

Watergrass Community Development District II

June 17, 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
Ndeye Guisse-Aquil, 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, June 17, 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. Business Items**
 - A. Discussion regarding Inframark 60 Day Suspension
 - B. Consideration of Reserve Study ProposalPage 3
 - C. Consideration of Towing Authorization Agreement.....Page 12
- 4. Consent Agenda**
 - A. Approval of May 20, 2026, Meeting Minutes.....Page 21
 - B. Acceptance of April 2026 Financial ReportPage 26
- 5. Staff Reports**
 - A. District Accountant
 - i. Review of April 2026 Financial Snapshot.....Page 51
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 - E. Amenity Manager
 - i. Consideration of Tennis Court Resurfacing Proposals..... Page 52
 - F. Review of Solitude Aquatic Report..... Page 67
 - G. Review of OLM Landscape Reports Page 75
 - H. Review of Yellowstone Irrigation Report..... Page 84
 - i. Consideration of Irrigation Restoration for Watergrass Parkway Proposal..... Page 90
 - ii. Discussion of Planting Proposals
- 6. Supervisor Requests**
- 7. Adjournment**

The workshop meeting is scheduled for Tuesday, July 14, 2026, at 6:30 p.m.

The next meeting is scheduled for Wednesday, July 15, 2026, at 10:00 a.m.

PREPARED FOR:

Watergrass Community
Development District 2

Reserve Study Proposal

PREPARED BY:

Paul Grifoni, PRA, RS

Engineer
Reserve Specialist, RS
Professional Reserve Analyst, PRA
Licensed Home Inspector

Custom Reserves

5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (888) 927-7865
Fax: (813) 200-8448
www.CustomReserves.com



Watergrass Community Development District 2 Reserve Study Proposal

Watergrass Community Development District 2
Reference #1623

32711 Windelstraw Drive
Wesley Chapel, FL 33545

Heather Jackson
District Manager

A diamond-shaped graphic containing the text "30+ YEARS OF EXPERIENCE" in a blue, 3D-style font.

Dear Board of Supervisors:

Thank you for the opportunity to be of service to your community. Custom Reserve's takes great pride in our work and in helping all our clients navigate through the Reserve Study process.

A Reserve Study is a key financial planning tool that helps Management and the Board in maintaining the common property components and planning for the future.

Included in Your Reserve Study:

- **Excellent communication** with our team. Custom Reserve's listen to its clients' concerns. From the timing of the inspection and report delivery to the financial or physical aspects of the community, Custom Reserve's always listen and hear your concerns.
- **Industry-leading experience** in all varieties of associations, community development districts, cooperatives commercial properties, and more! With over 25 years of experience in the industry, Custom Reserve's take the guess work out of budget season.
- **Timely contract completion** is a must. Custom Reserve's understands how important your receivables can be for budget and community meetings. Custom Reserve's takes great care in saying what it means and meaning what is said when it comes to delivery.
- **Accuracy** in results. The results depicted in a reserve study are only as good as the estimates of useful life, replacement cost and age of the individual components. More experience leads to greater accuracy in our product.
- **Relationship-building** is paramount. A reserve study should be updated periodically to keep up to date with changes in construction costs, inflation and interest rate, and new technology. Custom Reserve's puts our client relationships at the forefront of our core values.

Watergrass Community Development District 2 Reserve Study Proposal

Benefits of a Custom Reserves Report

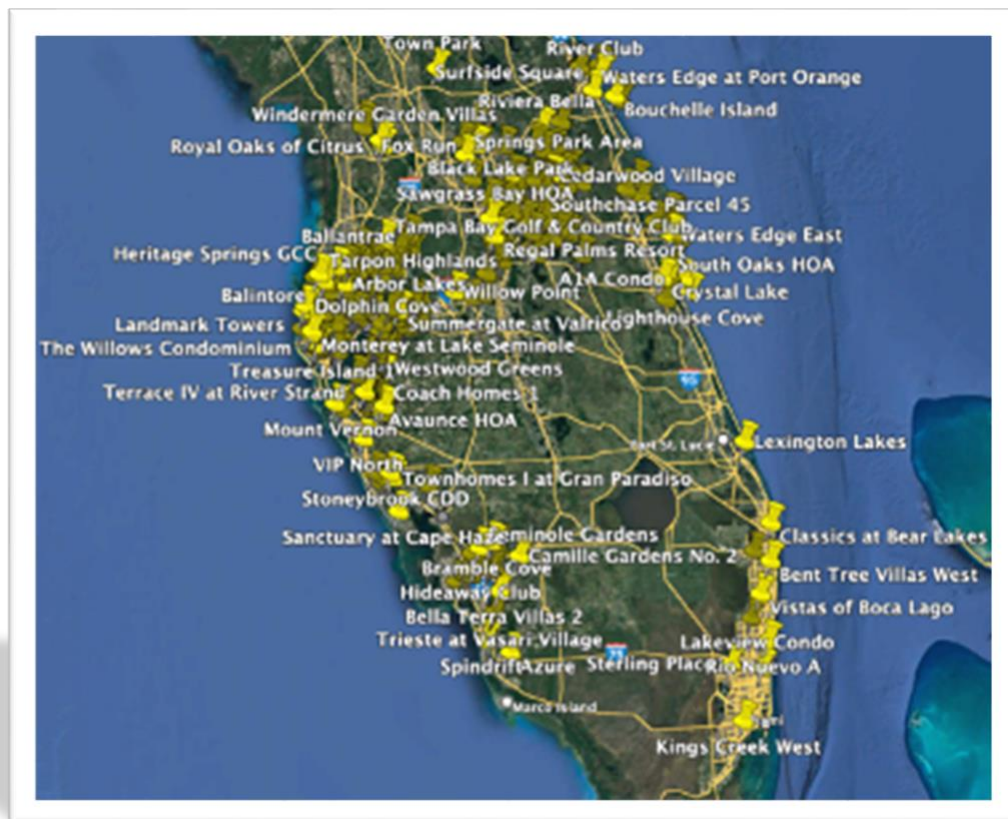
- **Proper and accurate** reserve planning for the future
- **Increased awareness** of upcoming major property repairs and replacements
- **Maximized** property and re-sale values when adequately funded
- **Increased** likelihood of loans being granted by lenders when adequately funded
- **Decreased** stress in knowing that a special assessment is not looming around the corner!

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For More Information



Florida Clients Served



Watergrass Community Development District 2 Reserve Study Proposal

Report Content and Data Visualization

CONDITION MODEL				
Component Type	Component Name	Condition	Urgency	1st Year of Replacement
Exterior Building	Chimney Caps, Partial Replacements	5	✓	2027
Exterior Building	Roofs, Aluminum-Coated Shakes (Incl. Soffit and Fascia)	6	✓	2050
Exterior Building	Walls, Siding, Wood, Paint Finishes, Phased	6	✓	2023
Exterior Building	Walls, Siding, Wood, Partial Replacements	6	✓	2023
Property Site	Asphalt Pavement, Crack Repair and Patch	4	⚠	
Property Site	Asphalt Pavement, Mill and Overlay, Phased	4	⚠	
Property Site	Concrete Streets and Common Flatwork, Partial Replacement	5	⚠	
Property Site	Light Fixtures, Bollards (Incl. Pool Area)	6	✓	
Property Site	Pipes, Subsurface Utilities, Partial Replacement	7	✓	
Clubhouse	Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	10	✓	
Clubhouse	Clubhouse, Exterior Renovation	7	✓	
Clubhouse	Clubhouse, HVAC Equipment, Replacement	7	✓	
Clubhouse	Clubhouse, Interior Renovations	6	✓	
Clubhouse	Clubhouse, Parking Area and Pool, Light Poles and Fixtures	7	✓	
Clubhouse	Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	8	✓	2050
Clubhouse	Clubhouse, Windows and Doors	6	⚠	2028
Pool	Pool, Bulkhead, Wood, Replacement	3	✗	2024
Pool	Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	4	⚠	2028
Pool	Pool, Fence, Metal, Replacement	5	⚠	2028
Pool	Pool, Finishes, Plaster and Tile (Incl. Coping)	5	⚠	2028
Pool	Pool, Structure and Deck, Total Replacement	5	⚠	2028
Pool	Pool, Trash Receptacles	5	⚠	2028

Easily view components by Condition and Urgency

PROPERTY COMPONENT MODEL				REMAINING COMPONENTS (O)	
COMPONENT	COMMON COMPONENTS (X)			OWNER	OTHER
	RESERVES	OPERATING	LONG-LIVED		
Asphalt Pavement, Crack Repair and Patch	X				
Asphalt Pavement, Mill and Overlay, Phased	X				
Chimney Caps, Partial Replacements	X				
Clubhouse, Bicycle Rack		X			
Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	X				
Clubhouse, Exterior Renovation	X				
Clubhouse, HVAC Equipment, Replacement	X				
Clubhouse, Interior Renovations	X				
Clubhouse, Parking Area and Pool, Light Poles and Fixtures	X				
Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	X				
Clubhouse, Windows and Doors	X				
Driveways at Cluster Homes				O	
Streets and Common Flatwork, Partial Replacement	X				
Light Fixtures, Serving Cluster Homes				O	
Walkways, Serving Cluster Homes				O	
Less Than \$7,000		X			
...					O
...			X		
... and Associated Components					O
Downspouts, Serving Cluster Homes				O	
System Air Conditioners, Serving Cluster Homes				O	
Irrigation System, Controls		X			
Irrigation System, Pumps		X			
Light Fixtures, Bollards (Incl. Pool Area)	X				
Light Fixtures, Exterior, Serving Cluster Homes		X			
Light Poles and Fixtures at Streets					O
Other Repairs Normally Funded Through the Operating Budget		X			
Pipes, Subsurface Utilities, Partial Replacement	X				
Ponds, Serving Golf Course					O
Pool, Bulkhead, Wood, Replacement	X				
Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	X				
Pool, Fence, Metal, Replacement	X				
Pool, Finishes, Plaster and Tile (Incl. Coping)	X				
Pool, Structure and Deck, Total Replacement	X				
Pool, Trash Receptacles		X			

Easily view components by Funding Source and Responsibility

Watergrass Community Development District 2 Reserve Study Proposal

Objectives

Conduct an on-site inspection of the common property, document condition and forecast a customized funding plan required to replace or repair these elements as they wear out over the course of their useful lives.

Scope of Services

1. An on-site meeting with Management and/or the Board.
2. Physical Analysis that includes an on-site inspection of the common property documented by photographs.
3. 30-year replacement/repair schedule that includes custom useful lives.
4. Financial Analysis with a 30-year Cash Flow and/or Component method of funding.
5. Electronic copy in PDF format of the Reserve Study that includes a detailed narrative including tables, graphs and charts depicting the findings.
6. Expenditures and Funding Plan in Excel upon request.
7. One hard copy of the Full Reserve Study upon request.
8. Free unlimited phone and online support.
9. One revision of the study up to the end of the current fiscal year.

Affiliations

Our services are provided by an Engineer with reserve study credentials from the Association of Professional Reserve Analysts (APRA) and Community Associations Institute (CAI). Additional qualifications include a Licensed Home Inspector with the Florida Association of Building Inspectors, construction management experience including estimating and scheduling.

Custom Reserves experience includes inspection and condition analysis of hundreds of communities. A partial list of relevant experience is included on the last page.



Watergrass Community Development District 2

Reserve Study Proposal

When the Reserve Study is complete, your community will have access to live support and edit capability until the budget is approved. These revisions include adjustments to variables such as costs, times of replacement, inflation, and interest rates.

Cost estimates are based on localized information gathered from resources that include, but are not limited to, local vendors and industry databases, combined with experience in home building, site development and actual data gathered from conducting thousands of reserve studies, collectively. Useful lives are generated from several factors such as environment, construction materials and historical information.

Client Responsibilities

This project requires involvement by your accounting personnel. To help achieve a smooth and successful implementation, it will be your responsibility to perform the following:

1. Include a copy of the financial statements i.e. (balance sheet, income statement and/or copy of the annual budget along with other financial reports.)
2. Supply the governing documents if applicable.
3. Provide access to all common areas.
4. Disclose known historical information.

Report Use

You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference Custom Reserves or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. This report contains intellectual property by Custom Reserves specified to this engagement.

Client agrees to indemnify and hold harmless Custom Reserves against any and all loses, claims, actions, damages, expenses or liabilities, including attorney's fees, to which Custom Reserves may become subject in connection with this engagement, because of any false, misleading or incomplete information supplied by client or third parties under client's control or direction.

The inspection and analysis of the subject property is limited to visual observations and is noninvasive. Custom Reserves does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee or a warranty of the common components.

