000.00	\$33,000.00
Contracts-Pools	\$42,000.00	\$20,742.00	\$21,258.00	\$42,000.00	\$49,000.00
Contracts-Cleaning Services	\$18,000.00	\$8,430.00	\$9,570.00	\$18,000.00	\$18,000.00
R&M-Pools	\$10,000.00	\$51,458.00	\$0.00	\$51,458.00	\$25,000.00
Telephone/Fax/Internet Services	\$6,500.00	\$2,449.00	\$4,051.00	\$6,500.00	\$6,500.00
R&M-Air Conditioning	\$5,000.00	\$489.00	\$4,511.00	\$5,000.00	\$7,500.00
R&M-Clubhouse	\$5,000.00	\$483.00	\$4,517.00	\$5,000.00	\$5,000.00
R&M-Court Maintenance	\$25,000.00	\$910.00	\$24,090.00	\$25,000.00	\$25,000.00
R&M-Pet Waste Station	\$7,000.00	\$3,323.00	\$3,677.00	\$7,000.00	\$7,000.00
R&M-Playground	\$5,000.00	\$42.00	\$4,958.00	\$5,000.00	\$5,000.00
Maintenance & Repairs	\$50,000.00	\$6,594.00	\$43,406.00	\$50,000.00	\$50,000.00
Misc-Contingency	\$50,000.00	\$62,344.00	\$0.00	\$62,344.00	\$50,000.00
Office Supplies	\$15,000.00	\$3,616.00	\$11,384.00	\$15,000.00	\$12,500.00
R&M-Fitness Equipment	\$20,000.00	\$2,108.00	\$17,892.00	\$20,000.00	\$17,500.00
Cleaning Supplies	\$4,000.00	\$766.00	\$3,234.00	\$4,000.00	\$3,500.00
Field Services	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00
Total Parks and Recreation	\$508,500.00	\$247,572.00	\$314,730.00	\$562,302.00	\$577,280.00
Reserves					
Capital Reserve	\$50,000.00	\$2,500.00	\$47,500.00	\$50,000.00	\$50,000.00
Total Reserves	\$50,000.00	\$2,500.00	\$47,500.00	\$50,000.00	\$50,000.00
TOTAL EXPENDITURES	\$2,276,612.00	\$1,116,981.00	\$1,259,656.00	\$2,376,637.00	\$2,432,147.58
Excess (deficiency) of revenues					
Over (under) expenditures	\$0.00	\$1,221,659.00	-\$1,140,773.00	\$80,886.00	\$246,491.07
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance		-\$4,041.00	\$0.00	-\$4,041.00	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	-\$4,041.00	\$0.00	-\$4,041.00	\$0.00
Net change in fund balance		\$1,217,618.00	-\$1,140,773.00	\$76,845.00	\$246,491.07
FUND BALANCE, BEGINNING	\$928,804.00	\$928,804.00	\$0.00	\$928,804.00	\$1,005,649.00
FUND BALANCE, ENDING	\$928,804.00	\$2,146,422.00	-\$1,140,773.00	\$1,005,649.00	\$1,252,140.07

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

Interest earned on money market account investments.

Rents or Royalties

The District receives rental revenue for the rental of the clubhouse and district facilities.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year.

Special Assessments-CDD Collected

The District will directly bill the developer for their portion of property within the District to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Access Cards

The District collects a nominal fee for each access device distributed.

Interlocal Agreement

The District has an interlocal agreement with Watergrass I.

EXPENDITURES

Administrative

P/R-Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance.

FICA Taxes

Federal Taxes for the Board of Directors @ 7.65% of payroll.

Professional Services-Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's arbitrage rebate liability on the series of Special Assessment Bonds. The budgeted amount is based on standard fees charged for this service.

Professional Services-Engineering

The District's engineer provides general engineering services to the District as requested.

Professional Services-Legal Services

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Budget Narrative
Fiscal Year 2027

EXPENDITURES

Administrative (continued)

Professional Services-Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budgeted amount for property appraiser costs was based on historical cost.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

Professional Services – Web Site Maintenance

ADA compliance services, e-mail and domain renewals.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount is estimated based on prior year fees.

