

# *Watergrass Community Development District II*

**July 15, 2026**

## **Final Agenda Package**

### ZOOM MEETING INFORMATION

**Meeting ID:** 345 853 0384

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

**Passcode:** 313835

**Conference ID:** \*313835#

<https://zoom.us/j/3458530384?pwd=RXBnTHhLZUg2RXpZdENmRHlad3FVQT09&omn=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, July 15, 2026, 10:00a.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. Acceptance of Resignation for Ndeye Guisse-Aqui, effective June 26, 2026 .....Page 3
- B. Consideration of Candidate Resumes for Vacant Board Seat..... Page 4
  - i. Administer the Oath of Office ..... Page 8
  - ii. Consideration of Resolution 2026-06; Designation of Officers..... Page 9

### **4. Consent Agenda**

- A. Approval of June 17, 2026, Meeting Minutes..... Page 10
- B. Acceptance of May 2026 Financial Report ..... Page 14

### **5. Staff Reports**

- A. District Accountant
  - i. Review of May 2026 Financial Snapshot .....Page 39
- B. District Counsel
- C. District Engineer
  - i. Consideration of District Engineer Proposal.....Page 40
- D. District Manager
  - i. Discussion on District Management Contract
- E. Amenity Manager
  - i. Consideration of Mitsubishi Mini-Split Proposal .....Page 77
- F. Review of Solitude Aquatic Report..... Page 79
- G. Review of OLM Landscape Reports ..... Page 87
- H. Review of Yellowstone Irrigation Report
  - i. Consideration of Pond 41 Cut Back Proposal .....Page 99
  - ii. Discussion of Planting Proposals

### **6. Supervisor Requests**

### **7. Adjournment**

*The next meeting is scheduled for Wednesday, August 19, 2026, at 6:30 p.m.*

#### District Office:

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

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

#### Meeting Location:

WaterGrass Club  
32711 Windelstraw Drive  
Wesley Chapel, FL 33545

Hide message history

**From:** Nas aquil <[nasaquil@yahoo.com](mailto:nasaquil@yahoo.com)>  
**Sent:** Friday, June 26, 2026 2:51 PM  
**To:** Clubhouse Manager <[clubhouse@watergrass2cdd.com](mailto:clubhouse@watergrass2cdd.com)>  
**Subject:** Resignation from CDD board

Dear Sarah,

I hope you're doing well.

I wanted to let you know that, after much consideration, I've accepted a career opportunity that will require me to be in Chattanooga, Tennessee for some times, making it difficult for me to fulfill my responsibilities as a board member.

Serving on the board, as short as it was, has been a rewarding experience, and I truly appreciate the opportunity to work alongside you and the rest of the board in serving our community. Thank you for your support throughout my short time on the board.

Please let me know what steps I should take to ensure a smooth transition. I want to make this process as seamless as possible.

Thank you again for everything, and I wish you and the board continued success.

Warm regards,  
Nas

Adam Laurie

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

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

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

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

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

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

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

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

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

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

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

Houston, TX | 2016

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

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

Masters of Science in Information Technology

Purdue Global University | 2012

Bachelor of Arts

University of North Texas | 2005

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

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

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

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

## **SUMMARY**

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

## **PROFESSIONAL EXPERIENCE**

*Sedona Technologies Government Services*  
*Moline, Illinois*

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

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

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

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

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

*LAZ Parking  
Chicago, Illinois*

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

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

*SP Plus Corporation  
Chicago, Illinois*

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

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

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

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

**EDUCATION**

University of Illinois – Chicago  
Chicago, IL.  
Accounting

Moraine Valley Community College  
Palos Hills, IL.  
Accounting

# OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

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

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

\_\_\_\_\_  
(Name of Office)

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

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

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

**(Affix Seal Below)**

Sworn to and subscribed before me by means of \_\_\_\_ physical presence  
Or \_\_\_\_ online notarization this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

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

Personally Known  or Produced Identification

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

## ACCEPTANCE

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

Mailing Address: Home  Office

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

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

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

\_\_\_\_\_  
Signature

**RESOLUTION 2026-06**

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

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

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

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

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

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

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Assitant 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, June 17, 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 (via zoom)  
15 Sunil Mohammed Assistant Secretary  
16 Matthew Hannaway Assistant Secretary  
17

18  
19 Also present were:

20  
21 Heather Jackson District Manager, Inframark  
22 Kathryn 'KC' Hopkinson District Counsel, Straley Robin Vericker  
23 Sarah Schmidt Amenity Manager, Inframark  
24 Brian Alexander Account Manager, Yellowstone  
25 Jennifer Goldyn Director of District Management, Inframark  
26 Jason Liggett District Inspections Supervisor, Inframark  
27

28 Audience  
29

30 *The following is a summary of the discussions and actions taken.*  
31

32 **FIRST ORDER OF BUSINESS**

**Roll Call**

33 Ms. Jackson called the meeting to order. A quorum was established.  
34

35 **SECOND ORDER OF BUSINESS**

**Audience Comments**

36  
37 A resident expressed concerns regarding the notification process for pesticide  
38 applications, stating that homeowners were not being adequately informed when  
39 treatments were scheduled. Additional concerns were raised regarding mulch coverage,  
40 exposed irrigation lines, and developer signage remaining along the overpass.  
41

42 A resident commented that developer signage had not been removed and expressed the  
43 opinion that District staff should be responsible for its removal. Concerns were also raised  
44 regarding the speed at which vendor and onsite staff golf carts were being operated  
45 throughout the community.  
46

47 A resident discussed concerns related to the French drains and was directed to  
48 coordinate with District Counsel regarding the matter.  
49

June 17, 2026, WaterGrass CDD II

A resident expressed concerns that the spacing of newly installed landscaping did not match prior discussions. Additional comments included concerns that two shrubs had been removed, leaving holes behind the resident's home, as well as concerns regarding the speed of vendor and onsite staff golf carts operating within the District.

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

**A. Discussion regarding Inframark 60 Day Suspension**

Ms. Hopkinson addressed the Board regarding the proper protocol for actions that could and could not be taken. At her request, all vendors other than Inframark left the room during this agenda item. Following discussion, Inframark was also asked to leave the room while the Board conducted its final deliberations.

On MOTION by Mr. Cabrera, seconded by Mr. Margelowsky, with Mr. Mohammed and Mr. Hannaway opposed, the Board approved the termination of the Inframark agreement effective August 31, 2026. 3-2

On MOTION by Mr. Cabrera, seconded by Mr. Margelowsky, with Mr. Mohammed and Mr. Hannaway opposed, the Board approved the proposal from Kai, for District Management Services. 3-2

**B. Consideration of Reserve Study Proposal**

On MOTION by Mr. Margelowsky, seconded by Mr. Cabrera, with all in favor, the Board approved the Reserve Study Proposal in the amount of \$4,100.00. 5-0

**C. Consideration of Towing Authorization Agreement**

On MOTION by Mr. Margelowsky, seconded by Mr. Cabrera, with all in favor, the Board approved the Towing Authorization Agreement. 5-0

**FOURTH ORDER OF BUSINESS** **Consent Agenda**

- A. Approval of May 20, 2026, Meeting Minutes**
- B. Acceptance of the April 2026 Financial Report**
- C. Acceptance of the March 2026 Snapshot**

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

**FIFTH ORDER OF BUSINESS** **Staff Reports**

- A. District Accountant**
  - i. Review of April 2026 Financial Snapshot**  
Discussed ensued.

92 **B. District Counsel**

93 Ms. Hopkinson updated the Board regarding issuance of an RFQ for District  
94 Engineering services. Following discussion, the Board made a motion directing  
95 District Counsel to initiate the RFQ process.  
96

97 On MOTION by Mr. Margelowsky, seconded by Mr. Cabrera, with all in  
98 favor, the Board approved District Counsel to initiate RFQ for District  
99 Engineering. 5-0

100

101 On MOTION by Mr. Cabrera, seconded by Mr. Margelowsky, with all in  
102 favor, the Board approved District Counsel reach out the Pulte to negotiate  
103 an updated Sign Agreement with revised terms of \$2,500 per month for  
104 installation of a third sign. If this term is not accepted, the additional sign  
105 must be removed within seven days. 5-0

106

107 **C. District Engineer**

108 Not present.

109

110 **D. District Manager**

111 Ms. Jackson informed the Board their next workshop is Tuesday, July 14, 2026 at  
112 6:30 p.m. and their next regular meeting is July 15, 2026, at 10:00 a.m.

113

114 **E. Amenity Manager**

115 **i. Consideration of Tennis Court Resurfacing Proposals**

116 Ms. Hopkinson will prepare contract.  
117

118 On MOTION by Mr. Margelowsky, seconded by Mr. Mohammed, with all in  
119 favor, to approve the Welch Tennis Courts in the amount of \$21,500.00 and  
120 code to Maintenance/Repairs under Parks. 5-0

121

122 **F. Review of Solitude Aquatic Report**

123 Discussed ensued.

124

124 **G. Review of OLM Landscape Report**

125 Tabled.

126

126 **H. Review of Yellowstone Irrigation Report**

127 Discussed ensued.

128

128 **i. Consideration of Irrigation Restoration for Watergrass Parkway  
129 Proposal**  
130

131 On MOTION by Mr. Margelowsky, seconded by Mr. Cabrera, with all in  
132 favor, to approve of Irrigation Restoration for Watergrass Parkway Proposal  
133 in the amount of \$34,261.22. 5-0

134

135

136 **ii. Discussion of Planting Proposals**

137 Tabled.

138

139 **SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

140 Supervisor Mr. Mohammed expressed dissatisfaction with Yellowstone, noting that  
141 the contractor is scalping the grass and not properly addressing the weeds.

~~142~~

144 Supervisor Mr. Hannaway requested that Mrs. Schmidt obtain a proposal for the  
145 cost to replace the tennis court and present it to the Board.

146

147 **SEVENTH ORDER OF BUSINESS**

**Adjournment**

148

149 On MOTION by Mr. Margelowsky, seconded by Mr. Hannaway, with all in  
150 favor, the meeting was adjourned at 8:06 p.m. 5-0

151

152

153

154

155

\_\_\_\_\_  
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

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2018 DEBT SERVICE FUND</b>	<b>SERIES 2019 DEBT SERVICE FUND</b>	<b>SERIES 2021 DEBT SERVICE FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>					
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
<b>TOTAL ASSETS</b>	<b>\$ 1,915,851</b>	<b>\$ 510,262</b>	<b>\$ 30</b>	<b>\$ 212,834</b>	<b>\$ 2,638,977</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 67,834	\$ -	\$ -	\$ -	\$ 67,834
Accrued Expenses	24,835	-	-	-	24,835
Due To Other Funds	2,318	-	-	-	2,318
<b>TOTAL LIABILITIES</b>	<b>94,987</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>94,987</b>
<b><u>FUND BALANCES</u></b>					
<b>Nonspendable:</b>					
Deposits	13,269	-	-	-	13,269
<b>Restricted for:</b>					
Debt Service	-	510,262	30	212,834	723,126
<b>Assigned to:</b>					
Operating Reserves	556,653	-	-	-	556,653
Reserves - Capital Projects	107,500	-	-	-	107,500
<b>Unassigned:</b>	<b>1,143,442</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,143,442</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,820,864</b>	<b>\$ 510,262</b>	<b>\$ 30</b>	<b>\$ 212,834</b>	<b>\$ 2,543,990</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,915,851</b>	<b>\$ 510,262</b>	<b>\$ 30</b>	<b>\$ 212,834</b>	<b>\$ 2,638,977</b>

**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
<b><u>REVENUES</u></b>					
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%
<b>TOTAL REVENUES</b>	<b>2,276,612</b>	<b>2,258,065</b>	<b>2,407,617</b>	<b>149,552</b>	<b>105.75%</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
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%
<b>Total Administration</b>	<b>162,437</b>	<b>127,995</b>	<b>124,057</b>	<b>3,938</b>	<b>76.37%</b>
<b><u>Utility Services</u></b>					
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%
<b>Total Utility Services</b>	<b>246,593</b>	<b>167,760</b>	<b>162,285</b>	<b>5,475</b>	<b>65.81%</b>

**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
<b><u>Garbage/Solid Waste Services</u></b>					
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%
<b>Total Garbage/Solid Waste Services</b>	<b>11,993</b>	<b>8,660</b>	<b>4,388</b>	<b>4,272</b>	<b>36.59%</b>
<b><u>Water-Sewer Comb Services</u></b>					
Utility Services	65,000	43,333	35,254	8,079	54.24%
<b>Total Water-Sewer Comb Services</b>	<b>65,000</b>	<b>43,333</b>	<b>35,254</b>	<b>8,079</b>	<b>54.24%</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>					
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%
<b>Total Flood Control/Stormwater Mgmt</b>	<b>77,745</b>	<b>52,745</b>	<b>40,685</b>	<b>12,060</b>	<b>52.33%</b>
<b><u>Other Physical Environment</u></b>					
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%
<b>Total Other Physical Environment</b>	<b>1,141,844</b>	<b>769,944</b>	<b>781,421</b>	<b>(11,477)</b>	<b>68.44%</b>
<b><u>Road and Street Facilities</u></b>					
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%
<b>Total Road and Street Facilities</b>	<b>12,500</b>	<b>8,333</b>	<b>28,372</b>	<b>(20,039)</b>	<b>226.98%</b>

**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
<b><u>Parks and Recreations</u></b>					
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%
<b>Total Parks and Recreations</b>	<b>508,500</b>	<b>338,998</b>	<b>299,443</b>	<b>39,555</b>	<b>58.89%</b>
<b><u>Reserves</u></b>					
Capital Reserve	50,000	-	40,095	(40,095)	80.19%
<b>Total Reserves</b>	<b>50,000</b>	<b>-</b>	<b>40,095</b>	<b>(40,095)</b>	<b>80.19%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>2,276,612</b>	<b>1,517,768</b>	<b>1,516,000</b>	<b>1,768</b>	<b>66.59%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	-	740,297	891,617	151,320	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Operating Transfers-Out	-	-	(4,041)	(4,041)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(4,041)</b>	<b>(4,041)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 740,297	\$ 887,576	\$ 147,279	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>933,288</b>	<b>933,288</b>	<b>933,288</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 933,288</b>	<b>\$ 1,673,585</b>	<b>\$ 1,820,864</b>		

**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
<b>REVENUES</b>					
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%
<b>TOTAL REVENUES</b>	<b>528,931</b>	<b>526,082</b>	<b>540,167</b>	<b>14,085</b>	<b>102.12%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
ProfServ-Trustee Fees	4,041	4,041	4,041	-	100.00%
Misc-Assessment Collection Cost	11,019	10,960	10,504	456	95.33%
<b>Total Administration</b>	<b>15,060</b>	<b>15,001</b>	<b>14,545</b>	<b>456</b>	<b>96.58%</b>
<b>Debt Service</b>					
Principal Debt Retirement	155,000	155,000	155,000	-	100.00%
Interest Expense	363,723	363,723	363,723	-	100.00%
<b>Total Debt Service</b>	<b>518,723</b>	<b>518,723</b>	<b>518,723</b>	<b>-</b>	<b>100.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>533,783</b>	<b>533,724</b>	<b>533,268</b>	<b>456</b>	<b>99.90%</b>
Excess (deficiency) of revenues Over (under) expenditures	(4,852)	(7,642)	6,899	14,541	-142.19%
<b>OTHER FINANCING SOURCES (USES)</b>					
Interfund Transfer - In	-	-	4,041	4,041	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>4,041</b>	<b>4,041</b>	<b>0.00%</b>
Net change in fund balance	\$ (4,852)	\$ (7,642)	\$ 10,940	\$ 18,582	-225.47%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>499,322</b>	<b>499,322</b>	<b>499,322</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 494,470</b>	<b>\$ 491,680</b>	<b>\$ 510,262</b>		