Client Name

Custom Reserves maintains the confidentiality of all conversations, documents provided and the contents of the report, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

Watergrass Community Development District 2 Reserve Study Proposal

[Click Here](#)

For Sample Report



Components Anticipated to be Included in Your Custom Reserve Study

Component Category	Component Name
Clubhouse	Exterior Renovations HVAC Equipment Interior Renovations Roof Windows and Doors
Pool	Deck Fence Finishes (Plaster and Tile) Furniture Mechanical Equipment Rest Room Renovations
Property Site	Concrete Flatwork Fences Irrigation System Parking Areas Playground Equipment Ponds Storm Water System Signage Shade Structures Recreational Courts

Watergrass Community Development District 2 Reserve Study Proposal

Confirmation of Services

REF #: 1623

Fee estimates are based on the components summarized in the previous table. The fee for this Full Reserve Study is **\$4,100.**

Available option below:

 **Reserve Plan Software** **\$750**

Annual subscription for Reserve Plan software allows users to adjust for various scenarios.

Custom Reserves appreciates the opportunity to be of service. Upon acceptance of this proposal, **please sign and return this page along with a fifty percent (50%) retainer payment.** We will contact you to schedule a site visit and inspection upon receipt of this payment. The remaining balance will be due upon receipt of the report.

This letter sets forth the understanding of the community and serves as confirmation of services provided by Custom Reserves.

Owner reserves the right to reject any and/or all Proposals received, and to rebid if the Owner deems necessary. Owner is not subject to pay any costs incurred by Vendors in the preparation and submission of their Proposals.

Sincerely,



Paul Grifoni, PRA, RS

Engineer
Reserve Specialist
Professional Reserve Analyst
Licensed Insurance Adjuster
Licensed Home Inspector



5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (888) 927-7865
Fax: (813) 200-8448
contact@customreserves.com
www.CustomReserves.com



Accepted By

Title

Date

Watergrass Community Development District 2 Reserve Study Proposal

Experience

Experience includes condominiums, homeowners associations, planned unit developments, property owner associations, co-operatives and community development districts with construction styles that range from townhouses to hi-rises. Other experience includes specialty establishments such as golf clubs, international properties, vacation ownership resorts (timeshares) as well as worship, retreat and camp facilities.

A partial list of recent reserve study experience follows below:

Oak Creek Community Development District is a local unit of special purpose government located within Pasco County, FL established in 2004 and responsible for the common elements shared by 550 homes. The development contains a pool, playground, security system and ponds.

Ballantrae Community Development District is a local unit of special purpose government located within Pasco County, FL established by the county in 2004 and is responsible for the common elements shared by 936 homes. The development contains building, pool and property site components.

Whitlock Homeowners Association is a planned unit development established in 2002, located in Zephyrhills, FL and is responsible for the common elements shared by 222 property owners within 111

Terra Bella Community Development District is a local unit of special purpose government located within Land O' Lakes, Florida and is responsible for the common elements shared by 253 property owners. Terra Bella CDD was built around 2011. The development contains streets, irrigation, pavers, concrete flatwork, retaining walls, signage and a storm water system.

Harbor Bay Community Development District owns and operates the community areas of Mira Bay in Apollo Beach FL including common areas, recreational facilities, public roadways, storm water management systems, street lighting, landscaping, clubhouse with café, lap pool, waterslide, clay tennis courts 35,000 linear feet of sea wall, boatlifts.

The Groves Golf and Country Club Master Association is a planned unit development established in 2000 and located in Land O Lakes, FL. The Groves is responsible for the paint and roofs shared by 285 Club Homes, 273 Courtyard Homes and 123 Patio 1 Homes.

Towing Authorization Agreement

This Towing Authorization Agreement (this “**Agreement**”) is entered as of June 17, 2026, between the **WaterGrass Community Development District II**, a local unit of special-purpose government organized and established under Chapter 190, Florida Statutes (the “**District**”) and **813 Towing Service, LLC** a Florida limited liability company (“**Towing Operator**”) whose mailing address is 1112 East 127th Avenue, Tampa, FL 33612.

Background Information:

The District is the owner of certain roads, parking areas, and common areas located within the District’s boundary (the “**District Property**”). The District desires to authorize the Towing Operator to tow any vehicles or vessels that are parked on District Property in violation of the District’s Parking and Towing Policy (attached hereto as **Exhibit A**).

The Towing Operator represents that it is regularly engaged in the business of towing vehicles or vessels, is authorized under Florida law and Pasco County regulations to tow vehicles or vessels, and that the Towing Operator abides by all applicable laws and regulations.

Operative Provisions:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **District Authorized Representatives**.
 - a. The Board hereby authorizes the following representatives on behalf of the District to authorize the towing of unauthorized vehicles or vessels on District Property pursuant to the Parking and Towing Policy:
 - i. Chair or, in the Chair’s absence, the Vice Chair of the Board of Supervisors
 - ii. The District Manager
 - iii. The Clubhouse Manager, Sarah Schmidt
 - b. The Board may authorize additional representatives from time to time by a vote at a public meeting or by adopting a resolution.
 - c. Prior to directing the Towing Operator to remove and vehicles or vessels, the Authorized Representative(s) shall verify that:
 - i. The vehicle or vessel is parked on District Property, and
 - ii. Is in violation of the District’s Parking and Towing Policy.
3. **Authorization to Tow**. In accordance with section 715.07(2), Florida Statutes, the District hereby authorizes the District Authorized Representatives, only after complying with the District’s Parking and Towing Policy and applicable laws and regulations, to provide authorization to the Towing Operator to remove any vehicles or vessels that are parked on District Property in violation of the District’s Parking and Towing Policy. **The Towing Operator is NOT authorized to patrol the community (“Roam Towing”) for violations of the District’s Parking and Towing Policy.** After being contacted by a District Authorized Representative to initiate towing, the Towing Operator shall further photograph

or video the vehicle or vessel to sufficiently detail the violation for which the vehicle or vessel is being towed. The photographs or video shall be maintained by the Towing Operator for a minimum of six (6) months and be produced upon request by the District or any law enforcement agency.

4. **Compliance with Laws and Regulations.** The Towing Operator shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder (including specifically Sections 715.07 and 713.78, Florida Statutes as they may be amended from time to time). Towing Operator will be responsible for any fines or penalties assessed against District as a result of any the Towing Operator's operations authorized under this Agreement.
5. **Signage.** The Towing Operator shall either provide the signage required by applicable laws and regulations or inspect and certify to the District that any existing signage complies with the applicable laws and regulations.
6. **No Monetary Compensation between the Parties.** Both parties acknowledge and agree that the District has authorized the towing services by the Towing Operator without monetary obligation. No fee will be paid to the Towing Operator by the District for services as outlined in this Agreement, including, but not limited to, the costs associated with the placement of signage or with providing personal notice as required by section 715.07, Florida Statutes. The Towing Operator shall ensure that all fees to be charged for towing and storage shall not exceed the amounts established by Hillsborough County.
7. **Manner of Performance and Care of District Property.** Any towing shall be done, furnished, and performed in a workmanlike manner with the best management practices in the industry. Towing Operator shall use all due care to protect the property of the District, its residents and landowners from damage.
8. **Insurance.** The Towing Operator shall carry commercial general liability insurance of no less than \$1,000,000 and commercial automobile liability insurance of no less than \$1,000,000. The Towing Operator shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a thirty-day written notice to the District. The Towing Operator will maintain Workers Compensation insurance as required by law.
9. **Indemnification.** The Towing Operator, for and on behalf of itself, its agents, employees and assigns, and any person or entity claiming by, through or under them, shall indemnify and agree to defend and hold the District, its supervisors, agents and employees, harmless from any and all claims (including attorneys fees and costs) for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to, personal injury or death resulting in any way from or in any fashion arising from or connected with the Towing Operator's actions.

10. **Relationship Between the Parties.** It is understood that the Towing Operator is an independent contractor and will perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement will be deemed to create a partnership, joint venture, or employer-employee relationship between the Towing Operator and the District. The Towing Operator will not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District.
11. **No Waiver of Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
12. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Towing Operator represents that in entering into this Agreement, the Towing Operator has not been designated as a “scrutinized company” under the statute and, in the event that the Towing Operator is designated as a “scrutinized company”, the Towing Operator shall immediately notify the District whereupon this Agreement may be terminated by the District.
13. **E-Verification.** Pursuant to Section 448.095(2), Florida Statutes,
 - a. Towing Operator represents that Towing Operator is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
 - b. If the District has a good faith belief that the Towing Operator has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Towing Operator otherwise complied with its obligations thereunder, the District shall promptly notify the Towing Operator and the Towing Operator will immediately terminate its contract with the subcontractor.
14. **Public Records.** As required under Section 119.0701, Florida Statutes, Towing Operator shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Towing Operator upon termination of this Agreement and destroy any duplicate public records that

are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE TOWING OPERATOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE TOWING OPERATOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 991-1116, BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607.

15. **Term**. The initial term of this Agreement shall be for one year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for subsequent one-year terms pursuant to the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
16. **Termination**. Either party may terminate this Agreement at any time, without cause, with 10 days written notice to the other party.
17. **Amendment**. This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties.
18. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties.
19. **Controlling Law**. This Agreement is governed under the laws of the State of Florida with venue in the county in which the District is located.
20. **Enforcement of Agreement**. In the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
21. **Notice**. Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses listed below. In the event that any party undergoes a change in address or contact information, notice to the other party shall be made.

To the Contractor:
c/o 813 Towing Service, LLC
1112 East 127th Avenue
Tampa, FL 33612

To the District:
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
hjackson@inframark.com

22. **Arm's Length Transaction and Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
23. **Severability.** Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby, and the illegal part, term or provision shall be deemed not part of this Agreement.
24. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
25. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement will control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement as of the date above.

813 Towing Service, LLC

**WaterGrass
Community Development District II**

Name: _____
Title: _____

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

STATE OF FLORIDA
COUNTY OF _____

Affidavit for Anti-Human Trafficking
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____, who being duly sworn, deposes and says (the “Affiant”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the _____ (Title) of _____ (the “Company”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the WaterGrass Community Development District II.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on _____, 2026

Notary Public Signature

Notary Stamp

EXHIBIT A

**WaterGrass Community Development District II
Parking and Towing Policy**

RESOLUTION 2023-03

A RESOLUTION ADOPTING PARKING AND TOWING POLICY FOR STREETS, ROADWAYS AND ANY OTHER DISTRICT PROPERTY WITHIN WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, WaterGrass Community Development District II is the owner of various roads, rights-of-ways and parking area within the boundaries of the Community Development District (the “**District Property**”); and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) has the right to adopt reasonable policies regarding the operation of District Property; and

WHEREAS, the Board desires to adopt a policy dealing with parking and towing;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the WaterGrass Community Development District II as follows:

The WaterGrass Community Development District II (the “**District**”) has adopted the following policy (the “**Policy**”) regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) located on the District-owned clubhouse parking area, located at 2711 Windelstraw Drive, Wesley Chapel, FL 33545, District roads and rights-of-way (the “**District Property**”). The term District Property shall include all common areas and sidewalks located adjacent to the District Property, and the grass strip between sidewalk and any roadway located adjacent to the District Property. This Policy is in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

1. There shall be no parking of vehicles on District Property except during permitted hours only in accordance with this Policy.
2. No automobiles or vehicles of any kind or nature, motorcycles, recreational vehicles, trailers of any kind, or vessels may be parked overnight (8:30 p.m. – 6:00 a.m., except as permitted by the District) on District Property.
3. No commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), may be parked on the District Property except during the period of delivery or the provision of services to the District or homeowner.
4. Any vehicle parked on District Property in violation of this Policy shall be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).

5. Upon discovery of a violation, the towing operator with whom the District enters into a towing authorization agreement shall photograph the evidence of such violation and may then tow the vehicle or vessel from District Property in accordance with said agreement. The towing operator shall provide a report of all tow activity conducted overnight to the District Manager by 9:00 a.m. the following morning.
6. The towing operator may patrol the District Property for violations of this Policy (roam towing).
7. **Effective Date.** This Resolution shall become effective upon its adoption.

ADOPTED this 18th day of January, 2023.

**WATERGRASS COMMUNITY
DEVELOPMENT DISTRICT II**

DocuSigned by:
Euriel Cabrera
571EC993397C421...

Chairperson

Attest:
DocuSigned by:
Andy Mendenhall
BF30F7BE688C4C6...
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, May 20, 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 Ndeye Guisse-Aquil Assistant Secretary
14 Sunil Mohammed Assistant Secretary
15

16 Also present were:

17
18 Heather Jackson 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 Ms. Jackson called the meeting to order. A quorum was established.