Contracts-Management Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "B" of the Management Agreement.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Public Officials Insurance

The District's Public Officials Liability Insurance policy is with Stahl & Associates. The budgeted amount allows for a projected increase in the premium.

Printing and Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, budget and audit copies, et cet.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous-Assessment Collection Costs

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the

Budget Narrative
Fiscal Year 2027

actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budgeted amount for collection costs was based on a maximum of 2% of the anticipated assessment collections.

EXPENDITURES

Administrative (continued)

Misc-Contingency

The District sets aside an amount of money that is included to cover unexpected or non-budgeted items.

Dues, Licenses and Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity Division of Community Development in the amount of \$175 Pool permit and annual movie licensing costs are also recorded here.

Utility Services

Electricity-Streetlighting

Electricity for street lighting is provided by W.R.E.C.

Utility-Irrigation and Landscape Lighting

Electricity for irrigation and landscape lighting is provided by W.R.E.C.

Building Utilities

Electricity for the clubhouse is provided by W.R.E.C.

Utility Deposit Bond

Bond payment that guarantees payment of all utilities within the district.

Garbage/Solid Waste Services

Utility-Refuse Removal

Refuse removal services are provided by Waste Connections of Florida.

Solid Waste Disposal Assessment

The District incurs an annual solid waste disposal assessment paid to Pasco County Utilities Service Branch.

Water-Sewer Comb Services

Utility Services

Water and sewer services throughout the District are provided by Pasco County Utilities Service Branch.

Flood Control/Stormwater Mgmt.

Contracts-Lakes

The District receives monthly lake maintenance provided under contract with Solitude Lake Management, LLC.

Stormwater Assessments

The District incurs an annual stormwater assessment paid to Mike Fasano, Tax Collector.

Budget Narrative
Fiscal Year 2027

R&M Mitigation

Florida Natives Nursery provides wetland monitoring and mitigation services.

EXPENDITURES

Other Physical Environment

Contracts-Landscape

The District receives monthly landscape maintenance provided under contract.

Security-Roving Parking Patrol

The District hires Pasco Sheriff's Office for patrol related services.

Insurance-Property

Property insurance is currently provided by Egis Insurance Advisors.

Insurance-General Liability

General liability insurance is currently provided by Egis Insurance Advisors.

R&M-Fertilizer

Fertilizer costs are incurred as needed.

R&M-Other Landscape

Other miscellaneous landscaping services besides the contracted monthly service.

R&M-Mulch

The District will set aside monies for mulch services throughout the district.

R&M-Pest Control

Vivicon provides periodic pest control services as needed. Fire ant prevention is included here.

R&M-Annuals

Installation of flowers throughout the district.

R&M-Plant & Tree Replacement

Flower installations and other costs associated with the installation and replacement of plants and trees.

R&M-Pressure Washing

Pressure washing services throughout the District including entrances, park sidewalks and clubhouse.

Miscellaneous Maintenance

Various ancillary maintenance costs not included within another budget line item.

Irrigation Maintenance

Repair and maintenance of the District's irrigation system.

Lighting Improvements

Repair and maintenance of the District's lighting systems.

Budget Narrative
Fiscal Year 2027

EXPENDITURES

Other Physical Environment (continued)

Holiday Lighting & Decorations

Includes costs for professional holiday lighting installation and removal.

Roads and Street Facilities

R&M-Sidewalks

Repair and maintenance of sidewalks throughout the District.

R&M-Street Signs

Repair and maintenance of street signs throughout the District.

R&M-Streetlights

Repair and maintenance of streetlights throughout the District.

R&M-Roads

Repair and maintenance of roads throughout the District.

Parks and Recreations

Payroll-Other

Payroll processed by S2 HR Solutions 1C, LLC.

Contracts-On-Site Management

Management fees for on-site maintenance.

Contracts-Security Services

Securiteam provides video monitoring of the clubhouse, fitness center and park.