**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
<b>REVENUES</b>					
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%
<b>TOTAL REVENUES</b>	<b>12,286</b>	<b>12,220</b>	<b>12,201</b>	<b>(19)</b>	<b>99.31%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
Misc-Assessment Collection Cost	256	255	244	11	95.31%
<b>Total Administration</b>	<b>256</b>	<b>255</b>	<b>244</b>	<b>11</b>	<b>95.31%</b>
<b>TOTAL EXPENDITURES</b>	<b>256</b>	<b>255</b>	<b>244</b>	<b>11</b>	<b>95.31%</b>
Excess (deficiency) of revenues Over (under) expenditures	12,030	11,965	11,957	(8)	99.39%
<b>OTHER FINANCING SOURCES (USES)</b>					
Other NonOperating Uses	-	-	(11,926)	(11,926)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(11,926)</b>	<b>(11,926)</b>	<b>0.00%</b>
Net change in fund balance	\$ 12,030	\$ 11,965	\$ 31	\$ (11,934)	0.26%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>(1)</b>	<b>-</b>	<b>(1)</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 12,029</b>	<b>\$ 11,965</b>	<b>\$ 30</b>		

**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
<b>REVENUES</b>					
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%
<b>TOTAL REVENUES</b>	<b>404,677</b>	<b>399,223</b>	<b>400,161</b>	<b>938</b>	<b>98.88%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
Misc-Assessment Collection Cost	8,222	8,177	7,838	339	95.33%
<b>Total Administration</b>	<b>8,222</b>	<b>8,177</b>	<b>7,838</b>	<b>339</b>	<b>95.33%</b>
<b>Debt Service</b>					
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%
<b>Total Debt Service</b>	<b>388,805</b>	<b>388,805</b>	<b>393,805</b>	<b>(5,000)</b>	<b>101.29%</b>
<b>TOTAL EXPENDITURES</b>	<b>397,027</b>	<b>396,982</b>	<b>401,643</b>	<b>(4,661)</b>	<b>101.16%</b>
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%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>214,316</b>	<b>214,316</b>	<b>214,316</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 221,966</b>	<b>\$ 216,557</b>	<b>\$ 212,834</b>		

**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
<b>TOTAL</b>	<b>\$ 3,107,983</b>	<b>\$ 127,697</b>	<b>\$ 63,428</b>	<b>\$ 3,299,108</b>	<b>\$ 2,332,375</b>	<b>\$ 546,351</b>	<b>\$ 12,692</b>	<b>\$ 407,691</b>
% COLLECTED				99%	99%	99%	99%	99%
<b>TOTAL OUTSTANDING</b>				<b>\$ 27,767</b>	<b>\$ 19,631</b>	<b>\$ 4,598</b>	<b>\$ 107</b>	<b>\$ 3,431</b>

**WATERGRASS**  
Community Development District II

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May 31, 2026

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>GENERAL FUND</b>				
Operating Checking Account	Valley Bank	N/A	3.56%	\$661,359
Money Market	Bank United	N/A	3.40%	1,238,823
			<b>Subtotal GF</b>	<u>\$1,900,182</u>
<b>DEBT SERVICE FUND</b>				
Series 2018 Reserve	US Bank	N/A	3.50%	\$258,753
Series 2018 Revenue	US Bank	N/A	3.50%	250,199
			<b>Subtotal 2018 DS</b>	<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
			<b>Subtotal 2021 DS</b>	<u>\$211,856</u>
			<b>Subtotal DS</b>	<u>\$720,808</u>
			<b>Grand Total</b>	<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	
<b>VALLEY NATIONAL BANK - (ACCT#XXXXX7836)</b>								
<b>ACH #100436</b>								
05/04/26	Vendor	PEST CEMETERY LLC	83753	May pest control	R&M-Pest Control	001-546070-53900	\$245.00	
							<b>ACH Total</b>	<u>\$245.00</u>
<b>ACH #100437</b>								
05/04/26	Vendor	SWINE SOLUTIONS LLC	731	Hog trapping	MONTHLY TRAPPING	001-546922-53900	\$1,350.00	
							<b>ACH Total</b>	<u>\$1,350.00</u>
<b>ACH #100438</b>								
05/04/26	Vendor	INNERSYNC STUDIO LTD	INV-SN-1033	WEBSITE COMPLIANCE	ProfServ-Web Site Maintenance	001-531094-51301	\$1,552.50	
							<b>ACH Total</b>	<u>\$1,552.50</u>
<b>ACH #100439</b>								
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	
							<b>ACH Total</b>	<u>\$2,901.89</u>
<b>ACH #100440</b>								
05/05/26	Vendor	JANI-KING OF TAMPA BAY	1-488181	CLEANING SERVICE MAY 2026	Contracts-Cleaning Services	001-534082-57200	\$1,405.00	
							<b>ACH Total</b>	<u>\$1,405.00</u>
<b>ACH #100441</b>								
05/05/26	Vendor	PASCO SHERIFF'S OFFICE	I-20264-12781	April security detail	Security-Roving Parking Patrol	001-534055-53900	\$2,700.00	
							<b>ACH Total</b>	<u>\$2,700.00</u>
<b>ACH #100442</b>								
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	
							<b>ACH Total</b>	<u>\$5,209.91</u>
<b>ACH #100443</b>								
05/05/26	Vendor	PEST CEMETERY LLC	83903	Monthly Pest Control	R&M-Pest Control	001-546070-53900	\$50.00	
							<b>ACH Total</b>	<u>\$50.00</u>
<b>ACH #100444</b>								
05/05/26	Vendor	ERWIN ELECTRIC ,INC.	102670	GFI outlet repairs in kitchen	GFI repair	001-546920-57200	\$187.50	
							<b>ACH Total</b>	<u>\$187.50</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
<b>ACH #100445</b>							
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
<b>ACH Total</b>							<b>\$10,836.00</b>
<b>ACH #100446</b>							
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
<b>ACH Total</b>							<b>\$61,036.77</b>
<b>ACH #100447</b>							
05/11/26	Vendor	ALL PHASE PAVING AND SEALLING	040553	Pot hole repair	R&M-Roads	001-546139-54101	\$2,250.00
<b>ACH Total</b>							<b>\$2,250.00</b>
<b>ACH #100448</b>							
05/11/26	Vendor	PASCO COUNTY BOARD OF COUNTY COMM	2026001824	fire inspection	Miscellaneous Maintenance	001-546922-53900	\$100.00
<b>ACH Total</b>							<b>\$100.00</b>
<b>ACH #100449</b>							
05/11/26	Vendor	TAMPA BAY POO PATROL	5912	May pet station maintenance	PET WASTE STATION MAINTENANCE	001-546922-53900	\$546.00
<b>ACH Total</b>							<b>\$546.00</b>
<b>ACH #100450</b>							
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
<b>ACH Total</b>							<b>\$521.97</b>
<b>ACH #100451</b>							
05/18/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1173305	tree repair - Infinite Dr.	LANDSCAPE MAINT	001-546170-53900	\$1,056.10
<b>ACH Total</b>							<b>\$1,056.10</b>
<b>ACH #100452</b>							
05/18/26	Vendor	MASADA SECURITY INC.	44543	1-HOUR CAMERA SVC	MAINTENANCE & REPAIRS	001-546920-57200	\$410.00
<b>ACH Total</b>							<b>\$410.00</b>
<b>ACH #100453</b>							
05/20/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1174043	irrigation repair	main line leak repaired	001-546930-53900	\$1,520.81
<b>ACH Total</b>							<b>\$1,520.81</b>
<b>ACH #100454</b>							
05/20/26	Vendor	STRALEY ROBIN VERICKER	28417	Legal services	ProfServ-Legal Services	001-531023-51401	\$1,781.00
<b>ACH Total</b>							<b>\$1,781.00</b>

**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	
<b>ACH #100455</b>								
05/20/26	Vendor	MIKE FASANO, TAX COLLECTOR	050526-0000	REAL ESTATE TAXES FOR 2025	PROPERTY APPRAISER	001-531035-51301	\$140.85	
							<b>ACH Total</b>	<u>\$140.85</u>
<b>ACH #100456</b>								
05/20/26	Vendor	PEST CEMETERY LLC	85119	May pest control	R&M-Pest Control	001-546070-53900	\$42.00	
							<b>ACH Total</b>	<u>\$42.00</u>
<b>ACH #100457</b>								
05/27/26	Vendor	OLM, INC.	47387	May inspection	R&M-Other Landscape	001-546036-53900	\$900.00	
							<b>ACH Total</b>	<u>\$900.00</u>
<b>ACH #100458</b>								
05/27/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1176408	irrigation repair	Irrigation repairs	001-546930-53900	\$1,998.90	
							<b>ACH Total</b>	<u>\$1,998.90</u>
<b>ACH #300244</b>								
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	
							<b>ACH Total</b>	<u>\$43.18</u>
<b>ACH #300245</b>								
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	
							<b>ACH Total</b>	<u>\$43.60</u>
<b>ACH #300246</b>								
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	
							<b>ACH Total</b>	<u>\$44.89</u>
<b>ACH #300247</b>								
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	
							<b>ACH Total</b>	<u>\$40.48</u>
<b>ACH #300248</b>								
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	
							<b>ACH Total</b>	<u>\$48.11</u>
<b>ACH #300249</b>								
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	
							<b>ACH Total</b>	<u>\$41.88</u>
<b>ACH #300250</b>								
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	
							<b>ACH Total</b>	<u>\$51.76</u>

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<b>ACH #300251</b>								
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	
							<b>ACH Total</b>	<u>\$57.66</u>
<b>ACH #300252</b>								
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	
							<b>ACH Total</b>	<u>\$45.41</u>
<b>ACH #300253</b>								
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	
							<b>ACH Total</b>	<u>\$748.45</u>
<b>ACH #300254</b>								
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	
							<b>ACH Total</b>	<u>\$43.06</u>
<b>ACH #300255</b>								
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	
							<b>ACH Total</b>	<u>\$58.19</u>
<b>ACH #300256</b>								
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	
							<b>ACH Total</b>	<u>\$42.84</u>
<b>ACH #300257</b>								
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	
							<b>ACH Total</b>	<u>\$57.88</u>
<b>ACH #300258</b>								
05/01/26	Vendor	W.R.E.C.	041526-5196-ACH	electric 03/10-04/10	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$62.93	
							<b>ACH Total</b>	<u>\$62.93</u>
<b>ACH #300259</b>								
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	
							<b>ACH Total</b>	<u>\$252.15</u>
<b>ACH #300260</b>								
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	
							<b>ACH Total</b>	<u>\$46.82</u>
<b>ACH #300261</b>								
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	
							<b>ACH Total</b>	<u>\$44.99</u>

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<b>ACH #300262</b>								
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	
							<b>ACH Total</b>	<u>\$475.27</u>
<b>ACH #300266</b>								
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	
							<b>ACH Total</b>	<u>\$140.00</u>
<b>ACH #300267</b>								
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24382234-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$3.03	
							<b>ACH Total</b>	<u>\$3.03</u>
<b>ACH #300268</b>								
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24382233-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$8.08	
							<b>ACH Total</b>	<u>\$8.08</u>
<b>ACH #300269</b>								
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24382232-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$12.12	
							<b>ACH Total</b>	<u>\$12.12</u>
<b>ACH #300270</b>								
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24382231-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$12.12	
							<b>ACH Total</b>	<u>\$12.12</u>
<b>ACH #300271</b>								
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24381356-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$151.50	
							<b>ACH Total</b>	<u>\$151.50</u>
<b>ACH #300272</b>								
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24381321-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$112.11	
							<b>ACH Total</b>	<u>\$112.11</u>
<b>ACH #300273</b>								
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24380891-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$72.72	
							<b>ACH Total</b>	<u>\$72.72</u>
<b>ACH #300274</b>								
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24381245-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$1.01	
							<b>ACH Total</b>	<u>\$1.01</u>
<b>ACH #300275</b>								
05/11/26	Vendor	PASCO COUNTY UTILITIES SVC	24381246-ACH	BILLING 03/11/26-04/10/26	UTILITY SERVICES	001-543063-53601	\$9.09	
							<b>ACH Total</b>	<u>\$9.09</u>

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

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

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<b>ACH #300299</b>								
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	
							<b>ACH Total</b>	<u>\$40.70</u>
<b>ACH #300300</b>								
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	
							<b>ACH Total</b>	<u>\$457.47</u>
<b>ACH #300301</b>								
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	
							<b>ACH Total</b>	<u>\$45.96</u>
<b>ACH #300302</b>								
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	
							<b>ACH Total</b>	<u>\$259.13</u>
<b>ACH #300303</b>								
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	
							<b>ACH Total</b>	<u>\$44.75</u>
<b>ACH #300304</b>								
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	
							<b>ACH Total</b>	<u>\$349.48</u>
<b>ACH #300305</b>								
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	
							<b>ACH Total</b>	<u>\$41.88</u>
<b>ACH #300306</b>								
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	
							<b>ACH Total</b>	<u>\$50.14</u>
<b>ACH #300307</b>								
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	
							<b>ACH Total</b>	<u>\$40.59</u>
<b>ACH #300308</b>								
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	
							<b>ACH Total</b>	<u>\$43.28</u>
<b>ACH #300309</b>								
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	
							<b>ACH Total</b>	<u>\$46.39</u>

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<b>ACH #300310</b>								
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	
							<b>ACH Total</b>	<u>\$40.92</u>
<b>ACH #300311</b>								
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	
							<b>ACH Total</b>	<u>\$53.79</u>
<b>ACH #300312</b>								
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	
							<b>ACH Total</b>	<u>\$56.91</u>
<b>ACH #300313</b>								
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	
							<b>ACH Total</b>	<u>\$40.70</u>
<b>ACH #300314</b>								
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	
							<b>ACH Total</b>	<u>\$40.48</u>
<b>ACH #300315</b>								
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	
							<b>ACH Total</b>	<u>\$44.36</u>
<b>ACH #300316</b>								
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	
							<b>ACH Total</b>	<u>\$40.59</u>
<b>ACH #300317</b>								
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	
							<b>ACH Total</b>	<u>\$53.58</u>
<b>ACH #300318</b>								
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	
							<b>ACH Total</b>	<u>\$55.40</u>
<b>ACH #300319</b>								
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	
							<b>ACH Total</b>	<u>\$55.20</u>
<b>ACH #300320</b>								
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	
							<b>ACH Total</b>	<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
<b>ACH #300321</b>							
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
<b>ACH Total</b>							<b>\$1,965.97</b>
<b>ACH #300322</b>							
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
<b>ACH Total</b>							<b>\$5,535.23</b>
<b>ACH #300323</b>							
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
<b>ACH Total</b>							<b>\$44.36</b>
<b>ACH #300324</b>							
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
<b>ACH Total</b>							<b>\$43.06</b>
<b>ACH #300325</b>							
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
<b>ACH Total</b>							<b>\$43.60</b>
<b>ACH #300326</b>							
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
<b>ACH Total</b>							<b>\$43.92</b>
<b>ACH #300327</b>							
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
<b>ACH Total</b>							<b>\$40.38</b>
<b>ACH #300328</b>							
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
<b>ACH Total</b>							<b>\$47.47</b>

## 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
<b>ACH #300329</b>							
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
						<b>ACH Total</b>	<u>\$41.88</u>
<b>ACH #300330</b>							
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
						<b>ACH Total</b>	<u>\$50.79</u>
<b>ACH #300331</b>							
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
						<b>ACH Total</b>	<u>\$55.62</u>
<b>ACH #300332</b>							
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
						<b>ACH Total</b>	<u>\$44.36</u>
<b>ACH #300333</b>							
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
						<b>ACH Total</b>	<u>\$731.82</u>
<b>ACH #300334</b>							
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
						<b>ACH Total</b>	<u>\$42.95</u>
<b>ACH #300335</b>							
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
						<b>ACH Total</b>	<u>\$57.66</u>
<b>ACH #300336</b>							
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
						<b>ACH Total</b>	<u>\$42.42</u>
<b>ACH #300337</b>							
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
						<b>ACH Total</b>	<u>\$56.48</u>
<b>ACH #300338</b>							
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
						<b>ACH Total</b>	<u>\$77.88</u>
<b>ACH #300339</b>							
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
						<b>ACH Total</b>	<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	
<b>ACH #300340</b>								
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	
							<b>ACH Total</b>	<u>\$45.86</u>
<b>ACH #300341</b>								
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	
							<b>ACH Total</b>	<u>\$114.49</u>
<b>ACH #300342</b>								
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	
							<b>ACH Total</b>	<u>\$2,110.13</u>
<b>CHECK # 4482</b>								
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	
							<b>Check Total</b>	<u>\$9,814.86</u>
<b>CHECK # 4483</b>								
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	
							<b>Check Total</b>	<u>\$7,323.91</u>
<b>CHECK # 4484</b>								
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	
							<b>Check Total</b>	<u>\$228.01</u>
<b>CHECK # 4485</b>								
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	
							<b>Check Total</b>	<u>\$9,219.50</u>
<b>ACH #DD319</b>								
05/29/26	Vendor	ENGAGE PEO	202611-INIT-ACH	PAY PERIOD ENDING 05/23/26	PAYROLL	001-512004-57200	\$4,202.92	
							<b>ACH Total</b>	<u>\$4,202.92</u>
<b>ACH #DD320</b>								
05/31/26	Vendor	WASTE CONNECTIONS OF FLORIDA	2191322W426-ACH	REFUSE REMOVAL - JUN'26	REFUSE REMOVAL	001-543020-53401	\$684.18	
							<b>ACH Total</b>	<u>\$684.18</u>
							<b>Account Total</b>	<u>\$162,711.42</u>

<b>Total Amount Paid</b>	<b>\$162,711.42</b>
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# **WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT**

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## **Financial Snapshot June 30, 2026**

- **Current Cash Balances:**
  - Valley Bank Operating: \$468,160
  - Bank United MM: \$1,242,201
- **Assessment collections:**
  - We are 100% collected on the tax roll. The GF is 107% collected which includes the Special assessment – CDD.
- **Audit – FY 2025:**
  - The audit was completed on 3/30/26.
- **Expenses:**
  - Current expenses make up 76% of the annual budget through the end of June 2026.
  - Total expenses for the first 9 months are approximately \$1,727,367. This puts your average monthly burn rate of approximately \$191,930 per month.