29
30 **SECOND ORDER OF BUSINESS**

Audience Comments

31
32 Mrs. Vickers discussed the ongoing trespassing issue and requested clarification on what
33 the Board will be implementing for a more permanent solution, as she has heard several
34 different solutions from residents.
35

36 Mrs. Filling requested an update from the Board regarding the next steps for the
37 landscaping that has been removed.
38

39 Mr. Bigos informed the Board that Yellowstone is doing a great job. He also noted that
40 the sidewalks near the new well are in poor condition, with what appears to be rust-
41 colored staining and orange discoloration along the overpass.
42

43 **THIRD ORDER OF BUSINESS**

Special Business Item

44
45 **A. Administer the Oath of Office**

46 The Oath of Office was administered, as Ms. Guissé-Aquil was present at the
47 meeting.
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E. Amenity Manager

i. Consideration of Dog Park Fountain Proposal

Mrs. Schmidt presented three options for dog park water fountains. Following discussion, the Board selected two small blue round bowls at a cost of \$1,995.00 per bowl.

On MOTION by Mr. Margelowsky, seconded by Mr. Mohammed, with all in favor, to approve the Dog Park Fountain Proposal. 4-0

ii. Consideration of Tennis Court resurfacing Proposal

Tabled.

iii. Consideration of Bamboo Proposal

On MOTION by Mr. Margelowsky, seconded by Mr. Cabrera, with all in favor, to approve of Bamboo Proposal with a not to exceed \$20,000.00 4-0

iv. Consideration of Promenade Park Proposal

Mr. Margelowsky will discuss this with the District Accountant to determine where this expense will be coded.

On MOTION by Mr. Margelowsky, seconded by Mr. Cabrera, with all in favor, to approve of Promenade Park Proposal with a not to exceed \$15,000.00. 4-0

v. Consideration of Gym AC Compressor Replacement Proposal

On MOTION by Mr. Margelowsky, seconded by Mr. Cabrera, with all in favor, to approve of Gym AC Compressor Replacement Proposal with a not to exceed \$18,349.00. 4-0

vi. Consideration of Pine Bark Mulch Proposal

On MOTION by Mr. Margelowsky, seconded by Mr. Cabrera, with all in favor, to approve of Pine Bark Mulch Proposal with a not to exceed \$123,480.00. 4-0

vii. Consideration of Irrigation Repair at Promenade to add well water Proposal

On MOTION by Mr. Margelowsky, seconded by Mr. Cabrera, with all in favor, to approve of Irrigation Repair at Promenade to add well water Proposal with a not to exceed \$4,156.02. 4-0

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F. Review of Solitude Aquatic Report

Discussed ensued.

G. Review of OLM Landscape Report

Tabled.

H. Review of Yellowstone Irrigation Report

Mr. Margelowsky informed Yellowstone that any invoices related to Watergrass Parkway must be invoiced separately.

i. Consideration of Parkway Viburnum Proposal #69800

Representatives of Yellowstone presented Proposal #69800 for Parkway Viburnum plantings. Discussion ensued regarding plant spacing and installation. The Board approved the proposal in an amount not to exceed \$40,000.00 and directed Yellowstone to coordinate with the Amenity Manager regarding plant spacing.

On MOTION by Mr. Margelowsky, seconded by Mr. Cabrera, with all in favor, to approve of Parkway Viburnum Proposal #69800 with a not to exceed \$40,000.00.4-0

ii. Consideration of Overpass Viburnum Proposal #690832

Tabled.

iii. Consideration of Graybrook Drive Viburnum Proposal #690859

Tabled.

iv. Consideration of Old Bridge Road Viburnum Proposal #690975

Tabled.

v. Consideration of Grouping Proposals

Tabled.

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-05; Approving Proposed Budget and Setting Public Hearing

The Board considered Resolution 2026-05 approving the proposed Fiscal Year 2026/2027 budget and setting a public hearing for its final adoption. The proposed budget totaled \$2,708,547.60.

On MOTION by Mr. Margelowsky, seconded by Mr. Mohammed, with all in favor, to adopt Resolution 2026-05; Approving Proposed Budget and Setting Public Hearing. 4-0

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The Budget workshop to be held and advertised for July 14, 2026, at 6:30 p.m.

On MOTION by Mr. Margelowsky, seconded by Mr. Mohammed, with all in favor, to schedule of the Budget workshop. 4-0

B. Discussion of Pulte Vida’s Way Sign

Discussion ensued regarding the Pulte Vida’s Way sign.

C. Discussion regarding Social Media Communication

Discussion ensued regarding social media communication and community outreach. No Board action was taken.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Supervisor Mr. Margelowsky proposed the creation of a community garden near the tennis court area. The estimated project cost was discussed as being less than \$5,000.00 and it was noted that the garden would be available for resident reservations and community use.

On MOTION by Mr. Margelowsky, seconded by Mr. Cabrera, with all in favor, to approve of the community garde concept. 4-0

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Margelowsky, seconded by Mr. Mohammed, with all in favor, the meeting was adjourned at 8:26 p.m. 4-0

Chairperson

***Watergrass
Community
Development
District II***

Financial Report

May 31, 2026

CLEAR PARTNERSHIPS



WATERGRASS

Community Development District II

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**Watergrass
Community Development District II**

Financial Statements

(Unaudited)

May 31, 2026

Balance Sheet
May 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	\$ 661,359	\$ -	\$ -	\$ -	\$ 661,359
Accounts Receivable	2,400	-	-	-	2,400
Due From Other Funds	-	1,310	30	978	2,318
Investments:					
Money Market Account	1,238,823	-	-	-	1,238,823
Reserve Fund	-	258,753	-	96,526	355,279
Revenue Fund	-	250,199	-	115,330	365,529
Deposits	13,269	-	-	-	13,269
TOTAL ASSETS	\$ 1,915,851	\$ 510,262	\$ 30	\$ 212,834	\$ 2,638,977
LIABILITIES					
Accounts Payable	\$ 67,834	\$ -	\$ -	\$ -	\$ 67,834
Accrued Expenses	24,835	-	-	-	24,835
Due To Other Funds	2,318	-	-	-	2,318
TOTAL LIABILITIES	94,987	-	-	-	94,987
FUND BALANCES					
Nonspendable:					
Deposits	13,269	-	-	-	13,269
Restricted for:					
Debt Service	-	510,262	30	212,834	723,126
Assigned to:					
Operating Reserves	556,653	-	-	-	556,653
Reserves - Capital Projects	107,500	-	-	-	107,500
Unassigned:	1,143,442	-	-	-	1,143,442
TOTAL FUND BALANCES	\$ 1,820,864	\$ 510,262	\$ 30	\$ 212,834	\$ 2,543,990
TOTAL LIABILITIES & FUND BALANCES	\$ 1,915,851	\$ 510,262	\$ 30	\$ 212,834	\$ 2,638,977

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ 12,000	\$ 8,000	\$ 48,741	\$ 40,741	406.18%
Interlocal Agreement	-	-	84,700	84,700	0.00%
Interest - Tax Collector	-	-	2,657	2,657	0.00%
Rents or Royalties	9,000	6,000	11,131	5,131	123.68%
Lease Revenue	-	-	9,600	9,600	0.00%
Special Assmnts- Tax Collector	2,228,921	2,216,946	2,332,375	115,429	104.64%
Special Assmnts- CDD Collected	115,698	115,698	-	(115,698)	0.00%
Special Assmnts- Discounts	(89,157)	(88,679)	(89,925)	(1,246)	100.86%
Other Miscellaneous Revenues	-	-	6,560	6,560	0.00%
Access Cards	150	100	1,778	1,678	1185.33%
TOTAL REVENUES	2,276,612	2,258,065	2,407,617	149,552	105.75%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	12,000	8,000	3,800	4,200	31.67%
FICA Taxes	918	612	109	503	11.87%
ProfServ-Arbitrage Rebate	600	600	-	600	0.00%
ProfServ-Engineering	10,000	6,667	11,919	(5,252)	119.19%
ProfServ-Legal Services	25,000	16,667	15,003	1,664	60.01%
ProfServ-Property Appraiser	248	248	382	(134)	154.03%
ProfServ-Trustee Fees	7,000	7,000	4,256	2,744	60.80%
ProfServ-Web Site Maintenance	1,553	1,035	1,553	(518)	100.00%
Auditing Services	4,200	4,200	4,000	200	95.24%
Contracts-Mgmt Services	49,932	33,288	33,288	-	66.67%
Postage and Freight	500	333	46	287	9.20%
Public Officials Insurance	3,208	3,208	3,286	(78)	102.43%
Printing and Binding	500	333	-	333	0.00%
Legal Advertising	2,200	1,467	1,161	306	52.77%
Misc-Assessment Collection Cost	44,578	44,337	44,842	(505)	100.59%
Misc-Contingency	-	-	412	(412)	0.00%
Total Administration	162,437	127,995	124,057	3,938	76.37%
<u>Utility Services</u>					
Electricity - Streetlights	206,000	137,333	130,458	6,875	63.33%
Utility - Irrigation & Landscape Lighting	5,500	3,667	5,257	(1,590)	95.58%
Building Utilities	25,000	16,667	16,477	190	65.91%
Utility Deposit Bond	10,093	10,093	10,093	-	100.00%
Total Utility Services	246,593	167,760	162,285	5,475	65.81%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	6,667	4,039	2,628	40.39%
Solid Waste Disposal Assessm.	1,993	1,993	349	1,644	17.51%
Total Garbage/Solid Waste Services	11,993	8,660	4,388	4,272	36.59%
<u>Water-Sewer Comb Services</u>					
Utility Services	65,000	43,333	35,254	8,079	54.24%
Total Water-Sewer Comb Services	65,000	43,333	35,254	8,079	54.24%
<u>Flood Control/Stormwater Mgmt</u>					
Contracts-Lakes	65,000	43,333	40,685	2,648	62.59%
Stormwater Assessment	2,745	2,745	-	2,745	0.00%
R&M-Mitigation	10,000	6,667	-	6,667	0.00%
Total Flood Control/Stormwater Mgmt	77,745	52,745	40,685	12,060	52.33%
<u>Other Physical Environment</u>					
Contracts-Landscape	725,000	483,333	508,408	(25,075)	70.13%
Security-Roving Parking Patrol	27,000	18,000	5,400	12,600	20.00%
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	6,667	42,798	(36,131)	427.98%
R&M-Mulch	80,000	53,333	67,317	(13,984)	84.15%
R&M-Pest Control	5,000	3,333	2,689	644	53.78%
R&M-Annuals	2,700	1,800	3,003	(1,203)	111.22%
R&M-Plant&Tree Replacement	100,000	66,667	22,756	43,911	22.76%
R&M-Pressure Washing	5,000	3,333	3,291	42	65.82%
R&M-Emergency & Disaster Relief	50,000	33,333	-	33,333	0.00%
R&M-UTV	1,000	667	2,214	(1,547)	221.40%
Miscellaneous Maintenance	25,000	16,667	21,439	(4,772)	85.76%
Irrigation Maintenance	75,000	50,000	70,099	(20,099)	93.47%
Holiday Lighting & Decorations	10,000	6,667	5,556	1,111	55.56%
Total Other Physical Environment	1,141,844	769,944	781,421	(11,477)	68.44%
<u>Road and Street Facilities</u>					
R&M-Sidewalks	2,000	1,333	-	1,333	0.00%
R&M-Street Signs	500	333	5,406	(5,073)	1081.20%
R&M-Roads	10,000	6,667	22,966	(16,299)	229.66%
Total Road and Street Facilities	12,500	8,333	28,372	(20,039)	226.98%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	83,333	59,622	23,711	47.70%
Contracts-On-Site Management	80,000	53,333	53,333	-	66.67%
Contracts-Security Services	41,000	27,333	14,323	13,010	34.93%
Contracts-Pools	42,000	28,000	27,656	344	65.85%
Contracts-Cleaning Services	18,000	12,000	11,240	760	62.44%
Telephone/Fax/Internet Services	6,500	4,333	3,315	1,018	51.00%
R&M-Air Conditioning	5,000	3,333	9,843	(6,510)	196.86%
R&M-Clubhouse	5,000	3,333	2,140	1,193	42.80%
R&M-Court Maintenance	25,000	16,667	13,808	2,859	55.23%
R&M-Pools	10,000	6,667	16,046	(9,379)	160.46%
R&M-Fitness Equipment	20,000	13,333	3,012	10,321	15.06%
R&M-Pet Waste Station	7,000	4,667	3,869	798	55.27%
R&M-Playground	5,000	3,333	403	2,930	8.06%
Maintenance & Repairs	50,000	33,333	9,442	23,891	18.88%
Misc-Contingency	50,000	33,333	63,054	(29,721)	126.11%
Office Supplies	15,000	10,000	7,157	2,843	47.71%
Cleaning Supplies	4,000	2,667	1,180	1,487	29.50%
Total Parks and Recreations	508,500	338,998	299,443	39,555	58.89%
<u>Reserves</u>					
Capital Reserve	50,000	-	40,095	(40,095)	80.19%
Total Reserves	50,000	-	40,095	(40,095)	80.19%
TOTAL EXPENDITURES & RESERVES	2,276,612	1,517,768	1,516,000	1,768	66.59%
Excess (deficiency) of revenues					
Over (under) expenditures	-	740,297	891,617	151,320	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	\$ -	\$ 740,297	\$ 887,576	\$ 147,279	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	933,288	933,288	933,288		
FUND BALANCE, ENDING	\$ 933,288	\$ 1,673,585	\$ 1,820,864		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ 20	\$ 13	\$ 14,963	\$ 14,950	74815.00%
Special Assmnts- Tax Collector	550,949	547,989	546,351	(1,638)	99.17%
Special Assmnts- Discounts	(22,038)	(21,920)	(21,147)	773	95.96%
TOTAL REVENUES	528,931	526,082	540,167	14,085	102.12%
EXPENDITURES					
Administration					
ProfServ-Trustee Fees	4,041	4,041	4,041	-	100.00%
Misc-Assessment Collection Cost	11,019	10,960	10,504	456	95.33%
Total Administration	15,060	15,001	14,545	456	96.58%
Debt Service					
Principal Debt Retirement	155,000	155,000	155,000	-	100.00%
Interest Expense	363,723	363,723	363,723	-	100.00%
Total Debt Service	518,723	518,723	518,723	-	100.00%
TOTAL EXPENDITURES	533,783	533,724	533,268	456	99.90%
Excess (deficiency) of revenues Over (under) expenditures	(4,852)	(7,642)	6,899	14,541	-142.19%
OTHER FINANCING SOURCES (USES)					
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)	\$ (7,642)	\$ 10,940	\$ 18,582	-225.47%
FUND BALANCE, BEGINNING (OCT 1, 2025)	499,322	499,322	499,322		
FUND BALANCE, ENDING	\$ 494,470	\$ 491,680	\$ 510,262		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	12,729	12,692	(37)	99.17%
Special Assmnts- Discounts	(512)	(509)	(491)	18	95.90%
TOTAL REVENUES	12,286	12,220	12,201	(19)	99.31%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	256	255	244	11	95.31%
Total Administration	256	255	244	11	95.31%
TOTAL EXPENDITURES	256	255	244	11	95.31%
Excess (deficiency) of revenues Over (under) expenditures	12,030	11,965	11,957	(8)	99.39%
OTHER FINANCING SOURCES (USES)					
Other NonOperating Uses	-	-	(11,926)	(11,926)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(11,926)	(11,926)	0.00%
Net change in fund balance	\$ 12,030	\$ 11,965	\$ 31	\$ (11,934)	0.26%
FUND BALANCE, BEGINNING (OCT 1, 2025)	(1)	-	(1)		
FUND BALANCE, ENDING	\$ 12,029	\$ 11,965	\$ 30		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ 6,667	\$ 8,250	\$ 1,583	82.50%
Special Assmnts- Tax Collector	411,122	408,912	407,691	(1,221)	99.17%
Special Assmnts- Discounts	(16,445)	(16,356)	(15,780)	576	95.96%
TOTAL REVENUES	404,677	399,223	400,161	938	98.88%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	8,222	8,177	7,838	339	95.33%
Total Administration	8,222	8,177	7,838	339	95.33%
Debt Service					
Principal Debt Retirement	270,000	270,000	270,000	-	100.00%
Principal Prepayments	-	-	5,000	(5,000)	0.00%
Interest Expense	118,805	118,805	118,805	-	100.00%
Total Debt Service	388,805	388,805	393,805	(5,000)	101.29%
TOTAL EXPENDITURES	397,027	396,982	401,643	(4,661)	101.16%
Excess (deficiency) of revenues Over (under) expenditures	7,650	2,241	(1,482)	(3,723)	-19.37%
Net change in fund balance	\$ 7,650	\$ 2,241	\$ (1,482)	\$ (3,723)	-19.37%
FUND BALANCE, BEGINNING (OCT 1, 2025)	214,316	214,316	214,316		
FUND BALANCE, ENDING	\$ 221,966	\$ 216,557	\$ 212,834		