Contracts-Pools

Monthly pool maintenance services are provided by GPS Pools, Inc. .

Contracts-Cleaning Services

The District has contracted with Jani-King of Tampa Bay to provide cleaning services for the clubhouse, pool, gym, and dog park.

Acid Wash

One-time Annual pool maintenance service.

Telephone/Fax/Internet Services

Telephone, internet, and park cell controller services are provided by Frontier and Charter Communications.

R&M-Air Conditioning

Costs to repair and maintain four (4) air conditioning units four (4) times per year.

Budget Narrative
Fiscal Year 2027

EXPENDITURES

Parks and Recreations (continued)

R&M Clubhouse

Miscellaneous expenses related to the operation and maintenance of the Clubhouse.

R&M-Court Maintenance

Costs to maintain the tennis courts throughout the District.

R&M-Pet Waste Station

Cost to maintain the pet waste stations.

R&M-Playground

Repair and maintenance costs associated with District playgrounds.

Maintenance and Repairs

Various ancillary park and recreation maintenance and repair costs not included within another budgeted line item.

Misc-Contingency

This line item captures costs not budgeted for within another line item.

Office Supplies

Various office supplies for the District including ink, envelopes, paper, business cards and other supplies purchased as needed for the operation of the District.

Reserves

Capital Reserves

The District will set aside monies for Capital projects.

Special Events

Miscellaneous-Special Events

The District occasionally holds special events for the benefit of the public.

Exhibit "A"
Allocation of Fund Balances

Available Funds	
Estimated Beginning Fund Balance - Fiscal Year 2027	\$1,005,649.00
Net Change in Fund Balance	\$246,491.07
Reserves - Fiscal Year 2027 additions	\$50,000.00
Estimated Funds Available - 09/30/2027	\$1,302,140.07

FISCAL YEAR 2027 RESERVE FUND ANALYSIS	
---	--

Allocation of Available Funds

Nonspendable Fund Balance

Deposits	\$13,269.00
First Quarter Operating Reserve	\$608,036.90 (1)

Assigned Fund Balance

Reserves-Capital Reserves (Prior Years)	125,000	
Reserves-Capital Reserves Fiscal Year 2027	50,000	
Less: Expenses Fiscal Year 2026	(2,500)	\$172,500.00

Total Allocation of Available Funds	\$793,805.90
--	---------------------

Total Unassigned (undesignated) Cash	\$508,334.17
---	---------------------

Notes

(1) Represents approximately 3 months of operating expenditures



WaterGrass
Community Development District II

Debt Service Budget

FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2018 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	April-	PROJECTED		BUDGET
	FY 2026	3/31/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$20.00	\$10,114.00	\$0.00	\$10,114.00	50470%	\$0.00
Special Assmnts- Tax Collector	\$550,949.00	\$535,028.00	\$15,921.00	\$550,949.00	0%	\$550,949.00
Special Assmnts- Discounts	-\$22,038.00	-\$21,177.00	\$0.00	-\$21,177.00	-4%	-\$22,037.96
TOTAL REVENUES	\$528,931.00	\$523,965.00	\$15,921.00	\$539,886.00	2%	\$528,911.04
EXPENDITURES						
<i>Administrative</i>						
ProfServ-Trustee Fees	\$4,041.00	\$4,041.00	\$0.00	\$4,041.00	0%	\$4,041.00
Misc-Assessment Collection Cost	\$11,019.00	\$10,277.00	\$742.00	\$11,019.00	0%	\$11,018.98
Total Administrative	\$15,060.00	\$14,318.00	\$742.00	\$15,060.00	0%	\$15,059.98
<i>Debt Service</i>						
Principal Debt Retirement	\$155,000.00	\$0.00	\$155,000.00	\$155,000.00	0%	\$160,000.00
Interest Expense	\$363,723.00	\$181,861.00	\$181,862.00	\$363,723.00	0%	\$356,825.00
Total Debt Service	\$518,723.00	\$181,861.00	\$336,862.00	\$518,723.00	0%	\$516,825.00
TOTAL EXPENDITURES	\$533,783.00	\$196,179.00	\$337,604.00	\$533,783.00		\$531,884.98
Excess (deficiency) of revenues						
Over (under) expenditures	-\$4,852.00	\$327,786.00	-\$321,683.00	\$6,103.00	-226%	-\$2,973.94
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$4,041.00	\$0.00	\$4,041.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$4,041.00	\$0.00	\$4,041.00		\$0.00
Net change in fund balance		\$331,827.00	-\$321,683.00	\$10,144.00	0%	-\$2,973.94
FUND BALANCE, BEGINNING	\$499,322.00	\$499,322.00	\$0.00	\$499,322.00	0%	\$509,466.00
FUND BALANCE, ENDING	\$499,322.00	\$831,149.00	-\$321,683.00	\$509,466.00	2%	\$506,492.06