# Professional Engineering Services

FOR WATERGRASS COMMUNITY  
DEVELOPMENT DISTRICT II



**JULY 8, 2026**

**PREPARED FOR**

Watergrass Community Development District II  
Heather Jackson, District Manager  
2005 Pam AM Circle, Suite 300  
Tampa, Florida 33607

**DISTRICT ENGINEER**

Erik Howard, PE, PSM  
P: 239-334-0046  
E: erik.howard@apexcos.com

July 8, 2026



Watergrass Community Development District II  
Heather Jackson, District Manager  
2005 Pam AM Circle, Suite 300  
Tampa, Florida 33607

**Re: Watergrass Community Development District II Professional Engineering Services**

Dear Supervisors:

As an experienced District Engineer to Chapter 190 Community Development Districts in South Florida, it is clear that the role of District Engineer is to provide the Board of Supervisors with unbiased, accurate engineering knowledge in common-sense language. In late 2024, Apex Companies, LLC acquired Johnson Engineering. This strategic partnership has expanded in-house capabilities and staffing resources. Importantly, the integration into Apex has not altered the firm’s personalized service model. **You will continue to work with the same team that brings more than seven decades of Community Development District experience and more than four decades of experience with the proposed personnel who will serve Watergrass Community Development District II.**

Our team has assisted many CDDs from initial conception and developer turnover through aging CDDs with minor and major rehabilitation projects, and we are ready to be your trusted and independent partner. Erik Howard, PE, PSM, will serve as the District Engineer, and Christian Mumme, PE, will serve as the Project Engineer, providing responsive communication and coordination while handling the day-to-day needs of the District in a cost-effective manner. Charles Reed, based in our Tampa office, will serve as a local liaison to the District, providing responsive communication, coordination, and readily accessible support, including in person site inspections. You will also benefit from the oversight of Mark Zordan, PMP, whose 43 years of experience will support any QA/QC. In addition to the District Engineer, you will receive the support of a team of qualified professionals with the knowledge of stormwater management, current environmental issues, transportation/ roadway/pedestrian safety and enhancement design, utility design, landscape design and construction management/observation along with current permitting requirements in order to efficiently maintain or expand the District’s services that are being provided to its residents. Our team is known for providing outstanding service as well as always being mindful of our client’s time and budgetary needs. Our clients find that our vast experience and dedication to professionalism bring success to their projects. Please see our past/ongoing CDD list below:

- Arbor Greene CDD
- Bayside Improvement CDD (Pelican Landing)
- Bay Creek CDD (Pelican Landing)
- Beach Road Golf Estates CDD
- Bella Vida CDD
- Cory Lakes CDD
- CFM CDD (Magnolia Landing)
- Cypress Preserve CDD
- Forest Creek CDD
- Gateway Services CDD
- Highlands CDD
- La Collina CDD
- Longleaf CDD
- Long Lake Ranch CDD
- Mediterra CDD
- Miromar Lakes CDD
- Parklands Lee CDD
- Parklands West CDD
- Park Place CDD
- Pelican Marsh CDD
- Pine Air Lakes CDD
- Portico CDD
- Riverbend West CDD
- River Ridge CDD
- Sail Harbour CDD
- Sarasota National CDD
- Spring Lake CDD
- Stoneybrook CDD
- Suncoast CDD
- Terra Bella CDD
- The Brooks II of Bonita Springs CDD
- The Brooks of Bonita Springs CDD
- The Oaks at Shady Creek CDD
- University Square CDD
- University Village CDD
- Verandah East CDD
- Verandah West CDD
- Walnut Creek CDD
- Watergrass 1 CDD
- Water’s Edge CDD
- Wentworth Estates CDD (Treviso Bay)
- Wynnmere East CDD

We appreciate the opportunity to submit our qualifications and look forward to the opportunity to build our relationship with the Watergrass Community Development District II. Please do not hesitate to contact me should you have any questions during your review of our proposal.

Sincerely,  
APEX COMPANIES, LLC

Erik Howard, PE, PSM, District Engineer  
(239) 334-0046, [erik.howard@apexcoss.com](mailto:erik.howard@apexcoss.com)

Christian Mumme, PE, Project Engineer  
(239) 334-0046, [christian.mumme@apexcoss.com](mailto:christian.mumme@apexcoss.com)



# **Ability & Adequacy of Professional Personnel**

# a. Ability & Adequacy of Professional Personnel

## Firm Overview

Founded in March 1988 as Apex Environmental, Inc. and reformed in March 2006 as a **Limited Liability Company** in the state of Delaware. **Johnson Engineering, whose history dates back to 1946, was acquired by Apex in 2024.**

Apex Companies, LLC is a national multidisciplinary consulting and engineering services firm with a robust portfolio of capabilities in water, environmental, health and safety, compliance and assurance, sustainability, construction management, and infrastructure. Our 1,700+ staff includes a diverse team of licensed professional engineers (PE), geologists and hydrogeologists, environmental and natural resource scientists, industrial hygiene (IH) scientists, wastewater and field technicians, structural, permitting, stormwater, and natural resource specialists.

Apex is ranked #12 as an ENR All-Environmental firm and #58 in ENR's Top 200 Environmental Firms, and is known for our technical expertise, rapid response, operational integrity, and exceptional client satisfaction. Operating in all 50 states, we provide environmental consulting and design services to a wide range of municipal agencies, supporting cities, states, and federal government agencies across the nation.

Apex's company structure is hierarchical yet relatively flat, allowing for operational agility and staff to communicate effectively. *Nationally, our organizational structure consists of executive leadership: Chief Executive Officer, Chief Operating Officer, Chief Strategy & Growth Officer, Chief Financial Officer, Chief Human Resources Officer, and Chief Information Officer (CIO); vice presidents for regional leadership, division managers, and service line program managers; and corporate leadership consisting of a controller and an executive director of Health & Safety.*

We take pride in our reputation for responsive, client-focused, and solutions-oriented services and believe in listening carefully to our clients' objectives and needs for their projects, collaborating effectively with project team members, and delivering appropriate and cost-effective solutions for our clients' most challenging projects.

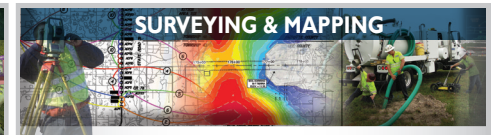


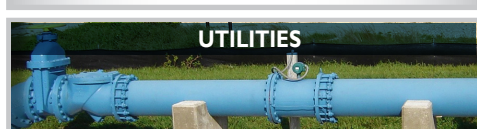
To support Florida municipalities with their increasing water consumption needs, general civil engineering, and infrastructure development, Apex made key recent acquisitions in 2023 and 2024. Apex acquired Water Science Associates, LLC (Water Science) in 2023, and Johnson Engineering, LLC and Weiler Engineering Corporation in 2024 to bolster our infrastructure and water and wastewater engineering capabilities.

**Apex (Johnson Engineering)**, has provided professional engineering services for 80 years. Erik Howard, PE, PSM will serve as our primary contact. As a firm, we have provided or are currently providing continuing services to the following entities:

- Arbor Greene CDD
- Bayside Improvement CDD (Pelican Landing)
- Bay Creek CDD (Pelican Landing)
- Beach Road Golf Estates CDD
- Bella Vida CDD
- Cory Lakes CDD
- CFM CDD (Magnolia Landing)
- Cypress Preserve CDD
- Forest Creek CDD
- Gateway Services CDD
- Highlands CDD
- La Collina CDD
- Longleaf CDD
- Long Lake Ranch CDD
- Mediterra CDD
- Miromar Lakes CDD
- Parklands Lee CDD
- Parklands West CDD
- Park Place CDD
- Pelican Marsh CDD
- Pine Air Lakes CDD
- Portico CDD
- Riverbend West CDD
- River Ridge CDD
- Sail Harbour CDD
- Sarasota National CDD
- Spring Lake CDD
- Stoneybrook CDD
- Suncoast CDD
- Terra Bella CDD
- The Brooks II of Bonita Springs CDD
- The Brooks of Bonita Springs CDD
- The Oaks at Shady Creek CDD
- University Square CDD
- University Village CDD
- Verandah East CDD
- Verandah West CDD
- Walnut Creek CDD
- Watergrass I CDD
- Water's Edge CDD
- Wentworth Estates CDD (Treviso Bay)
- Wynnmere East CDD

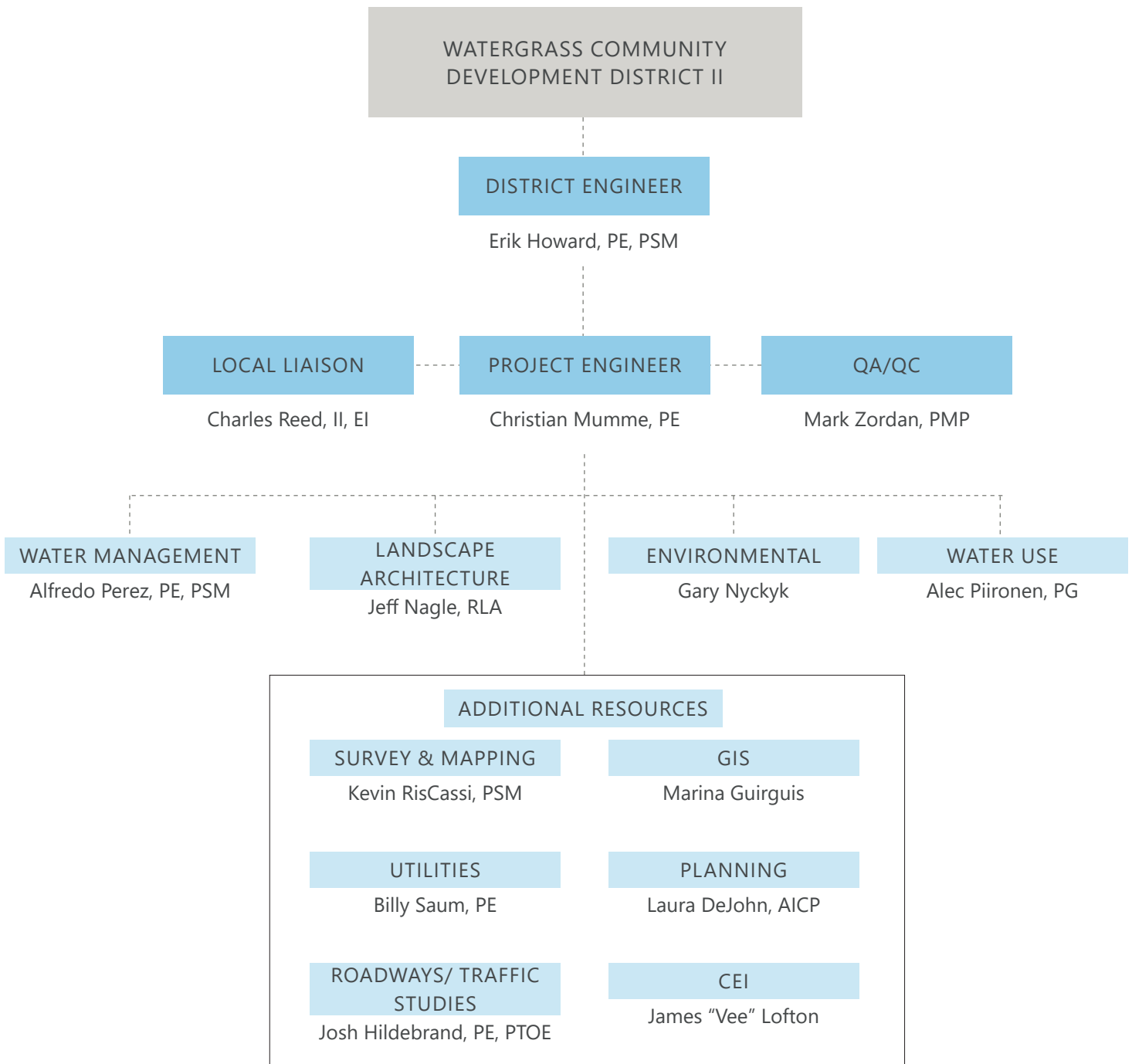
# Capabilities Summary

We have an experienced team of professionals located throughout Florida., many of whom have considerable Special District experience. Our extensive list of well-known Florida Special District's, residential communities, roads, schools, hospitals, airports, shopping centers, resorts and commercial developments show our continued responsibility in developing Florida's communities.