**Watergrass
Community Development District II**

Supporting Schedules

May 31, 2026

WATERGRASS

Community Development District II

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

DATE RECEIVED	NET AMOUNT RECEIVED	DISCOUNT/ (PENALTIES) AMOUNT	COLLECTION COSTS	GROSS AMOUNT RECEIVED	ALLOCATION			
					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
04/09/26	59,266	58	1,210	60,534	42,796	10,025	233	7,481
05/12/26	7,911	-235	161	7,837	5,541	1,298	30	968
TOTAL	\$ 3,107,983	\$ 127,697	\$ 63,428	\$ 3,299,108	\$ 2,332,375	\$ 546,351	\$ 12,692	\$ 407,691
% COLLECTED				99%	99%	99%	99%	99%
TOTAL OUTSTANDING				\$ 27,767	\$ 19,631	\$ 4,598	\$ 107	\$ 3,431

WATERGRASS
 Community Development District II

May 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%	\$661,359
Money Market	Bank United	N/A	3.40%	1,238,823
			Subtotal GF	<u>\$1,900,182</u>
DEBT SERVICE FUND				
Series 2018 Reserve	US Bank	N/A	3.50%	\$258,753
Series 2018 Revenue	US Bank	N/A	3.50%	250,199
			Subtotal 2018 DS	<u>\$508,952</u>
Series 2021 Reserve	US Bank	N/A	3.50%	96,526
Series 2021 Revenue	US Bank	N/A	3.50%	115,330
			Subtotal 2021 DS	<u>\$211,856</u>
			Subtotal DS	<u>\$720,808</u>
			Grand Total	<u><u>\$2,620,990</u></u>

WATERGRASS II
Community Development District

Payment Register by Bank Account

For the Period from 05/01/26 to 05/31/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid	
VALLEY NATIONAL BANK - (ACCT#XXXXX7836)								
ACH #100436								
05/04/26	Vendor	PEST CEMETERY LLC	83753	May pest control	R&M-Pest Control	001-546070-53900	\$245.00	
							ACH Total	<u>\$245.00</u>
ACH #100437								
05/04/26	Vendor	SWINE SOLUTIONS LLC	731	Hog trapping	MONTHLY TRAPPING	001-546922-53900	\$1,350.00	
							ACH Total	<u>\$1,350.00</u>
ACH #100438								
05/04/26	Vendor	INNERSYNC STUDIO LTD	INV-SN-1033	WEBSITE COMPLIANCE	ProfServ-Web Site Maintenance	001-531094-51301	\$1,552.50	
							ACH Total	<u>\$1,552.50</u>
ACH #100439								
05/04/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1157141	irrigation repair	Irrigation repairs	001-546930-53900	\$1,879.50	
05/04/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1157140	Irrigation repairs	Irrigation Maintenance	001-546930-53900	\$1,022.39	
							ACH Total	<u>\$2,901.89</u>
ACH #100440								
05/05/26	Vendor	JANI-KING OF TAMPA BAY	1-488181	CLEANING SERVICE MAY 2026	Contracts-Cleaning Services	001-534082-57200	\$1,405.00	
							ACH Total	<u>\$1,405.00</u>
ACH #100441								
05/05/26	Vendor	PASCO SHERIFF'S OFFICE	I-20264-12781	April security detail	Security-Roving Parking Patrol	001-534055-53900	\$2,700.00	
							ACH Total	<u>\$2,700.00</u>
ACH #100442								
05/05/26	Vendor	SOLITUDE LAKE MANAGEMENT LLC	PSI261601	May lake maintenance	Contracts-Lakes	001-534084-53801	\$4,117.04	
05/05/26	Vendor	SOLITUDE LAKE MANAGEMENT LLC	PSI265268	May pond maintenance	Contracts-Lakes	001-534084-53801	\$281.22	
05/05/26	Vendor	SOLITUDE LAKE MANAGEMENT LLC	PSI260036	May wetland maintenance	Contracts-Lakes	001-534084-53801	\$811.65	
							ACH Total	<u>\$5,209.91</u>
ACH #100443								
05/05/26	Vendor	PEST CEMETERY LLC	83903	Monthly Pest Control	R&M-Pest Control	001-546070-53900	\$50.00	
							ACH Total	<u>\$50.00</u>
ACH #100444								
05/05/26	Vendor	ERWIN ELECTRIC ,INC.	102670	GFI outlet repairs in kitchen	GFI repair	001-546920-57200	\$187.50	
							ACH Total	<u>\$187.50</u>

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ACH #100445							
05/11/26	Vendor	INFRAMARK LLC	178440	Managment fees	On site management	001-534029-57200	\$6,666.67
05/11/26	Vendor	INFRAMARK LLC	178440	Managment fees	Storage fees	001-549900-51301	\$8.33
05/11/26	Vendor	INFRAMARK LLC	178440	Managment fees	May'26 mgmnt fees	001-534001-51301	\$4,161.00
ACH Total							\$10,836.00
ACH #100446							
05/11/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1166313	2 INCH MAIN LINE REPAIR	Irrigation repairs	001-546930-53900	\$719.10
05/11/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1167638	May landscaping	LANDSCAPE MAINT	001-534050-53900	\$60,317.67
ACH Total							\$61,036.77
ACH #100447							
05/11/26	Vendor	ALL PHASE PAVING AND SEALLING	040553	Pot hole repair	R&M-Roads	001-546139-54101	\$2,250.00
ACH Total							\$2,250.00
ACH #100448							
05/11/26	Vendor	PASCO COUNTY BOARD OF COUNTY COMM	2026001824	fire inspection	Miscellaneous Maintenance	001-546922-53900	\$100.00
ACH Total							\$100.00
ACH #100449							
05/11/26	Vendor	TAMPA BAY POO PATROL	5912	May pet station maintenance	PET WASTE STATION MAINTENANCE	001-546922-53900	\$546.00
ACH Total							\$546.00
ACH #100450							
05/14/26	Vendor	MASADA SECURITY INC.	44525	CAMERA SERVICE	camera repair	001-546920-57200	\$175.00
05/14/26	Vendor	MASADA SECURITY INC.	44526	ALARM.COM CELLULAR MOD/1ST QTR MON	clubhouse alarm monitoring	001-534037-57200	\$346.97
ACH Total							\$521.97
ACH #100451							
05/18/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1173305	tree repair - Infinite Dr.	LANDSCAPE MAINT	001-546170-53900	\$1,056.10
ACH Total							\$1,056.10
ACH #100452							
05/18/26	Vendor	MASADA SECURITY INC.	44543	1-HOUR CAMERA SVC	MAINTENANCE & REPAIRS	001-546920-57200	\$410.00
ACH Total							\$410.00
ACH #100453							
05/20/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1174043	irrigation repair	main line leak repaired	001-546930-53900	\$1,520.81
ACH Total							\$1,520.81
ACH #100454							
05/20/26	Vendor	STRALEY ROBIN VERICKER	28417	Legal services	ProfServ-Legal Services	001-531023-51401	\$1,781.00
ACH Total							\$1,781.00

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ACH #100455							
05/20/26	Vendor	MIKE FASANO, TAX COLLECTOR	050526-0000	REAL ESTATE TAXES FOR 2025	PROPERTY APPRAISER	001-531035-51301	\$140.85
						ACH Total	<u>\$140.85</u>
ACH #100456							
05/20/26	Vendor	PEST CEMETERY LLC	85119	May pest control	R&M-Pest Control	001-546070-53900	\$42.00
						ACH Total	<u>\$42.00</u>
ACH #100457							
05/27/26	Vendor	OLM, INC.	47387	May inspection	R&M-Other Landscape	001-546036-53900	\$900.00
						ACH Total	<u>\$900.00</u>
ACH #100458							
05/27/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1176408	irrigation repair	Irrigation repairs	001-546930-53900	\$1,998.90
						ACH Total	<u>\$1,998.90</u>
ACH #300244							
05/01/26	Vendor	W.R.E.C.	041526-3338-ACH	ELECTRIC 03/10/26-04/10/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$43.18
						ACH Total	<u>\$43.18</u>
ACH #300245							
05/01/26	Vendor	W.R.E.C.	041526-3342-ACH	ELECTRIC 03/10/26-04/10/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$43.60
						ACH Total	<u>\$43.60</u>
ACH #300246							
05/01/26	Vendor	W.R.E.C.	041526-3343-ACH	ELECTRIC 03/10/26-04/10/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$44.89
						ACH Total	<u>\$44.89</u>
ACH #300247							
05/01/26	Vendor	W.R.E.C.	041526-3347-ACH	ELECTRIC 03/10/26-04/10/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$40.48
						ACH Total	<u>\$40.48</u>
ACH #300248							
05/01/26	Vendor	W.R.E.C.	041526-3349-ACH	ELECTRIC 03/10/26-04/10/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$48.11
						ACH Total	<u>\$48.11</u>
ACH #300249							
05/01/26	Vendor	W.R.E.C.	041526-3350-ACH	ELECTRIC 03/10/26-04/10/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$41.88
						ACH Total	<u>\$41.88</u>
ACH #300250							
05/01/26	Vendor	W.R.E.C.	041526-4404-ACH	ELECTRIC 03/10/26-04/10/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$51.76
						ACH Total	<u>\$51.76</u>