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2018 Bonds	\$7,195,000.00	\$7,045,000.00	\$6,890,000.00	\$6,730,000.00

Series 2018 Amortization Table

Period Ending	Outstanding Principal Balance	Coupon	Principal	Interest	Debt Service	Annual Debt Service
11/1/2024	\$7,195,000.00			\$185,198.75	\$185,198.75	\$513,512.50
5/1/2025	\$7,195,000.00	4%	\$150,000.00	\$185,198.75	\$335,198.75	
11/1/2025	\$7,045,000.00			\$181,861.25	\$181,861.25	\$517,060.00
5/1/2026	\$7,045,000.00	4%	\$155,000.00	\$181,861.25	\$336,861.25	
11/1/2026	\$6,890,000.00			\$178,412.50	\$178,412.50	\$515,273.75
5/1/2027	\$6,890,000.00	4%	\$160,000.00	\$178,412.50	\$338,412.50	
11/1/2027	\$6,730,000.00			\$174,852.50	\$174,852.50	\$513,265.00
5/1/2028	\$6,730,000.00	4%	\$170,000.00	\$174,852.50	\$344,852.50	
11/1/2028	\$6,560,000.00			\$171,070.00	\$171,070.00	\$515,922.50
5/1/2029	\$6,560,000.00	5%	\$180,000.00	\$171,070.00	\$351,070.00	
11/1/2029	\$6,380,000.00			\$166,435.00	\$166,435.00	\$517,505.00
5/1/2030	\$6,380,000.00	5%	\$185,000.00	\$166,435.00	\$351,435.00	
11/1/2030	\$6,195,000.00			\$161,671.25	\$161,671.25	\$513,106.25
5/1/2031	\$6,195,000.00	5%	\$195,000.00	\$161,671.25	\$356,671.25	
11/1/2031	\$6,000,000.00			\$156,650.00	\$156,650.00	\$513,321.25
5/1/2032	\$6,000,000.00	5%	\$205,000.00	\$156,650.00	\$361,650.00	
11/1/2032	\$5,795,000.00			\$151,371.25	\$151,371.25	\$513,021.25
5/1/2033	\$5,795,000.00	5%	\$220,000.00	\$151,371.25	\$371,371.25	
11/1/2033	\$5,575,000.00			\$145,706.25	\$145,706.25	\$517,077.50
5/1/2034	\$5,575,000.00	5%	\$230,000.00	\$145,706.25	\$375,706.25	
11/1/2034	\$5,345,000.00			\$139,783.75	\$139,783.75	\$515,490.00
5/1/2035	\$5,345,000.00	5%	\$240,000.00	\$139,783.75	\$379,783.75	
11/1/2035	\$5,105,000.00			\$133,603.75	\$133,603.75	\$513,387.50
5/1/2036	\$5,105,000.00	5%	\$255,000.00	\$133,603.75	\$388,603.75	
11/1/2036	\$4,850,000.00			\$127,037.50	\$127,037.50	\$515,641.25
5/1/2037	\$4,850,000.00	5%	\$270,000.00	\$127,037.50	\$397,037.50	
11/1/2037	\$4,580,000.00			\$120,085.00	\$120,085.00	\$517,122.50
5/1/2038	\$4,580,000.00	5%	\$280,000.00	\$120,085.00	\$400,085.00	
11/1/2038	\$4,300,000.00			\$112,875.00	\$112,875.00	\$512,960.00
5/1/2039	\$4,300,000.00	5%	\$295,000.00	\$112,875.00	\$407,875.00	
11/1/2039	\$4,005,000.00			\$105,131.25	\$105,131.25	\$513,006.25
5/1/2040	\$4,005,000.00	5%	\$315,000.00	\$105,131.25	\$420,131.25	
11/1/2040	\$3,690,000.00			\$96,862.50	\$96,862.50	\$516,993.75
5/1/2041	\$3,690,000.00	5%	\$330,000.00	\$96,862.50	\$426,862.50	
11/1/2041	\$3,360,000.00			\$88,200.00	\$88,200.00	\$515,062.50
5/1/2042	\$3,360,000.00	5%	\$350,000.00	\$88,200.00	\$438,200.00	
11/1/2042	\$3,010,000.00			\$79,012.50	\$79,012.50	\$517,212.50
5/1/2043	\$3,010,000.00	5%	\$365,000.00	\$79,012.50	\$444,012.50	
11/1/2043	\$2,645,000.00			\$69,431.25	\$69,431.25	\$513,443.75
5/1/2044	\$2,645,000.00	5%	\$385,000.00	\$69,431.25	\$454,431.25	
11/1/2044	\$2,260,000.00			\$59,325.00	\$59,325.00	\$513,756.25
5/1/2045	\$2,260,000.00	5%	\$405,000.00	\$59,325.00	\$464,325.00	
11/1/2045	\$1,855,000.00			\$48,693.75	\$48,693.75	\$513,018.75
5/1/2046	\$1,855,000.00	5%	\$430,000.00	\$48,693.75	\$478,693.75	
11/1/2046	\$1,425,000.00			\$37,406.25	\$37,406.25	\$516,100.00
5/1/2047	\$1,425,000.00	5%	\$450,000.00	\$37,406.25	\$487,406.25	
11/1/2047	\$975,000.00			\$25,593.75	\$25,593.75	\$513,000.00
5/1/2048	\$975,000.00	5%	\$475,000.00	\$25,593.75	\$500,593.75	
11/1/2048	\$500,000.00			\$13,125.00	\$13,125.00	\$513,718.75
5/1/2049	\$500,000.00	5%	\$500,000.00	\$13,125.00	\$513,125.00	
11/1/2049	\$0.00					\$513,125.00
			\$7,195,000.00	\$5,858,790.00	\$13,053,790.00	\$13,382,103.75