 <p><b>LAND DEVELOPMENT</b></p> <p>Project Management / Coordination • Due Diligence Site Design • Cost Estimation • Permitting Construction Observation &amp; Administration Single Family Communities • Multi-Family Residential Assisted Living • Commercial • Industrial • Medical Institutional • Educational • Recreational</p>	 <p><b>PLANNING</b></p> <p>Feasibility &amp; Assessment Studies • Master Planning &amp; Urban Design • Neighborhood &amp; Sector Planning Comprehensive Planning &amp; Zoning • Facility Planning Corridor Planning • Local Government Planning Public Engagement • GIS Services Code Writing Redevelopment Planning</p>	 <p><b>SURVEYING &amp; MAPPING</b></p> <p>Subsurface Utility Engineering &amp; Mapping (SUE) Hydrographic Surveying • Transportation Surveying Bathymetric Surveying • ALTA Surveys Boundary Surveys • Construction Layout Platting • Record Surveys Sketches and Legal Descriptions</p>
 <p><b>ECOLOGICAL/ENVIRONMENTAL CONSULTING</b></p> <p>Wetland Delineation, Assessments &amp; Permitting Protected Species Surveys, Permitting &amp; Relocations Mitigation Design &amp; Monitoring Marine &amp; Coastal Environmental Services Airport Wildlife Hazard Services Drone Services Geographic Information Systems</p>	 <p><b>STORMWATER MANAGEMENT</b></p> <p>Surface Water Master Planning • Surface Water Retrofit • BMP Selection and Design Hydrologic, Hydraulic &amp; Water Quality Modeling Federal, State and Local Surface Water Permitting Flow &amp; Stage Monitoring • Water Quality Treatment Special Governments • Filter Marsh Design</p>	 <p><b>WATER QUALITY STUDIES</b></p> <p>Stormwater/Surface Water Quality Studies Groundwater Quality Studies • Estuarine/Coastal Water Quality Studies • Subaqueous Sediment Characterization • TMDL Pollutant Loading Determination • EPA Section 319 and FDEP SWAG Assistance • Microbial Source Tracking • Quality Assurance Project Plan • Non-point Source Evaluation</p>
 <p><b>WATER SUPPLY</b></p> <p>Hydrogeological Investigations Water Resource Assessments • Water Use, Water Supply System Permitting • Well &amp; Wellfield Design Regional Water Supply Planning Groundwater Modeling • Deep Injection Wells Alternative Water Supplies Studies</p>	 <p><b>ENVIRONMENTAL ASSESSMENT</b></p> <p>Phase I Environmental Site Assessments (ESAs) Phase II Environmental Site Assessments (ESAs) NPDES Compliance Monitoring Permit Compliance Monitoring and Reporting Filter Marsh Efficiency Evaluation Water Use Accounting Method Calibration BMAP Nutrient Removal Project Assessment</p>	 <p><b>GEOGRAPHICAL INFORMATION SYSTEMS</b></p> <p>ESRI-based GIS Services • Mobile Online Map (ArcGIS Online) • Custom Client Online Map Services Geodatabase Development and Implementation CAD-GIS-DGN Conversions • High Accuracy GNSS (GPS) Data Collection • Advanced Modelbuilder &amp; Python Scripting • LiDAR Derivative Products Cartographic Visualization • Aerial Photo Processing</p>
 <p><b>TRANSPORTATION DESIGN</b></p> <p>Roadway Design • Signalization Design Resurfacing, Rehabilitation and Restoration Street Lighting Design • Traffic Analyses Roundabout Design • Signalization Design Corridor Planning • Bicycle, Transit, and Pedestrian Facilities</p>	 <p><b>CONSTRUCTION ENGINEERING &amp; INSPECTION</b></p> <p>Roadway Construction Bridge Construction Roadway Resurfacing Rehabilitation Restoration Major Drainage Structures Construction Private Development Construction Assistance Grant Funded Construction Oversight / Compliance</p>	 <p><b>LANDSCAPE ARCHITECTURE</b></p> <p>Landscape/Hardscape/Irrigation Design • Conceptual Design • Commercial Design • Community Revitalization &amp; Amenity Design • Streetscape Design Park Design • Visualization &amp; Graphic Design Construction Documents &amp; Observation Arboricultural Consulting Services • Plan Review Services • Community/Institutional/Hospitality Design</p>
 <p><b>UTILITIES</b></p> <p>Utility Planning • Subsurface Utility Engineering (SUE) Data Collection &amp; Analysis • Hydraulic Modeling Pipeline Design • Pump Station Design, Evaluation, and Operational Controls Utility Permitting • Project Management CEI</p>	 <p><b>ELECTRICAL ENGINEERING (EI&amp;C)</b></p> <p>Switchgear, Motor Control Centers, and Generators Power Distribution Equipment • Lighting Process &amp; Industrial Control Systems Integration and Commissioning Electrical Systems Analysis (Short Circuit and Protective Coordination) SCADA Architecture, Networking &amp; Telemetry</p>	 <p><b>SPECIAL DISTRICT ASSISTANCE</b></p> <p>Stormwater Management • Water Use Environmental • Planning Landscape Architecture Surveying &amp; Mapping • Utilities Roadway/Traffic Studies Geographic Information Systems (GIS) Construction Engineering &amp; Inspection (CEI)</p>

# Organizational Chart

The following team has been hand-selected to best serve the needs of the CDD and is available to begin work immediately.



## Team Bios

### Erik Howard, PE, PSM | *District Engineer*

Erik joined the team in 2003. As an engineer, surveyor, general contractor, plumbing contractor and electrical contractor, he is familiar with both the technical and construction side of projects. Erik's experience as an engineer includes groundwater modeling, hydraulic pipe modeling, data analysis, utility design, directional drill layout and design, well design, pump station design, treatment facility design, stormwater design, permitting, certification and construction administration. He routinely prepares specialized plans and specifications for projects that require an 'out-of-the-box' approach. Erik's technical background and practical experience allows him to handle most any unique circumstance.

### Christian Mumme, PE | *Project Engineer*

Christian joined the firm's Water Resources Division as a Professional Engineer in 2026, bringing five years of experience in stormwater, roadway, and site development projects. Prior to earning his PE license, he spent four and a half years with Collier County's Development Review Division, where he reviewed residential stormwater and right-of-way plans for code compliance, verified drainage calculations, conducted field inspections, and investigated flooding complaints to recommend solutions. He also developed Collier County's Single Family Home Drainage Plan Guidelines, improving clarity and efficiency in the submittal process. Since joining Apex, Christian has been expanding his technical expertise by supporting project managers on commercial and municipal projects while continuing to strengthen his project management skills and apply his regulatory and field experience to enhance project delivery.

### Charles Reed, II, EI | *Local Liaison*

Charles is a project manager for Johnson Engineering. He has over 20 years of experience that includes integral involvement with Federally and State funded programs. Charles assists local municipalities throughout the state of Florida with administering these and other projects. His specific experience includes contract reviews on behalf of local program offices, managing the LAP Program for FDOT, LAP Compliance, project and contract management, stormwater and roadway design, and stakeholder coordination.

### Mark Zordan, PMP | *QA/QC*

Mark joined the team Water Resources team as a project manager in 2024. He brings 43 years of experience as a project manager working on stormwater, roadway, sidewalk, and utility projects. His 37-year career in Connecticut included job functions as a construction inspector, engineering assistant, and superintendent of engineering. In these roles, he managed large and diverse federal, state, and local infrastructure projects that included reconstruction of stormwater systems, roads, bridges, sanitary sewers, and sidewalks. Mark gained a wide variety of engineering skills and knowledge in many different areas of design, regulatory permitting, document preparation, contract administration, construction inspection, and project management.

### Alfredo Perez, PE, PSM | *Water Management*

Alfredo has 29 years of experience. Alfredo works on a variety of projects entailing various disciplines of engineering which include groundwater, utilities, surface water, construction inspection, report writing, and field data collection. Alfredo is currently more involved in the water resources discipline assisting with environmental resource permitting and surface water management systems. However, he continues to aid in other areas of engineering which consist of surveying and mapping, plan production/QAQC, and preparing project specifications.

### Jeff Nagle, RLA | *Landscape Architecture*

Jeff joined our firm in 2012 as a principal landscape architect. Jeff brings a versatile skill set and a reputation built on providing the highest quality of service to both public and private sector clients, including CDDs, with on-time and on-budget deliverables. Having worked in both the public and private sector, Jeff brings a broad range of experience to apply in practice, using an innovative management approach to guide projects from the planning and design phase, through permitting, development and construction. Jeff's specialties include master planning, parks and recreation, streetscapes, roadway, environmental reclamation and mitigation, low impact development, and lighting design.

### Gary Nychyk | *Environmental*

Gary is an ecologist whose primary focus is on vegetation mapping, wildlife surveys, protected species management plans, wetland jurisdictional determinations, and wetland mitigation monitoring. He is an Authorized Gopher Tortoise Agent and maintains 11 ultrasonic acoustic recorders used to survey for the endangered Florida bonneted bat. He also conducts Stormwater Pollution Prevention Plan and Spill Prevention Control and Countermeasures annual site compliance evaluations and training events at Southwest Florida International Airport and Page Field General Aviation Airport. He works closely with the USACE, the SFWMD, FDEP, FDEM, FWC, USFWS as well as local city and county agencies.

### Alec Piironen, PG | *Water Use*

Alec joined our firm in 2022 and is a hydrogeologist in the company's water resources group. He is responsible for performing hydrogeologic investigations, water resource assessments, aquifer performance testing, support in hydrologic monitoring program development efforts, and water management district water use and Florida Department of Environmental Protection (FDEP) permitting. Additionally, Alec joined Johnson Engineering with a combined six years of experience working as a geologist/engineering technician with other Environmental Consulting Firms, where he worked on a variety of landfill construction and monitoring, contaminate investigation and remediation, and environmental compliance projects.

### Kevin RisCassi, PSM | *Survey & Mapping*

Kevin has 34 years of experience successfully providing both residential and commercial clients with control, boundary, topographic, route, and hydrographic surveys, as well as right of way mapping on transmission lines, and construction staking. He has also been developing our subsurface utility engineering (SUE) services. He helped in the design and acquisition our current Vac-Truck which we added to our fleet in 2007 along with our Ground Penetrating Radar equipment. He has managed several projects for Florida Power and Light, Lee County Electric Co-Op, Fort Myers Utilities, Charlotte County Utilities, Collier County Utilities and private contractors in design and as-built phases with required subsurface utility deliverables.

### Billy Saum, PE | *Utilities*

Billy has been with our firm since 2015. He is a professional engineer and project manager for utility related projects. Billy has experience in project management, pump station and pipeline design, FDOT utility coordination and adjustments, hydraulic modeling and calculations, pump selecting, construction administration, plan production, and permitting for clients throughout South Florida. Billy also has extensive experience in pump station data collection and performance analysis for hundreds of pump stations in South Florida. Recently, he has designed and managed various pump station rehabilitation and emergency power resiliency projects for municipal wastewater systems. While most of his experience thus far has been with municipal projects, he has completed various assignments for commercial and residential projects as well.

### Josh Hildebrand, PE, PTOE | *Transportation*

In 2007, Josh began his professional career and has since served as a team member in the transportation services division at Johnson Engineering. He has worked on various projects throughout Southwest Florida and is familiar with traffic studies, supervision of traffic data collection, roadway design, pathway design, construction, and the permitting procedures of the local municipalities. Josh has worked on 100+ traffic / construction feasibility-related engineering studies, roadway and drainage design projects within public right-of-way. This experience provides him with a unique understanding of the development of corridor and intersection design, parking demand, traffic generation, ADA compliance-related challenges, and the permitting requirements on both private and public capital improvement projects.

### Laura DeJohn, AICP | *Planning*

A Certified Planner since 2001, Laura has more than 27 years of professional experience in both public and private sector planning, including five years as a planner for the City of Naples. As Apex's Director of Planning & Landscape Architecture, Laura manages projects involving development feasibility studies and site assessments, monitoring reports, code writing, preparation and presentation of land use and zoning applications, site design, master planning, and community visioning. Her experience includes entitlement of new development and redevelopment projects; architectural design review; annexation; and incentive-based codes. She has presented for the American Institute of Architects of Southwest Florida, FGCU, and the Florida Chapter of the American Planning Association, and is an appointed member of the Collier County Development Services Advisory Committee.

### Marina Guirguis | *Geographic Information Systems (GIS)*

Marina joined our firm in 2017. Her current projects include work in geographic information system (GIS), development projections, drafting, mapping, corridor analysis, research, site planning and design, public meetings, graphic design and rendering. Marina holds a Master of Design in Sustainable Urban Environments from Northeastern University.

### James "Vee" Lofton | *CEI*

Vee is director of the construction engineering & inspection (CEI) team. He has more than 38 years of experience in roadway and bridge construction, project administration, and inspection in both traditional design-bid-build and design-build. His extensive experience also includes interstate highways and bridges, pile driving, earthwork, sub grade and base construction, asphalt paving, drainage items, and all types of utilities and related relocations. He specializes in document control for both quality assurance and quality control testing. His previous experience as a consultant program manager with the Florida Department of Transportation (FDOT) gives him a unique perspective of the bidding process, construction techniques utilized, as well as an understanding of the maintaining agency's needs.



## Erik Howard PE, PSM, LEED AP

### District Engineer



Erik joined the firm in 2003. He earned both his Master of Engineering and Bachelor of Science in Civil Engineering degrees from the University of Florida where his graduate study was focused on water resources with an emphasis on groundwater. As an engineer, licensed water well contractor and general contractor, Erik is familiar with both the technical and construction side of groundwater projects.

Erik's experience as an engineer includes modeling of surface water, groundwater, pipe hydraulics, pump hydraulics, potable water systems, irrigation water systems and wastewater systems. Erik is experienced in data analysis, design, permitting, bidding, and construction administration of a variety of types of projects. He routinely performs detailed calculations, prepares specialized plans and specifications for projects that require an 'out-of-the-box' approach. Erik's technical background and practical experience allow him to handle any water well project, whether it be simple data analysis or complex water quality calculations.

#### Experience

24 Years

#### Education

M. Eng Hydrological Sciences, University of Florida

BS Civil Engineering, University of Florida

#### Accreditation

Professional Engineer, FL #66574

Professional Surveyor, FL #6959

State of Florida Certified General Contractor, #CGC1517855

State of Florida Certified Electrical Contractor, #EC13005228

State of Florida Certified Plumbing Contractor, #CFC1428169

State of Florida Water Well Contractor, #7278

Leadership in Energy & Environmental Design Accredited Professional (LEED AP)

#### Associations

DeSoto County Planning and Zoning Commissioner

Former Charlotte County Construction Licensing Board Member

#### General Experience

**CFM Magnolia Landing CDD, District Engineer, Lee County, Florida.** District Engineer overseeing lake infrastructure inspections and repairs, drainage issues, and provides general engineering support to the Board of Supervisors as needed.

**Stoneybrook CDD, District Engineer, Lee County, Florida.** District Engineer overseeing various drainage projects within the community, in addition to projects that include survey, design, permitting, construction, and inspection of stormwater improvements.

**North Lee County Water Treatment Plant DIW II, Lee County Utilities, Lee County, Florida.** Engineer of Record and project manager for the design, permitting, and construction inspection services for a second injection well and dual zone monitor well for brine disposal.

**Green Meadows Water Treatment Plant Expansion, Lee County Utilities, Lee County, Florida.** Engineer of Record for hydraulic modeling, design and permitting (FDEP ERP, FDEP PWS, USACE, FWC, FDEP UIC) of a wellfield expansion for the Lee County Utilities Green Meadows Water Treatment Plant Expansion. The project entailed evaluation of 27 existing wells within the Surficial and Sandstone aquifers, design of six Floridan aquifer wells, two deep injection wells, two dual zone monitor wells, 60,000 feet of pipeline, and five-mile-long access road.

**City of Fort Myers Eastwood Wellfield Expansion, Fort Myers, Florida.** Project manager for design and permitting for the drilling, testing and construction of two Upper Florida Aquifer public water supply wells, three Upper Florida Aquifer test wells, and installation of approximately 3,000 linear feet of raw water transmission line at the City of Fort Myers Eastwood wellfield.

**Corkscrew 5 MGD Wellfield Expansion, Lee County Utilities, Lee County, Florida.** Design, permitting, and construction inspection services for 30,000 feet of raw water main (24-inch to 10-inch) and 24 water wells. Mr. Howard was the Engineer of Record for construction administration services and project certification. This project included 26 pumps and 30,000 feet of piping.

**West Port Dual-Zone Monitor Well, Charlotte County Utilities, Charlotte County, Florida.** Performed well logging, testing, groundwater modeling and data analysis to determine the cause of the decline in well yield.



## Christian Mumme PE

Project Engineer



### Experience

5 Years

### Education

Florida Gulf Coast  
University

### Accreditation

Professional Engineer  
(PE) License (2026)

Christian joined our firm in the Water Resources Division as a Professional Engineer in 2026. He has five years of experience in stormwater, roadway, and site development projects. Prior to earning his PE license, he spent four and one-half years supporting Collier County's Development Review Division as a residential stormwater and right-of-way plans reviewer and field engineer. His responsibilities included reviewing drainage design plans for code compliance, verifying impervious/pervious calculations and retention volumes, and conducting field inspections to ensure that the construction matched the approved plans. He also performed on-site investigations for flooding complaints, collecting elevations and evaluating drainage patterns to identify causes and recommend solutions. During his tenure, he developed Collier County's Single-Family Home Drainage Plan Guidelines, streamlining submittal requirements, improving clarity and consistency for applicants and design professionals.

Once Christian received his Professional Engineering License, he decided to make a career change and come to work for Apex in 2026. Christian has been expanding his technical engineering skills, supporting project managers on commercial and municipal projects, and producing high-quality technical documentation. He continues to strengthen his project management skills while applying his regulatory and field experience to streamline projects and enhance project delivery as a licensed Professional Engineer.

### General Experience

**Bella Vida CDD, District Engineer, Lee County, Florida.** Functions as a project manager on various infrastructure projects within the community including drainage infrastructure and lake bank inspections and recommendations for repairs. Investigates complaints and makes recommendations for action. Provides general engineering support services to the Board of Supervisors on an as needed basis.

**Brooks of Bonita Springs and Brooks of Bonita Springs II CDD's, District Engineer, Lee County, Florida.** Provides general engineering support services to the Board of Supervisors on an as needed basis. Functions as a project manager on various infrastructure projects within the community including pedestrian pathways, drainage, and lake bank restoration projects. These projects include surveys, design, permitting, and construction inspection. Investigates complaints and makes recommendations for action.