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ACH #300251								
05/01/26	Vendor	W.R.E.C.	041526-4409-ACH	ELECTRIC 03/10/26-04/10/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$57.66	
							ACH Total	<u>\$57.66</u>
ACH #300252								
05/01/26	Vendor	W.R.E.C.	041526-4412-ACH	ELECTRIC 03/10/26-04/10/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$45.41	
							ACH Total	<u>\$45.41</u>
ACH #300253								
05/01/26	Vendor	W.R.E.C.	041526-6248-ACH	ELECTRIC 03/10/26-04/10/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$748.45	
							ACH Total	<u>\$748.45</u>
ACH #300254								
05/01/26	Vendor	W.R.E.C.	041526-8593-ACH	ELECTRIC 03/10/26-04/10/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$43.06	
							ACH Total	<u>\$43.06</u>
ACH #300255								
05/01/26	Vendor	W.R.E.C.	041526-9086-ACH	ELECTRIC 03/10/26-04/10/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$58.19	
							ACH Total	<u>\$58.19</u>
ACH #300256								
05/01/26	Vendor	W.R.E.C.	041526-9087-ACH	ELECTRIC 03/10/26-04/10/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$42.84	
							ACH Total	<u>\$42.84</u>
ACH #300257								
05/01/26	Vendor	W.R.E.C.	041526-9134-ACH	ELECTRIC 03/10/26-04/10/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$57.88	
							ACH Total	<u>\$57.88</u>
ACH #300258								
05/01/26	Vendor	W.R.E.C.	041526-5196-ACH	electric 03/10-04/10	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$62.93	
							ACH Total	<u>\$62.93</u>
ACH #300259								
05/01/26	Vendor	W.R.E.C.	041526-7770-ACH	service period 03/10 - 04/10/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$252.15	
							ACH Total	<u>\$252.15</u>
ACH #300260								
05/01/26	Vendor	W.R.E.C.	041526-3332-ACH	ELECTRIC 03/10/26-04/10/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$46.82	
							ACH Total	<u>\$46.82</u>
ACH #300261								
05/01/26	Vendor	W.R.E.C.	041526-3336-ACH	ELECTRIC 03/10/26-04/10/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$44.99	
							ACH Total	<u>\$44.99</u>

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ACH #300262								
05/01/26	Vendor	PASCO COUNTY UTILITIES SVC	24381282	service period 03/11/26-04/10/26	03/11/26-04/10/26	001-543063-53601	\$475.27	
							ACH Total	\$475.27
ACH #300266								
05/07/26	Vendor	CHARTER COMMUNICATIONS	1302710042026-ACH	SERVICE FROM 04/20/26-05/19/26	TELEPHONE/FAX/INTERNET SERVICES	001-541009-57200	\$140.00	
							ACH Total	\$140.00
ACH #300267								
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24382234-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$3.03	
							ACH Total	\$3.03
ACH #300268								
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24382233-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$8.08	
							ACH Total	\$8.08
ACH #300269								
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24382232-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$12.12	
							ACH Total	\$12.12
ACH #300270								
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24382231-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$12.12	
							ACH Total	\$12.12
ACH #300271								
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24381356-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$151.50	
							ACH Total	\$151.50
ACH #300272								
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24381321-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$112.11	
							ACH Total	\$112.11
ACH #300273								
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24380891-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$72.72	
							ACH Total	\$72.72
ACH #300274								
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24381245-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$1.01	
							ACH Total	\$1.01
ACH #300275								
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24381246-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$9.09	
							ACH Total	\$9.09

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ACH #300276							
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24382172-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$18.18
						ACH Total	<u>\$18.18</u>
ACH #300277							
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24381302-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$103.02
						ACH Total	<u>\$103.02</u>
ACH #300278							
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24381296-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$459.55
						ACH Total	<u>\$459.55</u>
ACH #300279							
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24382316-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$112.11
						ACH Total	<u>\$112.11</u>
ACH #300280							
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24377419-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$23.23
						ACH Total	<u>\$23.23</u>
ACH #300281							
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24381244-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$19.19
						ACH Total	<u>\$19.19</u>
ACH #300282							
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24380886-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$33.33
						ACH Total	<u>\$33.33</u>
ACH #300283							
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24380879-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$11.00
						ACH Total	<u>\$11.00</u>
ACH #300284							
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24381951-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$28.28
						ACH Total	<u>\$28.28</u>
ACH #300285							
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24381355-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$44.44
						ACH Total	<u>\$44.44</u>
ACH #300286							
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24380912-ACH	BILLING 03/12/26-04/13/26	UTILITY SERVICES	001-543063-53601	\$19.19
						ACH Total	<u>\$19.19</u>

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ACH #300287								
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24380911-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$186.85	
							ACH Total	<u>\$186.85</u>
ACH #300288								
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24380909-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$352.49	
							ACH Total	<u>\$352.49</u>
ACH #300289								
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24380908-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$83.83	
							ACH Total	<u>\$83.83</u>
ACH #300290								
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24380889-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$125.24	
							ACH Total	<u>\$125.24</u>
ACH #300291								
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24382173-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$14.14	
							ACH Total	<u>\$14.14</u>
ACH #300292								
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24382171-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$4.04	
							ACH Total	<u>\$4.04</u>
ACH #300294								
05/15/26	Vendor	CHARTER COMMUNICATIONS	1914300042826-ACH	SERVICE FROM 04/28/26-05/27/26	TELEPHONE/FAX/INTERNET SERVICES	001-541009-57200	\$114.79	
							ACH Total	<u>\$114.79</u>
ACH #300295								
05/18/26	Vendor	ENGAGE PEO	202610-INIT	PAY PERIOD ENDING 05/09/26	PAYROLL	001-512004-57200	\$3,426.86	
							ACH Total	<u>\$3,426.86</u>
ACH #300296								
05/21/26	Vendor	W.R.E.C.	050826-1996-ACH	PUBLIC LIGHTING	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$11,005.66	
							ACH Total	<u>\$11,005.66</u>
ACH #300297								
05/21/26	Vendor	W.R.E.C.	050826-2014-ACH	SERVICE FROM 04/06/26-05/05/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$44.89	
							ACH Total	<u>\$44.89</u>
ACH #300298								
05/21/26	Vendor	W.R.E.C.	050826-2015-ACH	SERVICE FROM 04/06/26-05/05/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$52.08	
							ACH Total	<u>\$52.08</u>

WATERGRASS II Community Development District

Payment Register by Bank Account

For the Period from 05/01/26 to 05/31/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid	
ACH #300299								
05/21/26	Vendor	W.R.E.C.	050826-2016-ACH	SERVICE FROM 04/06/26-05/05/26	UTILITY - IRRIGATION & LANDSCAPE LIGHTING	001-543037-53150	\$40.70	
							ACH Total	<u>\$40.70</u>
ACH #300300								
05/21/26	Vendor	W.R.E.C.	050826-5095-ACH	SERVICE FROM 04/06/26-05/05/26	UTILITY - IRRIGATION & LANDSCAPE LIGHTING	001-543037-53150	\$457.47	
							ACH Total	<u>\$457.47</u>
ACH #300301								
05/21/26	Vendor	W.R.E.C.	050826-8254-ACH	SERVICE FROM 04/06/26-05/05/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$45.96	
							ACH Total	<u>\$45.96</u>
ACH #300302								
05/21/26	Vendor	W.R.E.C.	050826-8256-ACH	SERVICE FROM 04/06/26-05/05/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$259.13	
							ACH Total	<u>\$259.13</u>
ACH #300303								
05/21/26	Vendor	W.R.E.C.	050826-6966-ACH	SERVICE FROM 04/06/26-05/05/26	UTILITY - IRRIGATION & LANDSCAPE LIGHTING	001-543037-53150	\$44.75	
							ACH Total	<u>\$44.75</u>
ACH #300304								
05/21/26	Vendor	W.R.E.C.	050826-9015-ACH	SERVICE FROM 04/06/26-05/05/26	IRRIGATION & LANDSCAPE LIGHTING	001-543037-53150	\$349.48	
							ACH Total	<u>\$349.48</u>
ACH #300305								
05/21/26	Vendor	W.R.E.C.	050826-1997-ACH	SERVICE FROM 04/06/26-05/05/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$41.88	
							ACH Total	<u>\$41.88</u>
ACH #300306								
05/21/26	Vendor	W.R.E.C.	050826-1998-ACH	SERVICE FROM 04/06/26-05/05/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$50.14	
							ACH Total	<u>\$50.14</u>
ACH #300307								
05/21/26	Vendor	W.R.E.C.	050826-1999-ACH	SERVICE FROM 04/06/26-05/05/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$40.59	
							ACH Total	<u>\$40.59</u>
ACH #300308								
05/21/26	Vendor	W.R.E.C.	050826-2000-ACH	SERVICE FROM 04/06/26-05/05/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$43.28	
							ACH Total	<u>\$43.28</u>
ACH #300309								
05/21/26	Vendor	W.R.E.C.	050826-2001-ACH	SERVICE FROM 04/06/26-05/05/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$46.39	
							ACH Total	<u>\$46.39</u>

WATERGRASS II Community Development District

Payment Register by Bank Account

For the Period from 05/01/26 to 05/31/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid	
ACH #300310								
05/21/26	Vendor	W.R.E.C.	050826-2002-ACH	SERVICE FROM 04/06/26-05/05/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$40.92	
							ACH Total	<u>\$40.92</u>
ACH #300311								
05/21/26	Vendor	W.R.E.C.	050826-2003-ACH	SERVICE FROM 04/06/26-05/05/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$53.79	
							ACH Total	<u>\$53.79</u>
ACH #300312								
05/21/26	Vendor	W.R.E.C.	050826-2004-ACH	SERVICE FROM 04/06/26-05/05/26	Electricity - Streetlights	001-543013-53150	\$56.91	
							ACH Total	<u>\$56.91</u>
ACH #300313								
05/21/26	Vendor	W.R.E.C.	050826-2005-ACH	SERVICE FROM 04/06/26-05/05/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$40.70	
							ACH Total	<u>\$40.70</u>
ACH #300314								
05/21/26	Vendor	W.R.E.C.	050826-2006-ACH	SERVICE FROM 04/06/26-05/05/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$40.48	
							ACH Total	<u>\$40.48</u>
ACH #300315								
05/21/26	Vendor	W.R.E.C.	050826-2007-ACH	SERVICE FROM 04/06/26-05/05/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$44.36	
							ACH Total	<u>\$44.36</u>
ACH #300316								
05/21/26	Vendor	W.R.E.C.	050826-2008-ACH	SERVICE FROM 04/06/26-05/05/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$40.59	
							ACH Total	<u>\$40.59</u>
ACH #300317								
05/21/26	Vendor	W.R.E.C.	050826-2009-ACH	SERVICE FROM 04/06/26-05/05/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$53.58	
							ACH Total	<u>\$53.58</u>
ACH #300318								
05/21/26	Vendor	W.R.E.C.	050826-2010-ACH	SERVICE FROM 04/06/26-05/05/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$55.40	
							ACH Total	<u>\$55.40</u>
ACH #300319								
05/21/26	Vendor	W.R.E.C.	050826-2011-ACH	SERVICE FROM 04/06/26-05/05/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$55.20	
							ACH Total	<u>\$55.20</u>
ACH #300320								
05/21/26	Vendor	W.R.E.C.	050826-2012-ACH	SERVICE FROM 04/06/26-05/05/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$40.48	
							ACH Total	<u>\$40.48</u>