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2019 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL BUDGET FY 2027
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		
REVENUES						
Special Assmnts- Tax Collector	\$12,798.00	\$12,429.00	\$369.00	\$12,798.00	0%	\$12,798.45
Special Assmnts- Discounts	-\$512.00	-\$492.00	\$0.00	-\$492.00	-4%	-\$511.94
TOTAL REVENUES	\$12,286.00	\$11,937.00	\$369.00	\$12,306.00	0%	\$12,286.51
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$256.00	\$239.00	\$17.00	\$256.00	0%	\$255.97
Total Administrative	\$256.00	\$239.00	\$17.00	\$256.00	0%	\$255.97
TOTAL EXPENDITURES	\$256.00	\$239.00	\$17.00	\$256.00		\$255.97
Excess (deficiency) of revenues						
Over (under) expenditures	\$12,030.00	\$11,698.00	\$352.00	\$12,050.00	0%	\$12,030.54
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		-\$11,698.00	\$0.00	-\$11,698.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	-\$11,698.00	\$0.00	-\$11,698.00		-\$12,030.54
Net change in fund balance		\$0.00	\$352.00	\$352.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$352.00
FUND BALANCE, ENDING	\$0.00	\$0.00	\$352.00	\$352.00	0%	\$352.00

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2021 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$10,000.00	\$5,126.00	\$4,874.00	\$10,000.00	0%	\$0.00
Special Assmnts- Tax Collector	\$411,122.00	\$399,242.00	\$11,880.00	\$411,122.00	0%	\$411,122.34
Special Assmnts- Discounts	\$16,445.00	-\$15,802.00	\$32,247.00	\$16,445.00	0%	-\$16,444.89
TOTAL REVENUES	\$437,567.00	\$388,566.00	\$49,001.00	\$437,567.00	0%	\$394,677.45
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$8,222.00	\$7,669.00	\$553.00	\$8,222.00	0%	\$8,222.45
Total Administrative	\$8,222.00	\$7,669.00	\$553.00	\$8,222.00	0%	\$8,222.45
<i>Debt Service</i>						
Principal Debt Retirement	\$270,000.00	\$0.00	\$270,000.00	\$270,000.00	0%	\$275,000.00
Interest Expense	\$118,805.00	\$59,403.00	\$59,402.00	\$118,805.00	0%	\$113,405.00
Total Debt Service	\$388,805.00	\$59,403.00	\$329,402.00	\$388,805.00	0%	\$388,405.00
TOTAL EXPENDITURES	\$397,027.00	\$67,072.00	\$329,955.00	\$397,027.00		\$396,627.45
Excess (deficiency) of revenues						
Over (under) expenditures	\$40,540.00	\$321,494.00	-\$280,954.00	\$40,540.00	0%	-\$1,950.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$321,494.00	-\$280,954.00	\$40,540.00	0%	-\$1,950.00