**CFM Magnolia Landing CDD, District Engineer, Lee County, Florida.** Provides general engineering support services to the Board of Supervisors on an as needed basis. Functions as a project manager on various infrastructure projects within the community including roadways, sidewalks, drainage, and valley gutter inspections and repairs, and repaint pavement markings. Performs lake bank assessments and makes recommendations for restoration. Assists with parcel acquisition from the developer to the district. Investigates complaints and makes recommendations for action.

**Parkland Lee & Parklands West CDD's, District Engineer, Lee County, Florida.** Provides general engineering support services to the Board of Supervisors on an as needed basis. Performs lake bank and littoral mitigation area observations and makes recommendations for repairs. Investigates complaints and makes recommendations for action.

**Verandah East & Verandah West CDD's, District Engineer, Lee County, Florida.** Provides general engineering support services to the Board of Supervisors on an as needed basis. Investigates conservation area encroachment complaints and recommends mitigation action. Performs lake bank observations and functions as a project manager for the restoration. Investigates complaints and makes recommendations for action.



## Charles Reed, II EI

Local Liaison



Charles Reed II is a project manager for Apex. He has over 20 years of experience that includes integral involvement with Federally and State funded programs. Charles assists local municipalities throughout the state of Florida with administering these and other projects. His specific experience includes contract reviews on behalf of local program offices, managing the LAP Program for FDOT, LAP Compliance, project and contract management, stormwater and roadway design, and stakeholder coordination.

### Experience

23 Years

### Education

BS Civil Engineering,  
University of Florida  
State

MS Civil Engineering,  
University of Florida  
A&M

FDOT Advanced MOT

FDOT Final Estimates  
Level I LAP Contract  
Compliance Specialist

### Accreditation

Engineering Intern, FL  
#110000765

### General Experience

**Sun N Lakes Sidewalks (LAP Funded), Highlands County, Florida.** Contract Compliance Specialist: Charles was responsible for the Equal Employment Opportunity (EEO) Compliance for this Federally funded sidewalk LAP project. His duties included verifying certified payrolls, jobsite bulletin board inspections, monitoring of EEO compliance and coordination with all stakeholders.

**Four Corners Ditch Improvements Project (CDBG-DR Funded), Hendry County, Florida.**

Grant Manager: The scope of work involves providing and improving the drainage infrastructure for the Four Corners MSBU in Hendry County. The project will provide additional storage and conveyance for stormwater to the Caloosahatchee River during large storm events.

**Richmond Avenue Pedestrian Bridge (CDBG Funded), Lee County, Florida.** Grant Manager:

Charles was the grant manager for the project that involved the design of a pedestrian bridge that will replace the existing pedestrian bridge that was damaged by a hurricane. The new pedestrian bridge will be along Richmond Avenue over Able Canal.

**Florida Department of Transportation, District Seven, Tampa, Florida.** Project Manager:

Charles was responsible for contract reviews of Federally and State funded projects on behalf of the FDOT Local Programs Office. His duties included initial contract reviews, identifying needed corrections, coordination with the Local Agencies and Department staff, final contract reviews, and recommendations for approval or rejection of contracts.

**Florida Department of Transportation, District One, Bartow, Florida.** Project Manager:

Charles acted as an extension of the FDOT's Local Programs office, managing the Federally and State funded projects. His duties included managing the Local Agency Program (LAP), Small County Road Assistance Program (SCRAP), Small County Outreach Program (SCOP), County Incentive Grant Program (CIGP), Transportation Regional Incentive Program (TRIP), and Economic Development Transportation Fund Program (EDTF). Management of these programs involved administrative, design and construction components.

**Florida Department of Transportation, District Three, Chipley, Florida.** Project Manager:

Charles supported the FDOT Local Agency Program (LAP) with project administration, design and construction. His duties included assisting Local Agencies with the administration of LAP projects, reviewing design plan submittals, and reviewing construction change orders on behalf of the Department.

**Pasco County Government, Pasco County, Florida.** Project Manager: Charles currently assists

the County with managing various roadway and drainage projects, including design and post design services.



**Mark Zordan PMP**  
QA/QC



Mark Zordan joined our firm in the Water Resources team as a project manager in 2024. He brings 43 years of experience as a project manager working on stormwater, roadway, sidewalk, and utility projects. His 38-year career in the City of Torrington, Connecticut included job functions as a construction inspector, engineering assistant, and superintendent of engineering. In these roles, he managed large and diverse federal, state, and local infrastructure projects that included reconstruction of stormwater systems, roads, bridges, sanitary sewers, and sidewalks. Mark gained a wide variety of engineering skills and knowledge in many different areas of design, regulatory permitting, document preparation, contract administration, construction inspection, and project management. He developed the City's pavement management and utility coordination program which integrated with an ArcView GIS mapping system.

Mark relocated to southwest Florida in 2019 where he worked at the Collier County Capital Stormwater Management Division as the program manager. There, he oversaw many various capital and maintenance stormwater infrastructure projects that included the survey, design, permitting, construction, and inspection for the replacement, reconstruction, and retrofit of weirs, pump stations, outfalls, canals, and ditches. Mark's technical background and practical experience allows him to handle most situations. He has worked on numerous projects from small maintenance type repairs to multi-million-dollar infrastructure reconstruction projects and is accustomed to developing clear and concise plans and specifications required for public bidding and construction projects to minimize unnecessary addenda and change orders.

**Experience**

43 Years

**Education**

Roadmaster Certification, University of Connecticut

**Accreditation**

Project Management Professional Certification

**Associations**

Project Management Institute

**General Experience**

**CFM Magnolia Landing CDD, District Engineer, Lee County, Florida.** Manages Lake infrastructure inspections and repairs, makes recommendations to correct drainage issues, and provides general engineering support to the Board of Supervisors as needed.

**Stoneybrook CDD, District Engineer, Lee County, Florida.** Project manager on various drainage projects within the community. These projects include the survey, design, permitting, construction, and inspection of stormwater improvements. He also provides general engineering support to the Board of Supervisors as needed.

**Portofino Master Association, Project Manager, Fort Myers, Florida.** Mark, along with our environmental team, have been involved with the remediation of invasive/nuisance vegetation within the preserve areas. He also provides general engineering support to the Board Members as needed.

**Gordon River Basin, Collier County, Florida.** Served as a project manager on a series of six capital stormwater improvement projects needed to address existing stormwater deficiencies. These projects include the replacement of an existing AMIL gate weir and a rock weir, installation of several box culverts, modification or replacement of structures, rip rap, gabion baskets, ditch realignment, and slope protection.

**Golden Gate City Stormwater Outfalls Replacement, Collier County, Florida.** Co-managed the study for the replacement of approximately one-hundred forty (140) stormwater outfalls. It was determined to phase this large-scale project whereby the worst fifteen outfalls were bundled in a package for survey, design, and construction.

**Imperial River Drainage Outlet Basin Study and Design, Fort Myers, Florida.** Served as a project manager on a stormwater study of the existing stormwater management facilities within the basin to address existing stormwater system deficiencies. Potential modifications to the primary structures were identified, and the survey and design has commenced.



## Alfredo Perez PE PSM

### Water Management



Alfredo Perez joined the firm in 2005 and manages projects involving various disciplines of engineering which include surveying, surface water, groundwater, construction inspection, report writing, and field data collection. Alfredo has 28 years of experience and was part of the team undertaking the 2008 River of Grass Survey. His surveying responsibilities extend throughout Southwest Florida with a main focus in Hendry, Glades, and DeSoto counties. His current position is in the water resources department assisting with environmental resource permitting and design of water management systems. Alfredo has worked on several projects in Clewiston including design of the Commerce Park concrete sign, drainage and water quality improvements on E. Ventura Avenue, Trinidad Park boundary survey, and various design surveys for projects like the C-21 Bridge, Alverde/Commercio water main project, and the Airglades watermain/forcemain extensions.

#### Experience

29 Years

#### Education

BS Civil Engineering,  
Florida Gulf Coast  
University

#### Accreditation

Professional Engineer,  
FL #84310

Professional Surveyor  
& Mapper, FL  
#LS7262

OSHA 10:  
Construction  
Outreach Training  
Course

#### General Experience

**Seminole Tribe of Florida, Hendry County, Florida.** Performed a hydraulic analysis on the existing wellfield system at the Big Cypress Indian Reservation Water Treatment Plant. Recommended pipe sizing, pump, and motor for the proposed potable water supply system after field testing. Prepared construction plans of the proposed water supply well and raw water main.

**Airglades Airport, Hendry County, Florida.** Assisted in preparing plans and specifications for the project. Responsible for review of shop drawings and performing periodic construction inspection of the wastewater treatment plant sprayfield expansion.

**Ben Hill - Alico Road Wastewater Force Main, Lee County, Florida.** Performed a pipeline alignment analysis on a future force main along Ben Hill Griffin Parkway in Lee County. Report recommended best option based on location, exiting utilities, construction methods, cost, and overall feasibility of constructing a pipeline.

**Seminole Tribe of Florida, Collier County, Florida.** Construction engineering and inspection of the Immokalee Reservation's newest potable water supply well. Responsibilities included: plan production, shop drawing review, pipeline pressure testing, drawdown testing, and serving as the company's engineering representative during construction.

**Koppers Railroad, Martin and Palm Beach Counties, Florida.** Performed hydraulic analyses on seven (7) canal crossings for future bridge modifications. Assisted in the SFWMD permit process by preparing permit applications/plans.

**Ford Street Filter Marsh, Lee County, Florida.** Assisted in a No-Rise analysis to ensure minimal negative impacts result from proposed improvements.

**Brighton Valley, Highlands County, Florida.** Assisted in surface water modeling of existing and proposed conditions. Prepared plans of the proposed improvements.

**Peace River Manasota Regional Water Supply Authority, Desoto County, Florida.** Project consisted of dredging approximately 20,000 cubic yards from a portion of the Peace River. Responsibilities included: assisting with the hydrographic survey, survey review, plan production, surface water modeling, environmental resource permitting, construction observation, and project certification.



## Jeff Nagle RLA

### Landscape Architect



Jeff Nagle joined Apex in 2012 as a principal landscape architect. He brings a versatile skill set and a reputation built on providing the highest quality of service to both public and private sector clients with on-time and on budget deliverables. Having worked in both the public and private sector, Jeff brings a broad range of experience to apply in practice, using an innovative management approach to guide projects from the planning and design phase, through permitting, development and construction.

#### Experience

41 Years

#### Education

BS Landscape  
Architecture, Rutgers  
University, Cook  
College

#### Accreditation

Registered Landscape  
Architect, FL  
#LA6667059

#### Associations

Landscape Architect,  
NJ

Professional Planner,  
NJ

American Society of  
Landscape Architects  
Full Member

#### General Experience

**Lee Health, Coconut Point Medical Village, Lee County, Florida.** Our landscape architectural team designed and permitted the site landscaping for a proposed 150,000 square foot medical facility and future 80 bed hospital. We created a lush tropical landscape that extended from the required perimeter buffers of the project and throughout the campus grounds to semi secluded sitting areas and therapy gardens. Our Landscape Team worked closely with the hospitals Architect of the architectural led team to design and detail the sites hardscape and site furnishings details giving a great deal of attention to visual continuity and site aesthetics. Following the selection of a contractor, our LA's continued to work closely with the design team while providing construction oversight to ensure the final completion of the project.

**Lee Health, Golisano Children's Hospital Parking Lot Existing Tree Canopy Evaluation, Florida.** Apex consulted with the facilities project manager for Lee Health to identify critically hazardous trees to be removed in the immediate future (prior to a re-pavement program), recommended trees for removal based on limited growing area for a species that requires large volume planting areas, and suggested future removals for trees that would become a hazard in the near future. Following the report of the tree removal recommendations, Apex also provided a plan for suggested replacement trees that would be more likely to succeed in the constricted planting diamonds located throughout the parking lot.

**Tigertail Beach Park, Naples, Florida.** Apex's Naples civil engineering and landscape architectural team coordinated with staff at Collier County Parks & Recreation to evaluate and propose the needed renovation and expansion of Tigertail Beach Park in Marco Island. The beach park access improvements included improved concession, restroom, welcome kiosk and parking facilities, replacement of the boardwalks and railings with modern, sustainable and durable material, new accessible sidewalks, limestone shoreline stabilization and additional landscaping with irrigation. The design team ensured that all proposed improvements complemented the existing oceanfront aesthetics with the selection of decorative bollards and ornamental motorized entry gate, the addition of cantilevered umbrella lounges, use of hued IPE wood decking and minimizing disturbed areas to preserve existing trees and palms as well as the addition of decorative beach front, water wise plant selections. Due to the impacts of Hurricanes Ian, Helene, and Milton, the County recognized some additional repairs needed for the site including extended spauling of the public bathroom elevated slab, failures experienced at the existing and aged sanitary sewer pump station, and evidence of eroding parking lot pavement due to a failing culvert at the sites entrance and issued our team a change order to incorporate these additional design changes into our project. The change order was issued at the end of April 2023 and our design team got to work immediately on resolving the new concerns and updating the park plans for permitting and construction. The plans for these improvements were submitted to the city of Marco Island for Site Plan and Building Department review and were approved pending selection of contractor by Collier County. Recently the county has directed Apex to make some plan revisions to reduce the level of improvements which will require permit resubmittal to the City of Marco Island. When



## Gary Nychyk

Ecology/Environmental Biology



As an ecologist with the firm, Gary's duties include vegetation mapping, benthic surveys, wildlife surveys, track surveys, protected species management plans, wetland jurisdictional delineations, and wetland preserve mitigation monitoring. He is an Authorized Gopher Tortoise Agent and maintains 11 ultrasonic acoustic recorders used to survey for the endangered Florida bonneted bat. He also conducts Stormwater Pollution Prevention Plan and Spill Prevention Control and Countermeasures annual site compliance evaluations and training events at Southwest Florida International Airport and Page Field General Aviation Airport. He works closely with the U.S. Army Corps of Engineers (USACOE), the South Florida Water Management District (SFWMD), Florida Department of Environmental Protection (FDEP), Florida Department of Emergency Management (FDEM), Florida Fish and Wildlife Conservation Commission (FWC), U.S. Fish and Wildlife Service (USFWS) as well as local city and county agencies.

### Experience

23 Years

### Education

BS Marine Biology,  
University of West  
Florida

### Accreditation

Florida Bonneted Bat  
Qualified  
Acoustic/Roost  
Surveyor, USFWS

Qualified Crested  
Caracara Observer,  
USFWS

Registered Agent for  
Burrowing Owls, FWC  
#RAG 19-00023

Certified Safe Miner,  
MSHA

Certified UST Class  
A/B Operator, USEPA

### Associations

Florida Association of  
Environmental  
Professionals

Florida Bonneted Bat  
Working Group

Estero Bay Agency on  
Bay Management

### General Experience

**Lee County, Florida.** Conducted protected species surveys, wetland delineation, Florida bonneted bat acoustic and roost surveys at the Lehigh Acres Park Expansion and Alico Connector projects.

**Lee County Port Authority, Lee County, Florida.** Perform annual Storm Water Pollution Prevent Plan and Spill Prevention, Control and Countermeasures Plan site compliance evaluation and conduct annual SWPPP and SPCC training for Page Field and Southwest Florida International Airports staff and tenants.

**Collier County Utilities, Collier County, Florida.** Performed wetland delineation, protected species surveys, and permitting for utility line expansions in Collier County.

**Habitat for Humanity of Collier County, Collier County, Florida.** Conducted species surveys, wetland delineations Florida bonneted bat acoustic and roost surveys and permitting for Kaicasa and Regal II developments.

**Helms Road Extension, Hendry County, Florida.** Assisted with gopher tortoise surveys, permitting and relocation for over 50 burrows. Conducted surveys and monitoring of 17 Big Cypress fox squirrel nests within the project corridor.

**Florida Gulf Coast University, Alumni Center and South Entrance Road, Lee County, Florida.** State and Federal environmental resource permitting, pre-construction surveys, listed species surveys, gopher tortoise relocations, and Florida bonneted bat surveys.

**Babcock Ranch, Fort Myers, Florida.** Conduct protected species surveys, caracara surveys, and gopher tortoise burrow surveys and relocations.