WATERGRASS II
Community Development District

Payment Register by Bank Account

For the Period from 05/01/26 to 05/31/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
ACH #300321							
05/21/26	Vendor	W.R.E.C.	050826-2013-ACH	SERVICE FROM IL 04/06-05/05/26	BUILDING UTILITIES	001-543067-53150	\$1,965.97
ACH Total							\$1,965.97
ACH #300322							
05/22/26	Vendor	VALLEY BANK	043026-0641-ACH	office supplies/R&M court Maint/clubhse/pools	OFFICE SUPPLIES	001-551002-57200	\$1,039.94
05/22/26	Vendor	VALLEY BANK	043026-0641-ACH	office supplies/R&M court Maint/clubhse/pools	R&M COURT MAINTENANCE	001-546017-57200	\$472.88
05/22/26	Vendor	VALLEY BANK	043026-0641-ACH	office supplies/R&M court Maint/clubhse/pools	R&M CLUBHOUSE	001-546015-57200	\$100.61
05/22/26	Vendor	VALLEY BANK	043026-0641-ACH	office supplies/R&M court Maint/clubhse/pools	R&M POOLS	001-546074-57200	\$2,183.15
05/22/26	Vendor	VALLEY BANK	043026-0641-ACH	office supplies/R&M court Maint/clubhse/pools	R&M PEST CONTROL	001-546070-53900	\$19.98
05/22/26	Vendor	VALLEY BANK	043026-0641-ACH	office supplies/R&M court Maint/clubhse/pools	TELEPHONE/FAX/INTERNET SERVICES	001-541009-57200	\$43.45
05/22/26	Vendor	VALLEY BANK	043026-0641-ACH	office supplies/R&M court Maint/clubhse/pools	MISC CONTINGENCY	001-549900-57200	\$709.52
05/22/26	Vendor	VALLEY BANK	043026-0641-ACH	office supplies/R&M court Maint/clubhse/pools	CLEANING SUPPLIES	001-551003-57200	\$157.91
05/22/26	Vendor	VALLEY BANK	043026-0641-ACH	office supplies/R&M court Maint/clubhse/pools	MAINTENANCE & REPAIRS	001-546920-57200	\$227.61
05/22/26	Vendor	VALLEY BANK	043026-0641-ACH	office supplies/R&M court Maint/clubhse/pools	R&M UTV	001-546706-53900	\$219.43
05/22/26	Vendor	VALLEY BANK	043026-0641-ACH	office supplies/R&M court Maint/clubhse/pools	R&M PLAYGROUND	001-546326-57200	\$360.75
ACH Total							\$5,535.23
ACH #300323							
05/26/26	Vendor	W.R.E.C.	051426-3336-ACH	SERVICE FROM 04/10/26-05/11/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$44.36
ACH Total							\$44.36
ACH #300324							
05/26/26	Vendor	W.R.E.C.	051426-3338-ACH	SERVICE FROM 04/10/26-05/11/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$43.06
ACH Total							\$43.06
ACH #300325							
05/26/26	Vendor	W.R.E.C.	051426-3342-ACH	SERVICE FROM 04/10/26-05/11/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$43.60
ACH Total							\$43.60
ACH #300326							
05/26/26	Vendor	W.R.E.C.	051426-3343-ACH	SERVICE FROM 04/10/26-05/11/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$43.92
ACH Total							\$43.92
ACH #300327							
05/26/26	Vendor	W.R.E.C.	051426-3347-ACH	SERVICE PERIOD 04/10-05/11/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$40.38
ACH Total							\$40.38
ACH #300328							
05/26/26	Vendor	W.R.E.C.	051426-3349-ACH	SERVICE FROM 04/10/26-05/11/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$47.47
ACH Total							\$47.47

WATERGRASS II
Community Development District

Payment Register by Bank Account

For the Period from 05/01/26 to 05/31/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid	
ACH #300329								
05/26/26	Vendor	W.R.E.C.	051426-3350-ACH	SERVICE FROM 04/10/26-05/11/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$41.88	
							ACH Total	<u>\$41.88</u>
ACH #300330								
05/26/26	Vendor	W.R.E.C.	051426-4404-ACH	SERVICE FROM 04/10/26-05/11/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$50.79	
							ACH Total	<u>\$50.79</u>
ACH #300331								
05/26/26	Vendor	W.R.E.C.	051426-4409-ACH	SERVICE FROM 04/10/26-05/11/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$55.62	
							ACH Total	<u>\$55.62</u>
ACH #300332								
05/26/26	Vendor	W.R.E.C.	051426-4412-ACH	SERVICE FROM 04/10/26-05/11/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$44.36	
							ACH Total	<u>\$44.36</u>
ACH #300333								
05/26/26	Vendor	W.R.E.C.	051426-6248-ACH	SERVICE FROM 04/10/26-05/11/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$731.82	
							ACH Total	<u>\$731.82</u>
ACH #300334								
05/26/26	Vendor	W.R.E.C.	051426-8593-ACH	SERVICE FROM 04/10/26-05/11/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$42.95	
							ACH Total	<u>\$42.95</u>
ACH #300335								
05/26/26	Vendor	W.R.E.C.	051426-9086-ACH	SERVICE FROM 04/10/26-05/11/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$57.66	
							ACH Total	<u>\$57.66</u>
ACH #300336								
05/26/26	Vendor	W.R.E.C.	051426-9087-ACH	SERVICE FROM 04/10/26-05/11/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$42.42	
							ACH Total	<u>\$42.42</u>
ACH #300337								
05/26/26	Vendor	W.R.E.C.	051426-9134-ACH	SERVICE FROM 04/10/26-05/11/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$56.48	
							ACH Total	<u>\$56.48</u>
ACH #300338								
05/26/26	Vendor	W.R.E.C.	051426-5196-ACH	SERVICE FROM 04/10/26-05/11/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$77.88	
							ACH Total	<u>\$77.88</u>
ACH #300339								
05/26/26	Vendor	W.R.E.C.	051426-7770-ACH	SERVICE FROM 04/10/26-05/11/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$263.61	
							ACH Total	<u>\$263.61</u>

WATERGRASS II Community Development District

Payment Register by Bank Account

For the Period from 05/01/26 to 05/31/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid	
ACH #300340								
05/26/26	Vendor	W.R.E.C.	051426-3332-ACH	SERVICE FROM 04/10/26-05/11/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$45.86	
							ACH Total	<u>\$45.86</u>
ACH #300341								
05/26/26	Vendor	FRONTIER	050226-9245-ACH	BILLING PERIOD 05/02/26-6/01/26	TELEPHONE/FAX/INTERNET SERVICES	001-541009-57200	\$114.49	
							ACH Total	<u>\$114.49</u>
ACH #300342								
05/29/26	Vendor	PASCO COUNTY UTILITIES SVC	24380431-ACH	SERVICE FROM 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$2,110.13	
							ACH Total	<u>\$2,110.13</u>
CHECK # 4482								
05/04/26	Vendor	WATERGRASS II C/O US BANK	042026-2018 SERIES	TRSFR TAX RECEIPTS SERIES 2018 FY25-26	Due From Other Funds	131000	\$9,814.86	
							Check Total	<u>\$9,814.86</u>
CHECK # 4483								
05/04/26	Vendor	WATERGRASS II C/O US BANK	042026-SERIES 2021	TRSFR TAX RECEIPTS SERIEW 2021A FY25-26	Due From Other Funds	131000	\$7,323.91	
							Check Total	<u>\$7,323.91</u>
CHECK # 4484								
05/04/26	Vendor	WATERGRASS II C/O WELLS FARGO	042026-2019 SERIES	TRSF TAX RECEIPTS SERIES 2019 FY25-26	Due From Other Funds	131000	\$228.01	
							Check Total	<u>\$228.01</u>
CHECK # 4485								
05/27/26	Vendor	COOL AID A/C SERVICE CORPORATION	17983 DEPOSIT	7.5 TON TRANE SPLIT SYSTEM	MAINTENANCE & REPAIRS	001-546004-57200	\$9,219.50	
							Check Total	<u>\$9,219.50</u>
ACH #DD319								
05/29/26	Vendor	ENGAGE PEO	202611-INIT-ACH	PAY PERIOD ENDING 05/23/26	PAYROLL	001-512004-57200	\$4,202.92	
							ACH Total	<u>\$4,202.92</u>
ACH #DD320								
05/31/26	Vendor	WASTE CONNECTIONS OF FLORIDA	2191322W426-ACH	REFUSE REMOVAL - JUN'26	REFUSE REMOVAL	001-543020-53401	\$684.18	
							ACH Total	<u>\$684.18</u>
							Account Total	<u>\$162,711.42</u>

Total Amount Paid	\$162,711.42
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WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot May 31, 2026

- **Current Cash Balances:**
 - Valley Bank Operating: \$590,080
 - Valley Bank MM: \$1,238,823
- **Assessment collections:**
 - We received a tax distribution of \$7,911 on 5/12/26
 - We are 99% collected on the tax roll. The GF is 106% collected which includes the Special assessment – CDD.
- **Audit – FY 2025:**
 - The audit was completed on 3/30/26.
- **Expenses:**
 - Current expenses make up 67% of the annual budget through the end of May 2026.
 - Total expenses for the first 8 months are approximately \$1,516,000. This puts your average monthly burn rate of approximately \$189,500 per month.

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.



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.



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

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.*

Please initial to order _____

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.

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

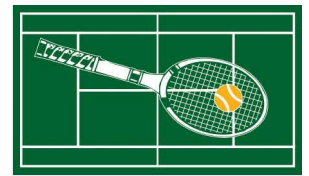
Adam Jenne
CourtCo, LLC.

Proposal accepted by: _____

Date: _____

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 (Basketball & Pickleball)</u>	<u>Secondary Sport - Line Color (If adding extra lines to a court)</u>
<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)











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: _____

SOLITUDE

LAKE MANAGEMENT



Watergrass 2 CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-06-01

Prepared for:
Operations manager

Prepared by:

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

TABLE OF CONTENTS

Pg

SITE ASSESSMENTS

PONDS 1 - 3	3
PONDS 4 - 6	4
PONDS 8 - 10	5
PONDS 11	6

MANAGEMENT/COMMENTS SUMMARY	6, 7
------------------------------------	------

SITE MAP	8
-----------------	---

1

Comments:

Site looks good
This site is looking well.
Currently algae free and flow structures are in good condition.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

2

Comments:

Normal growth observed
Minor shoreline weeds and little algae in the corners of site.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

3

Comments:

Site looks good
Site still has pretty low water levels. Beneficials are looking well. Flow structure seen in left photo will need to be monitored as it has no support under it.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

4

Comments:

Treatment in progress

Site has some algae within it and some trash that has been swept to the shorelines. This has been treated and should take about 2 weeks for full effect.

Action Required:

Routine maintenance next visit

Target:

Surface algae



5

Comments:

Normal growth observed

Minor PA within site. Two locations of erosion present on homeowners shoreline. Pond dye seems to be helping with submersed vegetation.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae



6

Comments:

Site looks good

This site is looking very well.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 8

Comments:

Normal growth observed
Site is experiencing some submersed vegetation. Beneficial GSR looking healthy within site.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: 9

Comments:

Normal growth observed
Minor algae present in the wind swept coves. Shorelines are clear of nuisance growth.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 10

Comments:

Site looks good
This site is in good condition.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 11

Comments:

Normal growth observed

Site is experiencing an algae bloom. This will be treated and monitored to ensure it clears up. Trash present within site will be cleared.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Management Summary