FUND BALANCE, BEGINNING	\$214,316.00	\$214,316.00	\$0.00	\$214,316.00	0%	\$254,856.00
FUND BALANCE, ENDING	\$214,316.00	\$535,810.00	-\$280,954.00	\$254,856.00	19%	\$252,906.00
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT						
	11/1/2024	11/1/2025	11/1/2026			11/1/2027
Series 2021 Bonds	\$4,740,000.00	\$4,475,000.00	\$4,205,000.00			\$3,930,000.00

Series 2021 Amortization Table

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2026	\$4,205,000.00			\$56,702.50	\$56,702.50	
5/1/2027	\$4,205,000.00	\$275,000.00	2.500%	\$56,702.50	\$331,702.50	\$388,405.00
11/1/2027	\$3,930,000.00			\$53,265.00	\$53,265.00	
5/1/2028	\$3,930,000.00	\$280,000.00	2.500%	\$53,265.00	\$333,265.00	\$386,530.00
11/1/2028	\$3,650,000.00			\$49,765.00	\$49,765.00	
5/1/2029	\$3,650,000.00	\$290,000.00	2.500%	\$49,765.00	\$339,765.00	\$389,530.00
11/1/2029	\$3,360,000.00			\$46,140.00	\$46,140.00	
5/1/2030	\$3,360,000.00	\$295,000.00	2.500%	\$46,140.00	\$341,140.00	\$387,280.00
11/1/2030	\$3,065,000.00			\$42,452.50	\$42,452.50	
5/1/2031	\$3,065,000.00	\$305,000.00	2.500%	\$42,452.50	\$347,452.50	\$389,905.00
11/1/2031	\$2,760,000.00			\$38,640.00	\$38,640.00	
5/1/2032	\$2,760,000.00	\$310,000.00	2.800%	\$38,640.00	\$348,640.00	\$387,280.00
11/1/2032	\$2,450,000.00			\$34,300.00	\$34,300.00	
5/1/2033	\$2,450,000.00	\$320,000.00	2.800%	\$34,300.00	\$354,300.00	\$388,600.00
11/1/2033	\$2,130,000.00			\$29,820.00	\$29,820.00	
5/1/2034	\$2,130,000.00	\$330,000.00	2.800%	\$29,820.00	\$359,820.00	\$389,640.00
11/1/2034	\$1,800,000.00			\$25,200.00	\$25,200.00	
5/1/2035	\$1,800,000.00	\$340,000.00	2.800%	\$25,200.00	\$365,200.00	\$390,400.00
11/1/2035	\$1,460,000.00			\$20,440.00	\$20,440.00	
5/1/2036	\$1,460,000.00	\$350,000.00	2.800%	\$20,440.00	\$370,440.00	\$390,880.00
11/1/2036	\$1,110,000.00			\$15,540.00	\$15,540.00	
5/1/2037	\$1,110,000.00	\$360,000.00	2.800%	\$15,540.00	\$375,540.00	\$391,080.00
11/1/2037	\$750,000.00			\$10,500.00	\$10,500.00	
5/1/2038	\$750,000.00	\$370,000.00	2.800%	\$10,500.00	\$380,500.00	\$391,000.00
11/1/2038	\$380,000.00			\$5,320.00	\$5,320.00	
5/1/2039	\$380,000.00	\$380,000.00	2.800%	\$5,320.00	\$385,320.00	\$390,640.00
Total		\$4,205,000.00		\$856,170.00	\$5,061,170.00	\$5,061,170.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