**Four Mile Cove Ecological Preserve Land Management Plan, City of Cape Coral, Florida.** Updated the Land Management Plan for Four-Mile Cove through FDEP Division of State Lands.

**City of Cape Coral Southwest 6&7 Utilities Expansion Project, Cape Coral, Florida.** Performed threatened/endangered species surveys and gopher tortoise relocation activities for the Southwest 6&7 Utilities Extension Project.



## Alec Piironen PG

### Water Use



Alec Piironen joined the firm in 2022 and is a hydrogeologist in the company's water resources group. He is responsible for performing hydrogeologic investigations, water resource assessments, aquifer performance testing, support in hydrologic monitoring program development efforts, and water management district water use and Florida Department of Environmental Protection (FDEP) permitting. Additionally, Alec has experience working as a geologist/engineering technician with other Environmental Consulting Firms, where he worked on a variety of landfill construction and monitoring, contaminate investigation and remediation, and environmental compliance projects.

#### Experience

10 Years

#### Education

Earth &  
Environmental  
Sciences, University of  
Illinois at Chicago

#### Accreditation

Professional  
Geologist, FL  
#PG3184

ASTM 1527-21

MODFLOW

#### General Experience

**Groundwater Monitoring and Reporting, Florida.** Conducted and managed field activities for groundwater monitoring and reporting for commercial/industrial facilities in various state regulatory programs. Groundwater monitoring included laboratory method selection, geochemical parameter and groundwater elevation measurements, sample collection, data interpretation, report preparation, and regulatory program management.

**Phase I and II Environmental Site Assessments (ESAs), Florida.** Oversees the historical document inquiry and review, site reconnaissance, report preparation and review for various commercial/industrial clients. Assisted and managed various scopes of work (SOWs) to address recognized environmental conditions identified in Phase I ESAs for commercial/industrial properties in various states. SOWs included the review of Phase I ESAs, development of investigation activities and remedial action, as applicable.

**Water Use Permitting through the South Florida Water Management District (SFWMD), Florida.** Prepared water use permit applications for various commercial, residential, and industrial clients (irrigation and dewatering). Performed water resource assessments in various locations and aquifers throughout south Florida, regulatory review and SFWMD coordination, and stewardship of water use permit application through the Request for Addition Information (RAI) stage to completion. Supported in groundwater modeling efforts using MODFLOW and AquiferWin32 numerical modeling to demonstrate drawdown and potential impacts to existing users (cumulative and non-cumulative models).

**Ave Maria Hydrogeological Investigations, Collier County, Florida.** Assisted with Sandstone and Lower Tamiami aquifer irrigation well construction oversight, aquifer performance testing and water quality analysis.

**Town and County Utility Hydrogeological Investigation at Babcock Ranch, Charlotte County, Florida.** Assisted with Upper Floridan aquifer test well construction oversight (soil logging, geophysical and video logging, integrity testing), aquifer performance testing and water quality analysis.

**City of Cape Coral RO Treatment Plant Injection Well Mechanical Integrity Test (MIT), City of Cape Coral, Florida.** Assisted with field oversight and documentation of field activities, compiling MIT report including 5-year data review and validation, field methods and procedures, and MIT results and conclusions.

**Babcock Ranch Well Abandonment Oversight, Lee & Charlotte Counties, Florida.** Assisted with agricultural well locating throughout the property, coordinated well site access with various contractors, and performed well abandonment oversight.



## Kevin RisCassi PSM

### Surveying



Kevin RisCassi joined the firm in 2001 and has 33 years of surveying experience, including control, boundary, topographic, route, hydrographic, construction, GPS, elevation certificates and mortgage surveys. He has six years of field experience as a survey crew chief, three years as a survey technician and has been licensed as a professional surveyor since 2003. Kevin serves as project manager on hydrographic, boundary, design and construction projects.

#### Experience

33 Years

#### Education

BA Economics, Trinity College

#### Accreditation

Professional Surveyor & Mapper, FL #LS6433

MOT Certification

#### Associations

Florida Surveying & Mapping Society

#### General Experience

**U.S. Navy Turning Basin at Key West Bight, Key West, Florida.** Kevin played an instrumental role in the hydrographic survey of an existing basin for design.

**Kitson & Partners, Babcock Ranch Community Phase 1A, Town Square, and Phase 1B1 Surveys, Lee & Charlotte County, Florida.** Kevin led the surveying services to complete the platting of Babcock Ranch Community Phase 1A & Town Square in 2012 and is currently in the process of platting Babcock Ranch Community Phase 1B1. He has performed hydrographic surveys on several of the lakes, prepared topographic surveys for design and quantity analysis, and construction staking on the Earthsource Relocation Site and prepared tree surveys for permitting applications.

**Clam Pass, Collier County, Florida.** Kevin was responsible for control survey, beach cross sections, profile data and hydrographic mapping on four cuts flowing to the pass.

**Gasparilla Island Bride Authority Toll Bridge, Gasparilla Island, Florida.** Kevin was responsible for control and mapping hydrographic data necessary in dredging and design analysis for the construction of new bridges.

**Ding Darling, Sanibel, Florida.** Kevin was responsible for vertical control, obtaining cross sections on drainage creeks and topographic data collection on approximately 230 acres mangrove vegetated land for runoff and restoration studies.

**South Fork East CDD Amenity Center Expansion, Riverview, Florida.** Kevin was responsible for the topographic and boundary survey data necessary to prepare concept alternatives and site design for a community activity area and building expansion at this public facility within the South Fork East Community Development District.

**United States Sugar Corporation, Hendry, Glades & Palm Beach County, Florida.** Kevin was one of five professional Johnson Engineering employees in charge of control, title review and boundary work associated with 80,000 acres of USSC property.

**Windham/Magnolia Landing, Lee County Florida.** Kevin was responsible for producing a 983-acre boundary survey. Kevin is currently working on boundaries associated with future planned development within existing boundary.

**Florida Power & Light, Alico/Orange River #3, Lee & Collier County, Florida.** Kevin was responsible for the aerial control, record drawings for design, right of way survey, construction staking of new transmission line and as-builts on new improvements.



## Marina Guirguis

GIS Specialist



Marina Guirguis joined Apex in 2017. Her current projects include work in geographic information system (GIS), development projections, drafting, mapping, corridor analysis, research, site planning and design, public meetings, graphic design and rendering. Marina holds a Master of Design in Sustainable Urban Environments from Northeastern University.

### Experience

9 Years

### Education

MD Sustainable Urban Environments, Northeastern University

BS Architectural Engineering, American University in Cairo

### Accreditation

American Institute of Architects Associate Member

American Planning Association Member

### General Experience

**Lee County Port Authority Airport Planning, Florida.** Marina provided research and analysis, GIS analysis of existing land conditions, GIS mapping for code purposes, and conceptual design of aviation and non-aviation development. Her involvement ranges in different projects for both Page Field and Southwest Florida International Airport including, but not limited to, Project Bronze, Skyplex illustrative conceptual plan, North Quad concept mapping, Comprehensive Plan Amendments and Land Development Code Amendments.

**Collier County Growth Management Department: Golden Gate City, Florida.** Designed and rendered conceptual masterplan vision of Golden Gate Activity Center to then influence the development standards of the Golden Gate Parkway Overlay. Created code graphics, drafted Regulating Plan, and assisted in public involvement efforts to draft a new Golden Gate Parkway Overlay. Designed corresponding Regulating Plan that lays out a primary and secondary street network featuring a mixed-use Activity Center and walkable pedestrian corridor.

**The Village of Estero Comprehensive Plan, Estero, Florida.** Provided graphic services in the Comprehensive Plan's creation through GIS presentation for the Future Land Use map and formatting for the full document. Additionally, Marina drafted overviews for the elements of the Comprehensive Plan, Planning & Zoning Board presentations, and supporting Placemaking policies and imagery.

**Collier County U.S. 41 Corridor Study, Florida.** Researched and collected an image database used for a public survey for understanding of the community's desired land uses and aesthetics. Marina also created section diagrams to visually portray research findings of the landscape characteristics along the corridor.

**Charlotte County, Florida.** Developed different maps for the Enterprise Charlotte Airport Park (ECAP) Ordinances Updates through GIS and applied design aesthetics for presentation.

**Miccosukee Tribe, Florida.** Developed graphic elements of the Miccosukee Tribe TIGER Grant Application including maps and diagrams.



## Billy Saum PE

Utilities Engineer



### Experience

10 Years

### Education

BS Environmental  
Engineering,  
University of Florida  
Gulf Coast

### Accreditation

Professional Engineer,  
FL #88659

Billy has been with Apex since 2015. He is a professional engineer and project manager for utility related projects. A South Florida native, he began his career at Apex after graduating from Florida Gulf Coast University in 2015. Billy has experience in project management, pump station and pipeline design, hydraulic modeling and calculations, pump selecting, construction administration, plan production, FDOT utility coordination and adjustments, and permitting for clients throughout South Florida. Billy also has extensive experience in pump station data collection and performance analysis for hundreds of pump stations in Collier and Lee Counties. Recently, he has designed and managed various pump station rehabilitation and emergency power resiliency projects for Collier County and has generated a pump station rehabilitation template to help streamline future rehabilitation projects. Billy's experience and familiarity with the wastewater system, County staff, and current standards and specifications will help ensure a successful project.

### General Experience

#### **Pump Station 300.06 Rehabilitation and Permanent Generator, Collier County, Florida.**

This project is located in the center of the Old Lely community and consisted of preparing conceptual level site layout, community involvement, photo simulation renderings, utility, electrical, and landscape design, permitting, bidding, and construction administration, observations, and document management services for Collier County to rehabilitate the existing pump station in place and to provide emergency backup power to the facilities by way of a standby diesel generator. The existing pump station is located in the center median of the roadway with very limited available space for improvements. This project was unique in that it required a non-standard design, extensive input from the Old Lely Community, and close coordination between the design team, local community, and Collier County project managers, directors, operations managers, and MSTU staff. The construction of this project is nearly complete, and the pump station is currently in normal operation.

#### **Telog Data Monitoring (Water, Wastewater, Irrigation Quality Water), Collier County, Florida.**

Billy is the Project Manager for the Telog Data Monitoring programs that Collier County Water, Wastewater, and Irrigation Water Quality departments utilize to monitor and evaluate the utility systems. Our team has supported Collier County with this program since 2016 through our continued services and has assisted the Public Utilities Department procure, program, install, monitor, maintain, and troubleshoot approximately 90 telemetry sites that record pipeline pressure, pipeline flow rate, and pond water levels. Billy and his team have worked closely in the field with operations staff all the public utilities departments and understand the physical conditions and limitations of the systems. This project gives us a unique understanding of how each utility system operates as well as the deficiencies in the systems and potential improvements.

#### **Misc. Wastewater Data Collection, Analysis, and Evaluation, Collier County, Florida.**

This project consists of providing ongoing services for Collier County to determine wastewater system pressures and flow conditions. Billy is responsible for project management, field data collection, coordination and meetings with Collier County Wastewater Collections and Engineering staff, data analysis, and system evaluation. The data and analysis are used to determine connection pressures to size pumps, determine pump station and force main flow capacity, and evaluate system performance to maximum efficiency and determine if systems are prone to inflow and infiltration (I&I) as a result of rainfall. This project is unique in that it utilizes real world collected data as the basis for determining system improvements to ensure facilities are properly sized to accommodate both existing and future wastewater generation.



## Laura DeJohn AICP

### Planning



Laura DeJohn is the director of the firm’s planning and landscape architecture group. She joined the firm in 2004 to lead the planning services in the firm’s Collier County office and is now the Department Director for all planning efforts throughout south Florida. Laura manages projects that involve development feasibility studies, governmental coordination, preparation and presentation of land use and zoning applications, site planning, master planning, and design. She has 26 years of professional experience in the planning field, in both the public and private sector. Prior to joining Apex, Laura served five years as a planner for the City of Naples.

#### Experience

28 Years

#### Education

M Planning, University of Virginia

BS City Planning, University of Virginia

#### Accreditation

American Institute of Certified Planners, #016747

Florida Planning & Zoning Association Member

Urban Land Institute Member

#### General Experience

**Collier County Growth Management Department, Rural Lands Stewardship Area Restudy Collier County, Florida.** As lead planning consultant, Laura facilitated reviews to update the comprehensive plan policies and Code related to Rural Lands.

**Collier County Growth Management Department, Golden Gate Parkway Overlay, Collier County, Florida.** Laura managed preparation of graphics, Land Development Code Amendments, and public involvement efforts to draft a new Golden Gate Parkway Overlay district and corresponding Regulating Plan that lays out a primary and secondary street network featuring a mixed-use Activity Center and walkable pedestrian corridor.

**Collier County U.S. 41 East Corridor Study & Zoning Overlay, Collier County, Florida.** Laura managed the County’s public planning process to determine the commercial land uses most desired by the community and develop incentives to promote those desired land uses. This includes baseline data collection and analysis, public engagement, and identifying recommendations and incentive options for managing development along the corridor consistent with the community vision. She was then project manager for the writing of the U.S. 41 East Zoning Overlay (EZO).

**Fort Myers Community Redevelopment Agency, Fort Myers, Florida.** Provide professional planning services including Cleveland Avenue Land Development Code Amendments and public involvement coordination to establish new Overlay Code to encourage lot assembly, promote mix of uses, and incentivize pedestrian realm improvements along the Cleveland Avenue Corridor within the City’s Redevelopment Area boundary.

**Southwest Florida International Airport Planning, Lee County, Florida.** Laura manages the continuing planning services for the 6,400-acre airport property and 7,000+ acre Airport Mitigation Park. Projects include Lee County Land Development Code Amendments for consistency with Florida Statutes Chapter 333 related to Airport compatibility.

**Village of Estero Comprehensive Plan & Land Development Code, Village of Estero, Florida.** Working with the LaRue Planning team, Laura assisted with the data collection, analysis public involvement, and drafting of the Village’s first Comprehensive Plan. Laura focused on preparing the Future Land Use Element and Map, Community Design Sub-Element, formatting of the final comprehensive plan, and presentations to the Planning and Zoning Board and Village Council. Working with Clarion & Associates, Laura assisted with the writing of the Village’s inaugural Land Development Code.



## Josh Hildebrand PE, PTOE

Roadways/Traffic Studies



Josh joined the firm as an intern in 2005 working as part of a survey field crew and returned in 2006 for a second internship with the utility services department. In 2007, Josh began his professional career and has since served as design team member in transportation services at Apex. Josh has worked on various projects throughout Southwest Florida and is familiar with traffic studies requirements, traffic modeling, roadway design and access permitting procedures of the local municipalities as well as the Florida Department of Transportation (FDOT). Josh's primary experience includes development of traffic studies, supervision of traffic data collection, site access permitting, and roadway design for transportation improvement projects. His experiences provide him with a unique understanding of the development of traffic studies and local access permitting requirements

### Experience

21 Years

### Education

BS Civil Engineering,  
Purdue University

### Accreditation

Professional Engineer,  
FL #73952

Professional Traffic  
Operations Engineer  
(PTOE)

Intermediate MOT

Advanced MOT

FDOT Specifications  
Package Preparation

FDEP Qualified  
Stormwater Inspector

FDOT Level of Service

### Design Experience

**Cape Coral Bridge Project From Del Prado Blvd S. to McGregor Blvd. (SR 867), Cape Coral, Florida.** Task project manager and team member for the topographic survey, drainage design, and utility disciplines of the ongoing design for the replacement of the existing 0.75-mile-long Cape Coral Bridges and widening of 0.6 miles of Cape Coral Parkway, 0.5 miles of College Parkway and 0.3 miles of McGregor Boulevard.

**Vanderbilt Beach Road Bike Lanes (FPID #435118-1-38-01), Collier County, Florida.**

Project manager and Engineer of Record (EOR) for the design of bicycle lane improvements on Vanderbilt Beach Road from Vanderbilt Drive (C.R. 901) to Gulf Pavilion Drive.

**Corkscrew Road Phase 1 and Phase 2, Lee County, Florida.** Team member for Corkscrew widening improvements. This phased project includes approximately 4.5 miles of roadway lighting, drainage, utilities, street lighting, and signalization.

**Gasparilla Road (CR 771) Improvements, Charlotte County, Florida.** Engineering team member for design of 2.3 miles of two- to four-lane sub-urban roadway from SR 776 to Rotonda Boulevard East. Work includes design, plan production, drainage improvements and permitting, utility coordination, and maintenance of traffic.