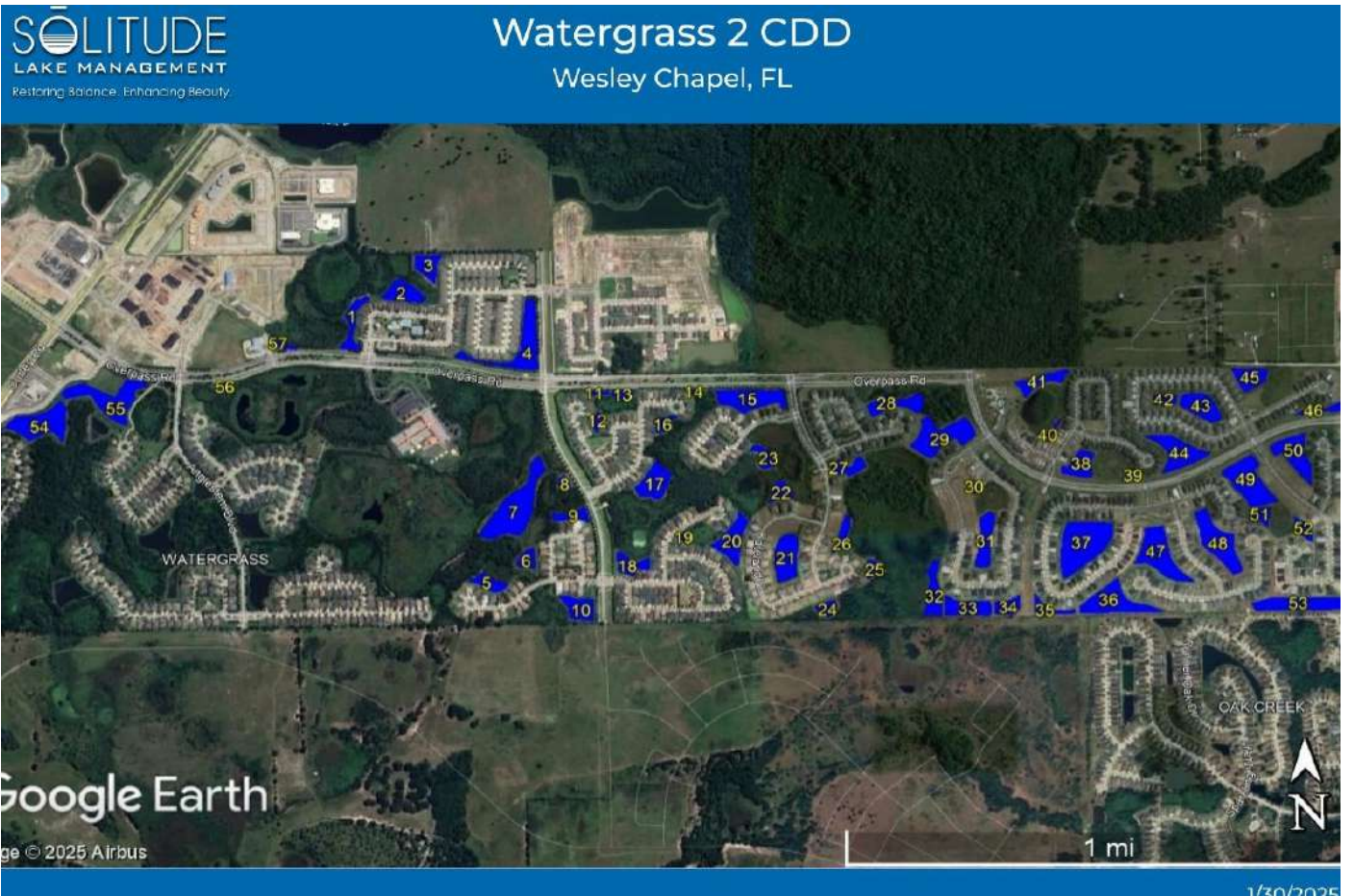
In the month of June sites #1 - #11 were inspected. We have seen an increase in algae growth within these ponds. We have started to receive more rain and water levels are rising in most sites. Each inspection we are keeping an eye out for any erosion that may have started from recent heavy rains and any obstructed flow structures. Site #5 had two spots of erosion present on the homeowners shoreline that will need to be monitored and site #3 flow structure has had a washout behind it. Trash was a main focus this month as we have seen an increase within the ponds.

We continue to maintain the shoreline grasses and trash throughout ponds, as well as catching any growth while its early on. Sites #4, #9 and #11 are experiencing some algae, which we will treat/monitor.

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
1	Site looks good	Species non-specific	Routine maintenance next visit
2	Normal growth observed	Shoreline weeds	Routine maintenance next visit
3	Site looks good	Species non-specific	Routine maintenance next visit
4	Treatment in progress	Surface algae	Routine maintenance next visit
5	Normal growth observed	Planktonic algae	Routine maintenance next visit
6	Site looks good	Species non-specific	Routine maintenance next visit
8	Normal growth observed	Submersed vegetation	Routine maintenance next visit
9	Normal growth observed	Surface algae	Routine maintenance next visit
10	Site looks good	Species non-specific	Routine maintenance next visit
11	Normal growth observed	Surface algae	Routine maintenance next visit



WATERGRASS 2 CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-10	All areas weekly, remove herbiced weeds
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-2.5	Dead wood
CLEANLINESS	10	-2.5	Weekly wind fall drebris curb sand
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		Maximize ppt rates for full sun
CARRYOVERS	5		

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		REPAIR ENTRY BEDS UNDER WARRANTY DUE TO POOR FREEZE PROTECTION AND PLANT LOSS
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		

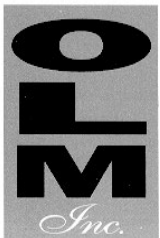
Date: 5-14-26 Score: 90 % Performance Payment™ % 100

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____

OLM, Inc. Phone: 770.420.0900 Fax: 770.420.0904 www.olminc.com





WATERGRASS II CDD

LANDSCAPE INSPECTION

May 14, 2026

ATTENDING:

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

SCORE: 90 %

**NEXT INSPECTION
JUNE 4, 2026 AT 10:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Reduce grassy weed, Goosegrass, and Poa Annuia in Bermuda.
2. **Remove debris in beds weekly.**
3. Redistribute mulch around the perimeter sidewalks. Trench to keep within sidewalk beds.
4. Near the playground: Repair the broken sprinkler.

COMMONS

5. Business Center entrance island: Improve turf and Liriope.
6. Business Center east perimeter: Complete cutting back winter damage in Gold Mound Duranta.

MAIN ENTRANCE

7. Repair failed entrance landscapes with appropriate ornamentals per field discussion. I suggest reducing freeze prone plants and aligning the two beds symmetrically and use single Robellini in Levi of freeze intolerant Adonidia palms.
8. **Across from the childcare: Rejuvenate prune Fakahatchee Grass.**
9. Remove commercial signage.
10. **Remove debris along curbs weekly.**
11. Repair under warranty areas of previous pest injury in turf right of ways and center islands.

OVERPASS

12. Prune growth from center island trees.
13. Eastbound overlook adjacent to Watergrass Parkway: Prune back wood line overgrowth maintaining uninterrupted mowables.
14. Overpass center median island: Rake down fire ant mounds once eradicated.
15. **East of Greybrook: Verify irrigation coverage along the west bound right of way.**
16. Continue to remove deadwood from roadside Viburnum and Wax Myrtles.
17. Remove trash along curbs and fences lines.

WHISPER POINTE

18. Remove leaves and fruit drop weekly.
19. **North of Cypress: Confirm irrigation coverage along the right of way.**

GREYBROOK

20. Adjacent to the Chasewood entrance: Ground prune unproductive Crape Myrtles.
21. Exit side wood lot: Prune back overgrowth maintaining an uninterrupted mowable.
22. Gate island: Remove remnant growth.
23. Remove herbicided weeds.

WILLOW POINTE

24. Adjacent to the basketball court: Ground prune Viburnum stubs that did not recover.
25. North bound Greybrook right of way berm: Confirm irrigation coverage on Viburnum.
26. Confirm run times are seasonally appropriate.

BRADBURY

27. Remove trash from entrances.
28. Monitor staking on trees removing once firmly rooted.
29. **Bradbury Park: Confirm irrigation coverage on turf.**

TALAMORE

30. Parks: Confirm irrigation coverage on turf.
31. Old bridge entrance: Repair areas of failed landscape.

32. Along the south perimeter: Elevate trees for an uninterrupted mowable.

CATEGORY III: IMPROVEMENTS – PRICING

1. Land lot near The Estates Garden: Provide a price to remove the dead Pine tree.
2. Between Chasewood and Greybrook: Provide a price to elevate prune mature Viburnum to a 10 foot height.
3. Watergrass monument: Provide a price to remove the dead palm.

CATEGORY IV: NOTES TO OWNER

1. We ask the assistance of the maintenance staff to not blow mulch from beds.
2. The Adonidia palms at the entrance did not survive the freeze due to being wrapped in plastic and should be replaced under warranty. I would recommend replacing with another variety of palms such as Robellini or European Fan palm palms. Due to poor freeze protection efforts the contractor agreed to repair and replace failed plants to be redesigned to create a more uniform appearance.

CATEGORY V: NOTES TO CONTRACTOR

1. Coordinate warranty replacements at the entrances to be completed by June 1st.
2. I recommend sampling declining Dactyl palms for disease at the hand cart road removal.

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 2 CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5	-2.5	Maintain consistent pond shore mowable (Ashcroft, Old Bridge lift station)
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-5	Doveweed, poa, goose grass, Foxglove
TURF INSECT/DISEASE CONTROL	10	-1.5	Fungus
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-2.5	Hedgerows
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-1.5	Woodlines, deadwood
CLEANLINESS	10		Woodline windblown trash / inspect east end of Overpass for construction trash weekly
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

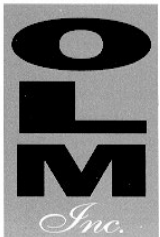
B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10	-2.5	Clubhouse Celosia fungus
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		

Date: 6-4-26 Score: 89.5% *Performance Payment™* % 100

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____





WATERGRASS II CDD

LANDSCAPE INSPECTION

June 4, 2026

ATTENDING:

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

SCORE: 89.5%

**NEXT INSPECTION
JULY 9, 2026 AT 10:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

1. Continue to monitor Bermuda height, targeting 2 ¼ inches. Avoid high mower speed resulting in a scalped appearance.
2. Control grassy weeds in Bermuda turf around the tennis courts.
3. Remove windfall from pool side and perimeter beds during weekly visits.
4. Pool seating areas: Elevate and skirt Ligustrum Privets. Target prune whips while maintaining a looser canopy.
5. Control crack weeds.
- 6. Control weeds in turf in the play field to the west of the playground.**
7. Near the playground seating area: Control bed weeds.
8. Confirm irrigation coverage to seasonal color beds. Apply systemic fungicides to Celosia in the clubhouse frontage beds.

COMMONS

9. Promenade Business Centre: Repair failed St. Augustine in common lawn area under warranty.
10. Promenade Business Centre: Remove staking material from palms if no longer needed and level earthen berms.
11. Promenade Business Centre: Confirm irrigation coverage to the Curley Road entrance planting.
12. Promenade Business Centre: Rejuvenate prune Fakahatchee Grass along the wrought iron frontage fence.

13. Promenade Business Centre: Prune dead wood from Viburnum hedgerow to improve overall appearance.
14. Promenade Business Centre: Confirm Netafim drip tubes are pinned to root zones in newly planted entrance beds.
15. Overpass Road/Watergrass Pkwy intersection: Use a flat shovel to remove gravel and debris along curb lines.
16. Watergrass Pkwy inbound right of way: I recommend using a brush blade or heavy mower to reduce the wood line natural area growth.
17. The Gardens: Remove Magnolia leaf and fruit drop during weekly visits.
18. The Gardens: Detail wood line overgrowth, maintaining consistent turf mowables in the 3700 block of Heather Sound Loop.
19. The Gardens: Control weeds including viney growth on Pine trees along the Estate Garden Drive right of ways.
20. The Gardens: Control weeds in turf at the park.
21. Cypress Bend: Remove Gold Mound Duranta that did not recover from freeze damage. I recommend lightly tip pruning the tops of Duranta, allowing the sides to merge together.
- 22. Cypress Bend and throughout: Redistribute mow duff when it occurs during mowing operations.**
23. Cypress Bend entrance: Elevate the roadside Oak trees.
24. Whisper Pointe: Complete pruning freeze damage from Arboricola Trinettes at the park.
- 25. Whisper Pointe: Control emerging weeds in turf at Shadow Branch Lane park.**
- 26. Overpass Road median island: Remove grass runners over the yellow fog line.**
27. Graybrook Drive: Contractor is reminded to rake down fire ant mounds after insects are eradicated and redistribute bed mulch to neaten the appearance.
28. Chasewood: Prune back wood line overgrowth along Chasewood Circle
29. Willow Point: Prune dead wood from roadside Oak tree at the park.
30. Old Bridge Road median island in front of Promenade Park: Control weeds in turf.
31. Bradbury: Use loppers to remove dead wood from Viburnum hedgerow.
- 32. Bradbury: Control bed weeds in the park.**

33. Old Bridge Road adjacent to the lift station: I recommend establishing a nongrowth band at the base of the white fence between the chain link fence.
34. Astoria: Remove turf duff at the monument sign. Redistribute mulch in beds to eliminate the appearance of duff. Avoid blowing debris into mulch beds.
35. **Astoria: Confirm irrigation coverage at the inbound right of way. Improve or repair failed turf.**
36. Talamore: Remove palm volunteers as weeds.
37. Handcart Road entrance: Confirm irrigation drip tubing is properly installed, maintaining uniform moisture on Podocarpus.
38. Handcart Road frontage berm: Remove bed weeds, including herbicided weeds.
39. Adjacent to the south pond shore perimeter: Elevate Oak trees to improve mower access. I do not recommend elevating Bottlebrush or Magnolia trees.
40. Control Dollarweed in beds at the north extension of the Handcart Road frontage.
41. **Stonebrook: Control pest injury in turf in the Wynthorne Place cul-de-sac. Repair turf loss under warranty.**
42. Stonebrook: Prune back overgrowth around the perimeter of the park.
43. Ashcroft: Control grassy weeds in the park.
44. Ashcroft: Maintain uniform hard lines.
45. Promenade Park: Control crack weeds.
46. Promenade Park: I recommend top dressing mulch around the irrigation controller and valve assembly.
47. Promenade Park: Control bed weeds, rejuvenate prune ornamental grasses, and redefine soft lines between the pool perimeter fence and the entrance monument at Old Bridge Road.
48. Overpass Road median island: Improve condition of Confederate Jasmine. Remove pine straw and trash accumulations along the westbound lane.
49. Overpass Road westbound right of way: Hand prune dead wood from Viburnum suspensum. I also recommend uniform rejuvenate pruning to 24 inches of the current Viburnum hedgerow between the handrail and Watergrass Pkwy.
50. Watergrass Pkwy: Remove sand, gravel, and other debris along the north curb extension at Windchase Villas.