Interest earned on money market account investments.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the Debt Service expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Finance and Administrative

ProfServ-Trustee Fees

The District pays US Bank an annual fee for trustee fees services on the Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

Miscellaneous-Assessment Collection Costs

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budgeted amount for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Debt Service Payments

Principal Debt Retirement

The District pays principal payments annually to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice during the year.



WaterGrass
Community Development District II

Supporting Budget Schedule

FY 2027



WaterGrass

Community Development District II

Summary of Assessments

Platted* Product	Total Admin Units	Total Field Units	Series 2019 Units	Series 2021 Units	Series 2018 Units	2018 Prepayments	ERU Per Product	Total Admin ERUS	Admin %age of EAUs	Field %age of EAUs	Admin per Unit	Field Per Unit	FY 2027 Total O&M Per Unit	FY 2026 Total O&M Per Unit	Percent Change	2019 DS Per Unit	2021 DS Per Unit	2018 DS Per Unit	FY 2027 Total Annual Assessment	FY 2026 Total Annual Assessment	Percent Change
70'	46.00	46.00		46			1.75	80.50	4.09%	4.09%	\$114.30	\$2,075.45	\$2,189.75	\$2,091.21	4.71%	\$0.00	\$956.15	\$0.00	\$3,145.90	\$3,047.36	3.23%
Villas	126.00	126.00			126		0.80	100.80	5.12%	5.12%	\$52.25	\$948.78	\$1,001.03	\$955.98	4.71%	\$0.00	\$0.00	\$520.63	\$1,521.66	\$1,476.61	3.05%
40'	120.00	120.00			120		1.00	120.00	6.10%	6.10%	\$65.31	\$1,185.97	\$1,251.28	\$1,194.98	4.71%	\$0.00	\$0.00	\$675.62	\$1,926.90	\$1,870.60	3.01%
50'	132.00	132.00			132		1.25	165.00	8.38%	8.38%	\$81.64	\$1,482.47	\$1,564.11	\$1,493.72	4.71%	\$0.00	\$0.00	\$844.53	\$2,408.64	\$2,338.25	3.01%
55'	116.00	116.00			116		1.38	159.50	8.10%	8.10%	\$89.81	\$1,630.71	\$1,720.52	\$1,643.10	4.71%	\$0.00	\$0.00	\$928.98	\$2,649.50	\$2,572.08	3.01%
65'	82.00	82.00			82		1.63	133.25	6.77%	6.77%	\$106.14	\$1,927.20	\$2,033.34	\$1,941.84	4.71%	\$0.00	\$0.00	\$1,097.89	\$3,131.23	\$3,039.73	3.01%
75'	75.00	75.00			75		1.88	140.63	7.14%	7.14%	\$122.46	\$2,223.70	\$2,346.16	\$2,240.58	4.71%	\$0.00	\$0.00	\$1,266.79	\$3,612.95	\$3,507.38	3.01%
Office/Comm	15.65	15.65					10	156.50	7.95%	7.95%	\$653.14	\$11,859.72	\$12,512.86	\$11,949.78	4.71%	\$0.00	\$0.00	\$0.00	\$12,512.86	\$11,949.78	4.71%
40'	21.00	21.00	21				1.00	21.00	1.07%	1.07%	\$65.31	\$1,185.97	\$1,251.28	\$1,194.98	4.71%	\$609.45	\$0.00	\$0.00	\$1,860.73	\$1,804.43	3.12%