**North Naples Various Sidewalks (FPID #-435117-1-38-01), Collier County, Florida.** Project manager and Engineer of Record (EOR) for the design of approximately 1.2 miles of sidewalk and associated pedestrian signals on this LAP design project.

**Golden Gate at Various Locations Sidewalks (FPID #434990-1-38-01), Collier County, Florida.** Project manager and Engineer of Record (EOR) for the design of sidewalks on 51st Street, 20th Court SW, and 51st Terrace SW in Golden Gate City.

**5th Avenue Sidewalks, City of Naples, Florida.** Project manager and Engineer of Record (EOR) for the design of HUD-funded new sidewalks and associated drainage, permitting and service during construction.

**Florida Southwestern State College, Lee County, Florida.** Project engineer for the data collection/analysis and preparation of a traffic and pedestrian management plan. The project included data collection, Suncoast Arena access management, parking lot management plan and parking demand analysis, and pedestrian facility enhancements to improve the overall walkability of the campus

**Piper Road North, Charlotte County, Florida.** EOR of a new traffic signal at US 17 and Piper Road. Work includes analysis and design to determine signal operation plan, intersection geometry, signal retiming, capacity calculations, equipment placement, mast arm placement, phasing, and intersection analysis.



## Vee Lofton

CEI Services



Vee Lofton has 38 years of experience working on FDOT and county transportation projects located in District One, Four and Five, including five years combined with Florida Department of Transportation Maintenance and Construction. He has worked on a wide variety of transportation improvement projects with varying degrees of complexity as project administrator, contract support specialist and senior lead inspector. Vee currently holds, and is continuing to seek and renew, numerous certifications in the Construction Training Qualification Program (CTQP) qualifications as required by FDOT and FHWA. Vee is the director of the CEI team. His extensive experience extends through all facets of roadway and bridge construction, project administration, and inspection in both traditional design-bid-build and design-build. Vee specializes in document control for both quality assurance and quality control testing. His previous experience as a consultant program manager with the Florida Department of Transportation (FDOT) gives him a unique perspective of the bidding process, construction techniques utilized, as well as an understanding of the maintaining agency's needs.

### Experience

38 Years

### Education

FDOT Advanced Work Zone Traffic Control Course

Troxler Nuclear Gauge Safety Certification RSO

ACI Concrete Field-Testing Technician-Grade I

FDOT Asphalt Paving Technician I-II

FDOT Density Earthwork Inspection Training

FDOT Concrete Field Technician- Level I

ACI Concrete Transportation Construction Inspector Level II

CTQP: FDOT Qualified Grouting Technician-Level I

### Accreditation

Florida Certified General Contractor, License No. CGC 1517567

### Relevant Experience

**17.25-acre Bayshore Drive redevelopment project, Collier County, Florida.** Vee provided daily construction oversight for this 17.25-acre Bayshore Drive Redevelopment project, delivering construction administration, verification testing, and stormwater management system oversight for a recreational corridor connecting Bayshore Drive to Sugden Regional Park. Services included monitoring 122 each prestress concrete pile, and structural concrete for a new elevated pedestrian boardwalk and bridge, coordinating PDA testing and geotechnical support, managing RFIs, RFMs, and submittals, and facilitating close coordination between the contractor, design team, and testing partners to ensure compliance and successful project delivery.

**Vanderbuilt Extension, Collier County, Florida.** Vee served as Verification Project Manager for 9 miles of Vanderbuilt Extension Roadway reconstruction project. This project includes extensive drainage and utility infrastructure improvements, complex maintenance of traffic schemes, roadway reconstruction, including new signalization improvements. Vee's roles include holding weekly field meetings, coordinating verification testing operations with quality control contractors, construction contract oversight, maintaining detailed logs of contract quantities and manpower. This work included driving and monitoring a total of 142 precast 18 inch by 18-inch concrete piles, coordinating with Terracon to develop pile driving criteria, monitoring pile driving operations, completing pile driving logs, and compiling electronic pile driving records for all pile locations. All substructure and superstructure inspections were completed, including steel placement, formwork, and all required concrete testing. Vee also served as the primary project liaison and reported directly to SFWMD representatives overall project permitting requirements.

**Estero Boulevard, Lee County, Florida.** Vee served as project manager and CEI project administrator for 5 miles of roadway reconstruction. This project includes extensive drainage and utility infrastructure improvements, complex maintenance of traffic schemes, roadway reconstruction, and signalization improvements. Vee's roles include holding weekly construction meetings, coordinating verification testing operations, construction contract oversight, maintaining detailed logs of contract quantities and manpower and reviewing and approving all submitted pay applications.

# Business & Professional Licenses/Certifications

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
BOARD OF LANDSCAPE ARCHITECTURE  
THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

**NAGLE, JEFFREY D**  
JOHNSON ENGINEERING, INC.  
2122 JOHNSON STREET  
FORT MYERS, FL 33920

LICENSE NUMBER: LA6667059  
EXPIRATION DATE: NOVEMBER 30, 2027  
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STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
BOARD OF PROFESSIONAL ENGINEERS  
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

**HOWARD, ERIK LEE**  
PO BOX 284  
FORT OGDEN, FL 34267

LICENSE NUMBER: PE66574  
EXPIRATION DATE: FEBRUARY 28, 2027  
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BOARD OF PROFESSIONAL ENGINEERS  
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**SAUM, WILLIAM HURRICANE**  
1881 N EVALENA LN  
NORTH FORT MYERS, FL 33917

LICENSE NUMBER: PE86559  
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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
BOARD OF PROFESSIONAL ENGINEERS  
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**MUMME, CHRISTIAN JACOB**  
1330 NE 36TH LN  
CAPE CORAL, FL 33909

LICENSE NUMBER: PE106764  
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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
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**PEREZ, ALFREDO**  
1042 ZINNIA ROAD  
LA BELLE, FL 33955

LICENSE NUMBER: PE84310  
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**HILDEBRAND, JOSHUA JAMES**  
3305 15TH AVENUE SW  
NAPLES, FL 34117

LICENSE NUMBER: PE73952  
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**AICP**

THE AMERICAN INSTITUTE OF  
CERTIFIED PLANNERS

**LAURA KATHARINE SPURGEON**

Has qualified as a  
**Member**

with all benefits of a Certified Planner and responsibility to the AICP Code of Ethics and Professional Conduct.

Membership Certificate Number 016747

July 1, 2001

*President*  
*Executive Director*

Florida Department of Agriculture and Consumer Services  
Division of Consumer Services  
Board of Professional Surveyors and Mappers  
2800 Apalachee Pkwy Tallahassee, Florida 32309-6200

License No. **LS60959**  
Expiration Date February 28, 2027

**Professional Surveyor and Mapper License**  
Under the provisions of Chapter 472, Florida Statutes

**ERIK LEE HOWARD**  
PO BOX 284  
FORT OGDEN, FL 34267-0284

*WILTON SIMPSON*  
COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.

Transportation Professional Certification Board Inc.

*certifies that*  
**Joshua James Hildebrand**  
*has met all of the requirements established by the Certification Board to use the title of*  
**PROFESSIONAL TRAFFIC OPERATIONS ENGINEER**  
*and is authorized by the Certification Board and subject to the provisions for renewal. Certificate number 3598 issued in Washington, D.C. U.S.A. November 20, 2013*

*Chair*  
*Executive Director*

Florida Department of Agriculture and Consumer Services  
Division of Consumer Services  
Board of Professional Surveyors and Mappers  
2800 Apalachee Pkwy Tallahassee, Florida 32309-6200

License No. **LS6433**  
Expiration Date February 28, 2027

**Professional Surveyor and Mapper License**  
Under the provisions of Chapter 472, Florida Statutes

**KEVIN M RUSCASSI**  
2122 JOHNSON ST  
FORT MYERS, FL 33901-3408

*WILTON SIMPSON*  
COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
BOARD OF PROFESSIONAL GEOLOGISTS  
THE PROFESSIONAL GEOLOGIST HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 472, FLORIDA STATUTES

**PIIRONEN, ALEC R**  
2122 JOHNSON STREET  
FORT MYERS, FL 33901

LICENSE NUMBER: PG3184  
EXPIRATION DATE: JULY 31, 2028  
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## **Willingness to Meet Time & Budget**

## b. Willingness to Meet Time and Budget

### Willingness to Meet Time & Budget

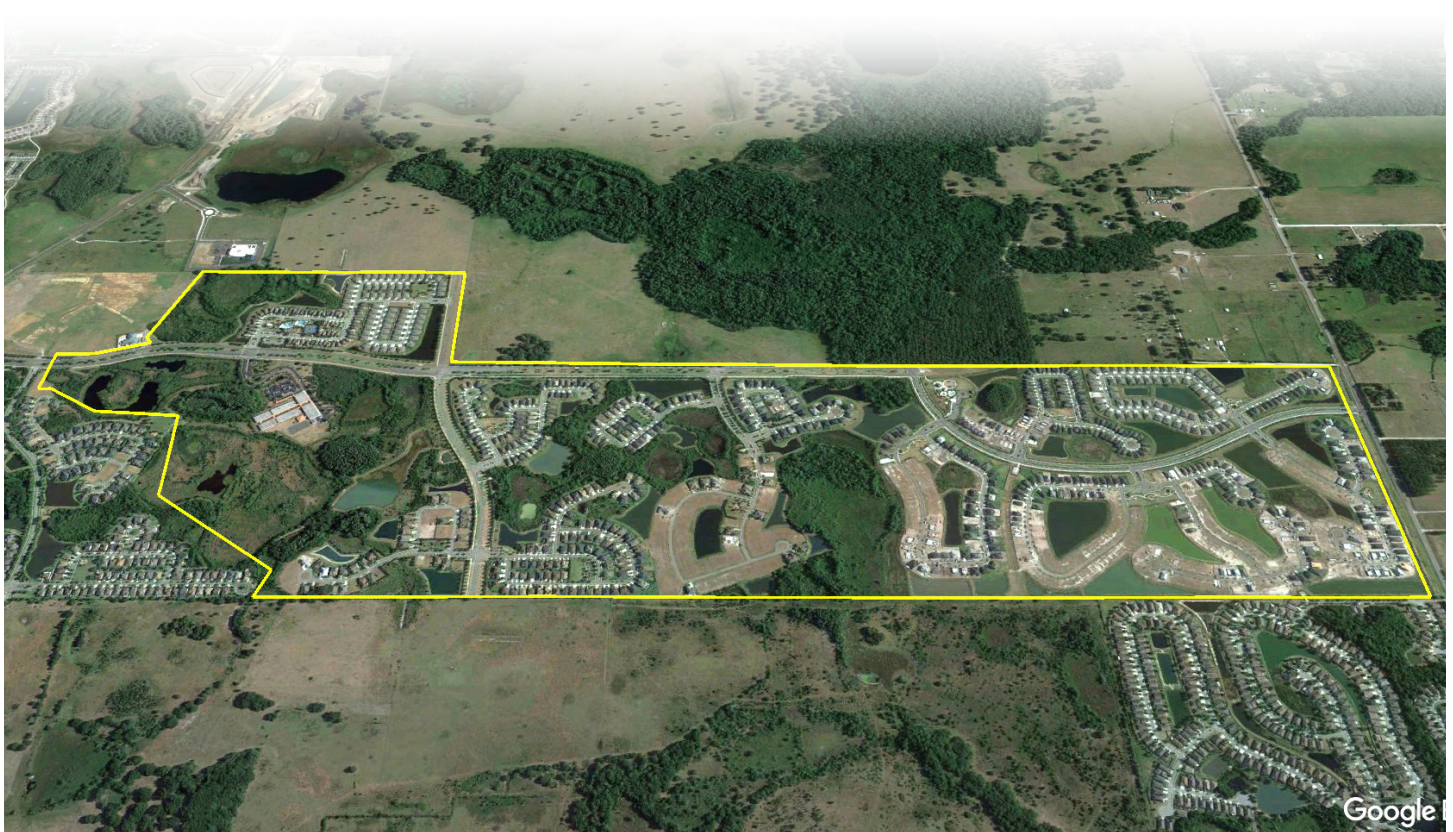
As noted in our organizational chart, Erik Howard, PE, PSM will be the District Engineer for this CDD if Apex is selected. Support will also be provided by Mark Zordan, PMP, Christian Mumme, PE, Charles Reed, Alfredo Perez, PE, PSM, Gary Nychyk, and Jeff Nagle, RLA, to name a few.

Gary Nychyk has helped many special districts navigate environmental issues and Jeff Nagle has assisted in landscape enhancements throughout Florida. Alfredo Perez and Mark Zordan have assisted on many of the CDDs undertaking pond/lake inspections, drainage system inspections, roadway and sidewalk assessments, and construction observation. Charles Reed will serve as Apex's local liaison to the District, providing a readily accessible point of contact and helping ensure responsive communication and coordination with District staff, management, and stakeholders.

Additionally, we have a staff of more than 130 to assist whenever needed.

The growth of Apex's Special District clientele is a testament to the past performance we have provided and will continue to provide to the respective Districts we serve. Many of the Districts are managed by the same management company as well as the same District Manager indicating a trust in our abilities to perform when needed.

As you can see, we have an established track record of successfully providing district engineering services locally to multiple community development districts over the last decade and a half.





# Consultant's Past Performance

## c. Consultant's Past Performance



### **Coral Lakes CDD | District Engineer**

Our team is the District Engineer for the Cory Lakes Community Development District. This District has an extensive stormwater system consisting of several interconnected lakes and wetlands. Our work has included assisting the District to replace large concrete stormwater structures that were in desperate need of repair as well as assisting with general maintenance issues related to failing inlets, pipes and drainage ditches. Other services have included ADA surveys, new concrete sidewalks and assistance with concrete bridge repairs.

#### REFERENCE:

Governmental Management Services, Tampa, LLC | Brian Young | 4530 Eagle Falls Place, Tampa, FL 33619 | P:813-344-4844 ext. 107

EXECUTIVE DATE: 2016 - Ongoing TOTAL VALUE: Varies Per Task



### **Beach Road Golf Estates CDD | District Engineer**

The firm has been the District Engineer for The Beach Road Golf Estates CDD in Bonita Springs, Florida since 2023. The Beach Road Golf Estates CDD is located at the very east end of Bonita Beach Road SE. Our team provides professional engineering services for the CDD with its needs in the areas of reports for bonds, stormwater management and pond evaluations, environmental issues, transportation/roadway/sidewalk issues, pedestrian crossings, project bidding and construction observation as well as any additional services on an as-needed basis. By closely coordinating with the District Manager and communicating effectively with the Board, we have been able to assist the district in maintaining its infrastructure at an acceptable level.

#### REFERENCE:

Wrathell, Hunt & Associates | Chuck Adams | 9220 Bonita Beach Road, Suite 214, Bonita Springs, FL 34135 | P: 239-498-9020

EXECUTIVE DATE: 2023 - Ongoing TOTAL VALUE: Varies Per Task



### **The Brooks of Bonita Springs CDD | District Engineer**

The firm has been the District Engineer for The Brooks of Bonita Springs CDD & Brooks II in South Lee County, Florida since 2002. Our team provides professional engineering services, including establishment, reports for bonds, assisting during the construction and development process, as well as during the operation and maintenance of the CDD including stormwater management and pond evaluations, lake bank assessments and restoration projects and environmental issues. In 2025, we provided the survey, design, bidding, and CEI of seven miles of a pedestrian concrete pathway on Coconut Road and Three Oaks Parkway.

#### REFERENCE:

Wrathell, Hunt & Associates | Chuck Adams | 9220 Bonita Beach Road, Suite 214, Bonita Springs, FL 34135 | P: 239-498-9020

EXECUTIVE DATE: 2002 - Ongoing TOTAL VALUE: Varies Per Task



### **Mediterra | District Engineer**

The firm has been the District Engineer at Mediterra since 2002. Our work has included pay request review for release of bond funds, stormwater management and pond evaluations, lake bank assessments and restoration projects, and environmental issues. In 2025, we managed a fire safety project to perform a fuel load clearing of naturally vegetated areas adjacent to the roads and residential buffer areas. In 2024, our transportation group prepared a pavement condition and recommendations report for the arterial roadway within the community.