CATEGORY III: IMPROVEMENTS – PRICING

1. Handcart Road entrance: Provide a price to install 3 Little Gem Magnolias in the median island where the Dactyl Palms are to be removed. Uniformly space trees and provide tree bubblers to ensure establishment.

CATEGORY IV: NOTES TO OWNER

1. Chasewood Circle: I recommend reduction pruning of Viburnum hedgerows, establishing a 10 to 12 foot finished height. This will maintain improved privacy while creating an open and more uniform appearance.
2. Handcart Road entrance: I recommend approving contractor's proposal to remove diseased and dead Dactyl Palms.
3. Contractor reports excessive saturation in Ashcroft the week of June 1. Mowing was deferred until drying improved.

CATEGORY V: NOTES TO CONTRACTOR

NONE

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



YELLOWSTONE LANDSCAPE

SERVICE COMMUNICATION REPORT

Property Name: Watergrass // CDD

Date: 5-14-26

The following landscape maintenance services were performed on your property today. If you have any questions about your service please call us at:

GROUNDS MAINTENANCE CUSTOMER SERVICE 813-886-7755

TURF		LANDSCAPE BEDS		FERTILIZATION		PEST CONTROL	
Mowing ()	Edging ()	Pruning ()	Hedging ()	Turf (<input checked="" type="checkbox"/>)	Trees ()	Turf	Trees
curbs ()	beds ()	Weeding ()	Trees ()	Shrubs ()	Annuals ()	insects ()	insects ()
Weedeating ()	Palms ()	pruning ()	pruning ()			weeds ()	disease ()
						disease ()	
						Shrubs	Fire ants ()
						insects ()	Weed beds
						disease ()	spray ()
IRRIGATION		PLANTING		CLEANUP		OTHER SERVICES PERFORMED	
Inspect ()	Adjust ()	Annuals ()	Palms ()	Trash ()			
Repair ()		Mulch ()	Contractual ()	Leaves & debris ()			
		Billable ()					

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:

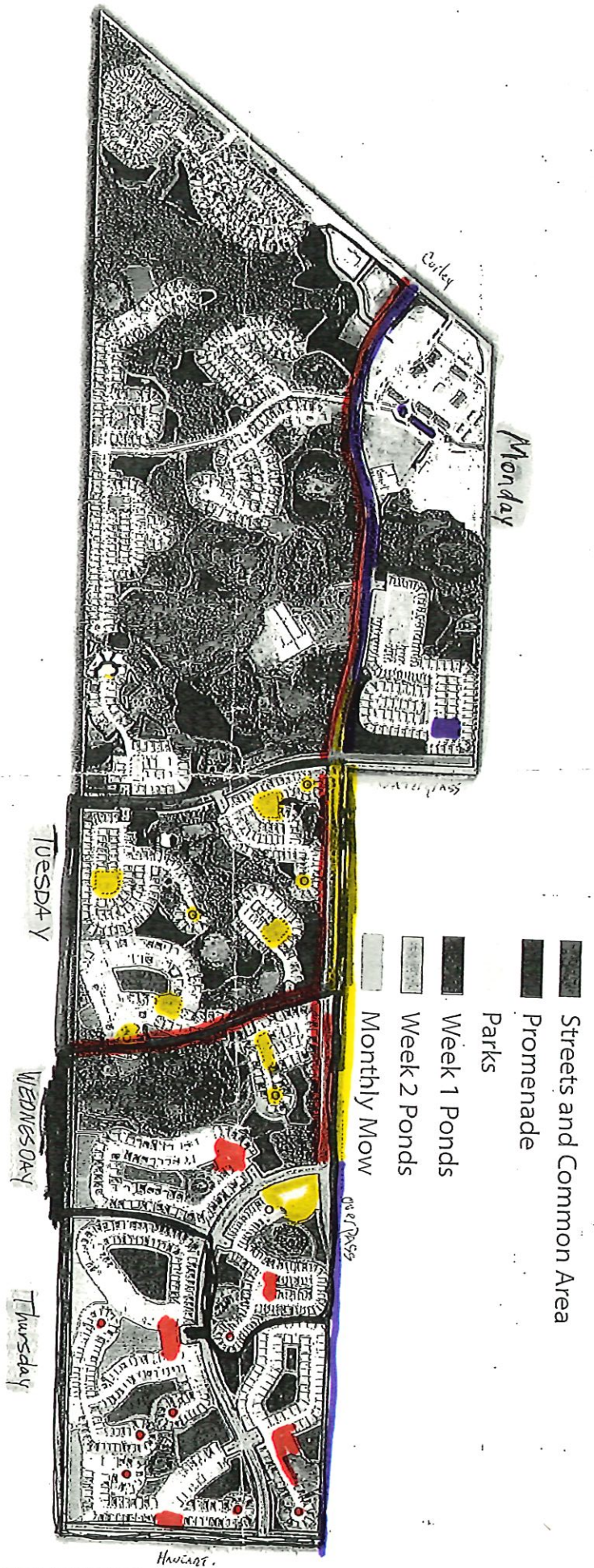
Today we applied granular Fertilizer to all the
Common areas and roundabouts

Services provided by:

Brad Mobley

Received by:

- 5-11-26 Liquid Fertilizer was applied to St Aug, Bahia and Bermuda sod - Also treated St Aug, Bahia and Bermuda sod for insects and weeds
- 5-12-26 Liquid Fertilizer was applied to St Aug, Bahia and Bermuda sod - Also treated St Aug, Bahia and Bermuda sod for insects and weeds
- 5-13-26 Liquid Fertilizer was applied to St Aug, Bahia and Bermuda sod - Also treated St Aug, Bahia and Bermuda sod for insects and weeds





SERVICE COMMUNICATION REPORT

Property Name: Watergrass II CDD

Date: 5.13.26

The following landscape maintenance services were performed on your property today. If you have any questions about your service please call us at:

GROUNDS MAINTENANCE CUSTOMER SERVICE 813-886-7755

TURF	LANDSCAPE BEDS	FERTILIZATION	PEST CONTROL
Mowing ()	Pruning ()	Turf (<input checked="" type="checkbox"/>)	Turf
Edging ()	Hedging ()	Trees ()	Trees
curbs ()	Weeding ()	Shrubs ()	insects (<input checked="" type="checkbox"/>)
beds ()	Trees ()	Annuals ()	weeds (<input checked="" type="checkbox"/>)
	pruning ()		disease ()
Weedeating ()	Palms ()		Shrubs
	pruning ()		insects ()
			disease ()
			Fire ants ()
			Weed beds ()
			spray ()
IRRIGATION	PLANTING	CLEANUP	OTHER SERVICES PERFORMED
Inspect ()	Annuals ()	Trash ()	
Adjust ()	Palms ()		
Repair ()	Mulch ()	Leaves & debris ()	
	Contractual ()		
	Billable ()		

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Granular and liquid fertilizer was applied to St Aug, Bahia and Bermuda sod. Also treated St Aug, Bahia and Bermuda sod for insects and weeds.

Services provided by:

Received by: _____



SERVICE COMMUNICATION REPORT

Property Name: Watergrass II CDD Date: 5-12-26

The following landscape maintenance services were performed on your property today. If you have any questions about your service please call us at:

GROUNDS MAINTENANCE CUSTOMER SERVICE 813-886-7755

TURF	LANDSCAPE BEDS	FERTILIZATION	PEST CONTROL
Mowing ()	Pruning ()	Turf (<input checked="" type="checkbox"/>)	Turf
Edging ()	Hedging ()	Trees ()	Trees
curbs ()	Weeding ()	Shrubs ()	insects (<input checked="" type="checkbox"/>)
beds ()	Trees ()	Annuals ()	weeds (<input checked="" type="checkbox"/>)
	pruning ()		disease ()
Weedeating ()	Palms ()		Shrubs
	pruning ()		insects ()
			Fire ants ()
			Weed beds spray ()
			disease ()
IRRIGATION	PLANTING	CLEANUP	OTHER SERVICES PERFORMED
Inspect ()	Annuals ()	Trash ()	
Adjust ()	Palms ()		
Repair ()	Mulch (<input checked="" type="checkbox"/>)	Leaves & debris ()	
	Contractual ()		
	Billable ()		

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Granular and liquid fertilizer was applied to St Aug, Bahia and Bermuda sod.

Also treated Bahia, St Aug and Bermuda sod for insects and weeds.

Services provided by:

Received by: _____



SERVICE COMMUNICATION REPORT

Property Name: Watergrass II CDD Date: 5-11-26

The following landscape maintenance services were performed on your property today. If you have any questions about your service please call us at:

GROUNDS MAINTENANCE CUSTOMER SERVICE 813-886-7755

TURF	LANDSCAPE BEDS	FERTILIZATION	PEST CONTROL
Mowing ()	Pruning ()	Turf (<input checked="" type="checkbox"/>)	Turf ()
Edging ()	Hedging ()	Trees ()	Trees insects (<input checked="" type="checkbox"/>)
curbs ()	Weeding ()	Shrubs ()	weeds (<input checked="" type="checkbox"/>)
beds ()	Trees ()	Annuals ()	disease ()
	pruning ()		Shrubs Fire ants ()
Weedeating ()	Palms ()		insects ()
	pruning ()		disease ()
			Weed beds spray ()
IRRIGATION	PLANTING	CLEANUP	OTHER SERVICES PERFORMED
Inspect ()	Annuals ()	Trash ()	
Adjust ()	Palms ()		
Repair ()	Mulch ()	Leaves & debris ()	
	Contractual ()		
	Billable ()		

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Granular and liquid fertilizer was applied to 5t Aug, Bermuda and Bahia sod - Also treated 5t Aug, Bermuda and Bahia sod for insects and weeds

Services provided by:

Received by: _____



Proposal #: 620841

Date: 10/17/2025

From: JB Basilio Perez

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

Irrigation Restoration for Watergrass Parkway

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$12,531.93	\$12,531.93
Drip line 250 Ft Roll	29	\$384.57	\$11,152.40
Drip Fittings 25 Count	10	\$30.69	\$306.85
2" Valves	4	\$542.85	\$2,171.40
2" Fittings	18	\$5.00	\$90.00
Hunter Decoders	4	\$528.56	\$2,114.25
DBR Wire Connection 2 Pack	4	\$19.83	\$79.31
Valve Boxes	3	\$162.85	\$488.56
1 1/2" Pipe 20 Ft	46	\$19.46	\$895.02
1 1/2" Fittings	60	\$3.43	\$205.71
3/4 Fittings	75	\$3.86	\$289.28
Irritrol Adjustable Flood Bubbler	15	\$8.43	\$126.43
6" Sprinklers Heads	65	\$27.29	\$1,773.54
4" Rotors	10	\$32.86	\$328.57
Trencher use Per day	3	\$471.42	\$1,414.26
Dirt Bags	40	\$7.34	\$293.71

We need to restore the irrigation on 3 areas on this Boulevard. During the installation of the new sidewalk construction, we have some areas damaged the require new Drip line some Sprinklers heads or Rotors. Areas Mark on the Map, Red Will be for Drip Yellow will be for Sprays or rotors Purple for Valves location. some of these valves have been covered with concrete and we need to move them to a better location for easy maintenance. The big areas in red must be replaced with new drip and some bumlbers for new trees replacement. Please see pictures down below Thanks!





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	\$34,261.22
Sales Tax	\$0.00
Proposal Total	\$34,261.22

THIS IS NOT AN INVOICE