40'	42.00	42.00		42			1.00	42.00	2.13%	2.13%	\$65.31	\$1,185.97	\$1,251.28	\$1,194.98	4.71%	\$0.00	\$546.37	\$0.00	\$1,797.65	\$1,741.35	3.23%
Villas	126.00	126.00		126			0.80	100.80	5.12%	5.12%	\$52.25	\$948.78	\$1,001.03	\$955.98	4.71%	\$0.00	\$420.98	\$0.00	\$1,422.01	\$1,376.96	3.27%
65'	91.00	91.00		91			1.63	147.88	7.51%	7.51%	\$106.14	\$1,927.20	\$2,033.34	\$1,941.84	4.71%	\$0.00	\$887.86	\$0.00	\$2,921.20	\$2,829.70	3.23%
65'	35.00	35.00		35			1.63	56.88	2.89%	2.89%	\$106.14	\$1,927.20	\$2,033.34	\$1,941.84	4.71%	\$0.00	\$887.86	\$0.00	\$2,921.20	\$2,829.70	3.23%
75'	40.00	40.00		40			1.88	75.00	3.81%	3.81%	\$122.46	\$2,223.70	\$2,346.16	\$2,240.58	4.71%	\$0.00	\$1,024.45	\$0.00	\$3,370.61	\$3,265.04	3.23%
85'	68.00	68.00		68			2.13	144.84	7.36%	7.36%	\$139.12	\$2,526.12	\$2,665.24	\$2,545.30	4.71%	\$0.00	\$1,161.04	\$0.00	\$3,826.28	\$3,706.34	3.24%
55'	79.00	79.00		79			1.38	108.63	5.52%	5.52%	\$89.81	\$1,630.71	\$1,720.52	\$1,643.10	4.71%	\$0.00	\$751.26	\$0.00	\$2,471.78	\$2,394.36	3.23%
TCMF - FR	288.00	288.00					0.10	28.80	1.46%	1.46%	\$6.53	\$118.60	\$125.13	\$119.50	4.71%	\$0.00	\$0.00	\$0.00	\$125.13	\$119.50	4.71%
TCMF - FS	111.00	111.00					0.75	83.25	4.23%	4.23%	\$48.99	\$889.48	\$938.47	\$896.23	4.71%	\$0.00	\$0.00	\$0.00	\$938.47	\$896.23	4.71%
Unplatted** Office/Comm	10.30	10.30					10	103.00	5.23%	5.23%	\$627.01	\$11,385.33	\$12,012.34	\$11,232.80	6.94%	\$0.00	\$0.00	\$0.00	\$12,012.34	\$11,232.80	6.94%
								1,968.24	100%	100%											

* Platted Lands include 6% Gross Up for Discounts and Collection Costs

** Unplatted Lands are net the Discounts and Collection Costs

Pulte Vida's Way sign



Bryan Hamilton <bryan.travis.hamilton@gmail.com>

To: Seat 1 <seat1@watergrass2cdd.com>; seat2@watergrasscdd.com; seat3@watergrasscdd.com; seat4@watergrasscdd.com; seat5@watergrasscdd.com

Fri 5/1/2026 3:22 PM

CDD board members,

As we continue to have issues with Pulte repairing the damage done along Watergrass Parkway, can we please have their sign just past the Gardens entrance removed?

If they are unwilling to pay to repair all the damage caused on our property by the work needed to extend Watergrass for their subdivision, we should not permit their sign on our property. I would also add it is a safety hazard for cars and pedestrians crossing or turning left out of the Gardens onto Watergrass due to its size and location in proximity to the Gardens exit.

Please advise. They deserve no courtesy from Watergrass based on their lack of concern for our property. Multiple residents of The Gardens have commented they are prepared to assist in the removal.

Thank you.

Bryan Hamilton

33034 Estate Garden Drive

813-966:8327