REFERENCE:

Wrathell, Hunt & Associates | Chuck Adams | 9220 Bonita Beach Road, Suite 214, Bonita Springs, FL 34135 | P: 239-498-9020

EXECUTIVE DATE: 2002 - Ongoing TOTAL VALUE: Varies Per Task



### **Verandah West CDD | District Engineer**

The firm has been the District Engineer for Verandah West CDD in Lee County, Florida since 2002. The firm prepared the original Engineer's Report and amendments along with the other items in the community. During construction, portions of the community assets were reviewed by our team prior to acquisition by the CDD. This included review of construction documents, onsite testing and certifications to the regulatory agencies. We also helped with delineation of conservation areas and private lands within the district for the division of maintenance responsibilities. Our work has included stormwater management and pond evaluations, lake bank assessments and restoration projects, and environmental issues.

REFERENCE:

Wrathell, Hunt & Associates | Chuck Adams | 9220 Bonita Beach Road, Suite 214, Bonita Springs, FL 34135 | P: 239-498-9020

EXECUTIVE DATE: 2002 - Ongoing TOTAL VALUE: Varies Per Task



### **Pelican Marsh CDD | District Engineer**

Our team has provided general engineering services for the Pelican Marsh CDD in North Collier County, Florida since 2002. The services we have provided the District include reviewing the stormwater system when flooding has occurred throughout the community, reviewing offsite impacts of existing and proposed facilities affecting the stormwater system and assisting with improving the access control facilities, and reviewing roadway signage and sight distance issues. In 2017, the community began a multi-year roadway paving project of the main CDD roads. Our transportation group provided a pavement condition report and Construction, Engineering, and Inspection (CEI) services during the project to monitor contractor performance and verify invoicing quantities.

REFERENCE:

Dorrill Management Group | W. Neil Dorrrill | 5672 Strand Court, Suite 1, Naples, FL 34110 | P:239-592-9115

EXECUTIVE DATE: 2002 - Ongoing TOTAL VALUE: Varies Per Task



# Geographic Location

## d. Geographic Location

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### Location

With the acquisition of Johnson Engineering, our Apex team has maintained a strong presence in Florida since 1946. Projects from this contract will be managed from Apex's local Fort Myers office, providing direct access to experienced engineers, inspectors, and designers with in-depth knowledge of local conditions in the community. Apex maintains 12 offices throughout Florida, offering a deep bench of qualified environmental consulting and coastal design engineering professionals who are available to support projects as needed. Additionally, Charles Reed, based in our Tampa office, will serve as a liaison to the District, providing readily accessible support and coordination across our Florida operations.

These same local engineers and technical staff, long established in the community, now operate as part of the Apex team, ensuring continuity of personnel, institutional knowledge, and client service under a single, unified organization.



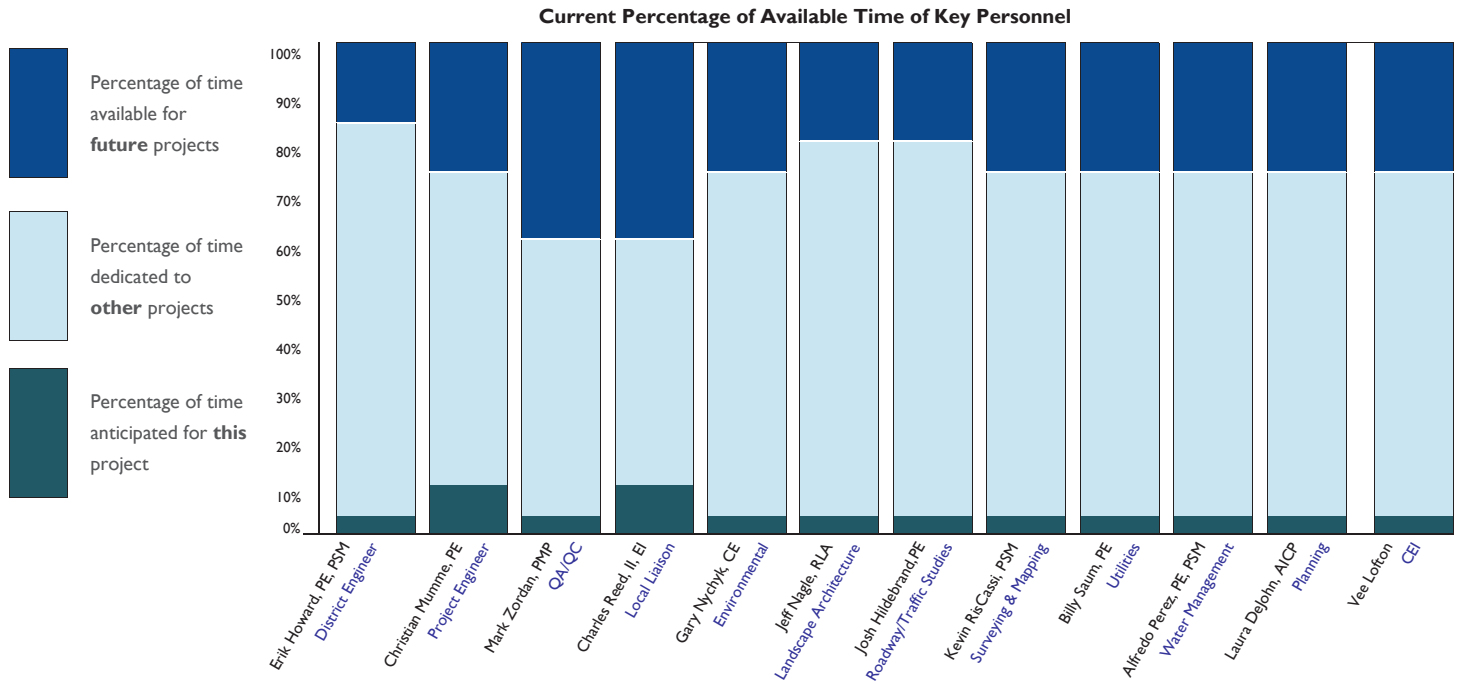


# Current & Project Workloads

# e. Current & Project Workloads

## Current & Projected Workload

All key team members have sufficient availability and are excited to dedicate their efforts to help the CDD. With a company of over 130 experienced employees, we have the ability to accommodate your schedule.





# **Volume of Work Previously Awarded to Consultant by District**

## f. Volume of Work Previously Awarded to Consultant by District

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As previously noted, we have been working with Special Districts for more than 49 years throughout the State of Florida. We have provided services related to drainage, survey, environmental issues, transportation/roadway issues, utility design, landscape design and construction management.

We have successfully interacted with the District Manager and District Counsel in their capacity at other Districts.

If selected, we are ready to assist the Board to achieve its goals and to contribute to the efficient operation and maintenance of the District's infrastructure.





# Proposed Billing Structure

# g. Proposed Billing Structure



## Standard Billing Rates\*

Florida  
\*Effective until March 2027

Category	Hourly Rate
Principal Engineer	\$330
Principal Scientist Principal Planner Principal Surveyor	\$310
Sr. Engineering Manager Sr. Project Manager	\$275
Sr. Lead Scientist	\$265
Sr. Survey Manager	\$240
Sr. Construction Manager Project Manager	\$235
Lead Scientist Associate Project Manager Sr. Project Engineer	\$225
Engineering Manager	\$220
Landscape Architect Sr. Planner	\$210
Sr. Technician	\$205
Sr Project Scientist	\$200
Sr. CAD/GIS Technician Project Engineer	\$190
Sr. Environmental Technician	\$185

Category	Hourly Rate
Project Scientist	\$180
CEI Project Administrator	\$175
Staff Engineer	\$170
Planner 3 Sr. Landscape Designer Technician 3 Staff Scientist	\$165
Contract Support Specialist	\$160
Planning Technician 3 CAD/GIS Technician 2 Landscape Designer	\$150
Sr. Construction Engineer	\$145
Sr. Construction Inspector CAD/GIS Technician 1	\$140
Construction Inspector	\$125
Project Administrator	\$120
Administrative Services Manager Intern	\$115
Office Manager Construction Technician	\$110
Administrative	\$100
Expert Witness	1.5 X Hourly Rate

Category	Hourly Rate
4-Person Field Crew	\$300
3-Person Field Crew	\$260
2-Person Field Crew	\$205
1-Person Field Crew	\$155

Reimbursable expenses are billed at cost plus 18 percent. Mileage is billed at the current IRS mileage rate.



## Cool Aid A/C Service Corporation

Watergrass Clubhouse  
Watergrass II CDD  
32711 Windelstraw Drive  
Wesley Chapel, FL 33545

(656) 223-8373  
clubhouse@watergrass2cdd.com

ESTIMATE	#708-2
ESTIMATE DATE	May 20, 2026
EXPIRATION DATE	Jun 19, 2026
<b>TOTAL</b>	<b>\$9,708.00</b>

### CONTACT US

PO Box 181 , PO Box 181  
Zephyrhills, FL 33539

(813) 963-2157  
info@coolaidcomfort.com

## ESTIMATE

### 2 Ton Mitsubishi Heat Pump mini split

See your financing options  
Prequalify to find out how much you can borrow within minutes and pay as low as \$127.75/mo\*. Your credit score will not be affected.

#### Services

Mitsubishi 2 ton 2 zone Heat pump Mini split  
2 zone mini split with 2 wall mount head units

#### Installation Package

Remove and dispose of existing mini split system

Mitsubishi 2 Ton Heat Pump Mini Split system

Connect Air Handler to existing copper, line voltage and low voltage

Flush Copper lines (If old system is R-22)

Install Liquid Line Filter Drier outside at condenser

Install UV rated insulation on suction line outside

tie condenser down with hurricane clips

Attach Condenser to existing electrical and copper

#### Warranty Registration and Included

Check, test and start up the equipment to factory specifications

One year labor warranty

Five year parts, coil and compressor warranty

All Labor and Materials to complete, taxes included

50% DEPOSIT REQUIRED TO ORDER EQUIPMENT

3% convenience fee if paid with a Card. We accept Cash, Check, ACH, Zelle, or Card

Subtotal	\$9,708.00
<hr/>	
Tax (A Convenience Fee of 3.0% will be assessed to each Credit / Debit Card transaction. 3%)	\$0.00
<hr/>	
<b>Total</b>	<b>\$9,708.00</b>

Thank you for choosing Cool Aid A/C. We really appreciate your business. If you are satisfied with our service we would love a like on FB, Next Door and/or a 5 Star Google Review.

# SOLITUDE

LAKE MANAGEMENT



## Watergrass 2 CDD Waterway Inspection Report

---

**Reason for Inspection:** Scheduled-recurring

**Inspection Date:** 2026-07-01

**Prepared for:**  
Operations manager

**Prepared by:**

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

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Pg

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------------------------------------	------

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-----------------	---

12

**Comments:**

Normal growth observed

Site is currently experiencing an algae bloom. Flow structure is in good condition and site has a good population of GSR.



**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae

13

**Comments:**

Normal growth observed

Minor surface algae within this site.



**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae

14

**Comments:**

Site looks good

Site has almost gone dry, allowing us access to the wild side of this pond to treat any nuisance growth that is present.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

15

**Comments:**

Site looks good

This site is overall in good condition. No notable concerns at this time.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

16

**Comments:**

Site looks good

This site is looking well. Flow structure is free of debris and blockage.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

17

**Comments:**

Site looks good

This site is looking well.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 18

Comments:

Site looks good  
Shorelines are free of any nuisance growth. Overall site is in good condition.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 19

Comments:

Site looks good  
Site is in good condition and structure is free of obstruction.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 20

Comments:

Site looks good  
This site is in good condition. Minor erosion present behind flow structure seen in right photo.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 21

**Comments:**

Normal growth observed  
Minor shoreline weeds along perimeter of site. Beneficial GSR is looking healthy.



**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

**Management Summary**

In the month of July sites #12 - #21 were inspected. Sites inspected this month are looking great. 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 #12 and #13 are experiencing some surface algae, in which will be treated and monitored to ensure it clears up. Site #20 flow structure has a minor washout behind it. Trash pickup continues to be a main focus of ours.

We continue to maintain the shoreline grasses and trash throughout ponds, as well as catching any growth while its early on.

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

Thanks for choosing Solitude Lake Management!

<b>Site</b>	<b>Comments</b>	<b>Target</b>	<b>Action Required</b>
12	Normal growth observed	Surface algae	Routine maintenance next visit
13	Normal growth observed	Surface algae	Routine maintenance next visit
14	Site looks good	Species non-specific	Routine maintenance next visit
15	Site looks good	Species non-specific	Routine maintenance next visit
16	Site looks good	Species non-specific	Routine maintenance next visit
17	Site looks good	Species non-specific	Routine maintenance next visit
18	Site looks good	Species non-specific	Routine maintenance next visit
19	Site looks good	Species non-specific	Routine maintenance next visit
20	Site looks good	Species non-specific	Routine maintenance next visit
21	Normal growth observed	Shoreline weeds	Routine maintenance next visit



# Watergrass 2 CDD

Wesley Chapel, FL





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

# WATERGRASS 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		
<b>MAXIMUM VALUE</b>	<b>145</b>		

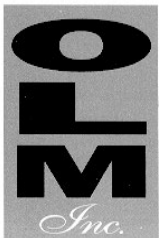
Date: 5-14-26 Score: 90 % Performance Payment™ % 100

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

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

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

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





# YELLOWSTONE LANDSCAPE

## SERVICE COMMUNICATION REPORT

Property Name: Watergrass II CPD Date: 6-10-26

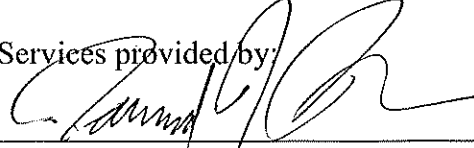
The following landscape maintenance services were performed on your property today. If you have any questions about your service please call us at:

**GROUNDS MAINTENANCE CUSTOMER SERVICE 813-886-7755**

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

**COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:**

*Liquid fertilizer was applied to St Aug, Bahia and Bermuda sod - Also treated St Aug, Bahia and Bermuda sod for insects, disease and weeds -*

Services provided by: 

Received by: \_\_\_\_\_

6/9/06 ● Liquid fertilizer applied to Bermuda sod at the parks plus weeds treated  
 6/10/06 ● Liquid fertilizer applied to St Aug + Bermuda sod plus insects disease and weeds





**YELLOWSTONE**  
LANDSCAPE

**SERVICE COMMUNICATION REPORT**

Property Name: Watergrass II CDD

Date: 6/9/24

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

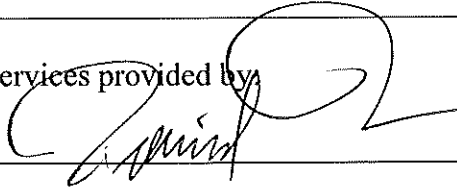
**GROUNDS MAINTENANCE CUSTOMER SERVICE 813-886-7755**

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

**COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:**

Liquid fertilizer was applied to Bermuda sod in the Parks plus weed control - Non selective weed control applied to problem grasses in the turf throughout the property.

Services provided by



Received by:

\_\_\_\_\_



# 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 Annua 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 1<sup>st</sup>.
2. I recommend sampling declining Dactyl palms for disease at the hand cart road removal.

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

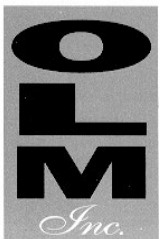
B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10	-2.5	Clubhouse Celosia fungus
DEADHEADING/PRUNING	10		
<b>MAXIMUM VALUE</b>	<b>145</b>		

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

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

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

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



Landscape Enhancement Proposal for  
**Watergrass II CDD**

Sarah Schmidt  
Inframark  
32711 Windelstraw Drive  
Wesley Chapel, FL 33545  
Sarah.schmidt@inframark.com

**LOCATION OF PROPERTY**

32711 Windelstraw Drive  
Wesley Chapel, FL 33545

**Watergrass 2 CDD - Pond 41 Cut Back**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	80	\$72.14	\$5,771.34

For the cut back of the rear of pond 41. Highlighted with the yellow line below.



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

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

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

**Watergrass II CDD**

<b>Subtotal</b>	<b>\$5,771.34</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$5,771.34</b>

**THIS IS NOT AN INVOICE**