

Watergrass Community Development District II

August 19, 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=97151197025>

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



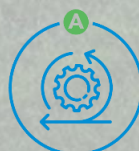
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II

Board of Supervisors

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

Staff

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

REGULAR MEETING AGENDA

Wednesday, August 19, 2026, 6:30 p.m.

1. Roll Call

2. Audience Comments (3) Minute Time Limit

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

3. Public Hearing for Adoption of the Fiscal Year 2027 Budget

A. Open Public Hearing

B. Close Public Hearing

C. Consideration of Resolution 2026-07; Adopting Final Budget for FY 2027..... Page 3

D. Consideration of Resolution 2026-08; Levying O&M Assessments..... Page 28

4. Business Items

A. Consideration of Resolution 2026-09 Goals and ObjectivesPage 32

B. Consideration of Resolution 2026-10; Setting FY 2027

Annual Meeting SchedulePage 38

5. Consent Agenda

A. Approval of July 15, 2026, Meeting Minutes..... Page 40

B. Acceptance of June 2026 Financial Report Page 44

6. Staff Reports

A. District Accountant

i. Review of June 2026 Financial SnapshotPage 72

B. District Counsel

C. District Engineer

i. Discussion of Pond Erosion Assessment Report (*Under Separate Cover*)

D. District Manager

E. Amenity Manager

F. Review of Solitude Aquatic Report.....Page 73

G. Review of OLM Landscape ReportsPage 83

H. Review of Yellowstone Irrigation Report

7. Supervisor Requests

8. Adjournment

District Office:

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

www.watergrass2cdd.com

Meeting Location:

WaterGrass Club
32711 Windelstraw Drive
Wesley Chapel, FL 33545

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (the “**Board**”) of the WaterGrass Community Development District II (the “**District**”) a proposed budget for the next ensuing budget year (the “**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

WaterGrass Community Development District II for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$ _____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Reserve Fund [if Applicable]	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 19, 2026.

Attested By:

**WaterGrass
Community Development District II**

Name: _____
Title: ☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2026-2027 Adopted Budget

WaterGrass
Community Development District II

FISCAL YEAR 2027
PROPOSED BUDGET

August 19, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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WaterGrass

Community Development District II

Operating Budget

FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	FY 2026	3/31/2026	9/30/2026	FY 2026	FY 2027
REVENUES					
Interest - Investments	\$12,000.00	\$37,026.00	\$0.00	\$37,026.00	\$12,000.00
Interest - Tax Collector	\$0.00	\$2,407.00	\$0.00	\$2,407.00	\$0.00
Rents or Royalties	\$9,000.00	\$7,061.00	\$1,939.00	\$9,000.00	\$9,000.00
Special Assmnts- Tax Collector	\$2,228,921.00	\$2,284,038.00	\$0.00	\$2,284,038.00	\$2,465,021.07
Special Assmnts- CDD Collected	\$115,698.00	\$0.00	\$115,698.00	\$115,698.00	\$127,953.19
Special Assmnts- Discounts	-\$89,157.00	-\$90,403.00	\$1,246.00	-\$89,157.00	-\$98,600.84
Access Cards	\$150.00	\$1,049.00	\$0.00	\$1,049.00	\$150.00
Other Misc Revenue	\$0.00	\$5,562.00	\$0.00	\$5,562.00	\$0.00
Lease Revenue	\$0.00	\$7,200.00	\$0.00	\$7,200.00	\$24,000.00
Interlocal Agreement	\$0.00	\$84,700.00	\$0.00	\$84,700.00	\$93,170.00
TOTAL REVENUES	\$2,276,612.00	\$2,338,640.00	\$118,883.00	\$2,457,523.00	\$2,632,693.42

EXPENDITURES*Administrative*

P/R-Board of Supervisors	\$12,000.00	\$2,800.00	\$9,200.00	\$12,000.00	\$12,000.00
FICA Taxes	\$918.00	\$109.00	\$809.00	\$918.00	\$918.00
ProfServ-Arbitrage Rebate	\$600.00	\$0.00	\$600.00	\$600.00	\$600.00
ProfServ-Engineering	\$10,000.00	\$11,919.00	\$0.00	\$11,919.00	\$24,000.00
ProfServ-Legal Services	\$25,000.00	\$8,402.00	\$16,598.00	\$25,000.00	\$25,000.00
ProfServ-Property Appraiser	\$248.00	\$241.00	\$7.00	\$248.00	\$248.00
ProfServ-Trustee Fees	\$7,000.00	\$0.00	\$7,000.00	\$7,000.00	\$7,000.00
ProfServ-Web Site Maintenance	\$1,553.00	\$0.00	\$1,553.00	\$1,553.00	\$1,599.59
Auditing Services	\$4,200.00	\$4,000.00	\$200.00	\$4,200.00	\$4,400.00
Contracts-Mgmt Services	\$49,932.00	\$24,966.00	\$24,966.00	\$49,932.00	\$49,932.00
Postage and Freight	\$500.00	\$46.00	\$454.00	\$500.00	\$100.00
Public Officials Insurance	\$3,208.00	\$3,286.00	\$0.00	\$3,286.00	\$3,189.00
Printing and Binding	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00
Legal Advertising	\$2,200.00	\$197.00	\$2,003.00	\$2,200.00	\$2,200.00
Misc-Assessment Collection Cost	\$44,578.00	\$43,873.00	\$705.00	\$44,578.00	\$49,300.42
Dues, Licenses, Subscriptions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Misc Contingency	\$0.00	\$336.00	\$0.00	\$336.00	\$105,500.00
Total Administrative	\$162,437.00	\$100,175.00	\$64,595.00	\$164,770.00	\$285,987.01

Utility Services

Electricity - Streetlights	\$206,000.00	\$87,633.00	\$118,367.00	\$206,000.00	\$200,000.00
Utility - Irrigation & Landscape Lighting	\$5,500.00	\$3,237.00	\$2,263.00	\$5,500.00	\$6,500.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	FY 2026	3/31/2026	9/30/2026	FY 2026	FY 2027
Building Utilities	\$25,000.00	\$12,255.00	\$12,745.00	\$25,000.00	\$25,000.00
Utility Deposit Bond	\$10,093.00	\$10,093.00	\$0.00	\$10,093.00	\$10,093.00
Total Utility Services	\$246,593.00	\$113,218.00	\$133,375.00	\$246,593.00	\$241,593.00
Garbage/Solid Waste Services					
Utility - Refuse Removal	\$10,000.00	\$2,800.00	\$7,200.00	\$10,000.00	\$9,000.00
Solid Waste Disposal Assessm.	\$1,993.00	\$349.00	\$1,644.00	\$1,993.00	\$2,100.00
Total Garbage/Solid Waste Services	\$11,993.00	\$3,149.00	\$8,844.00	\$11,993.00	\$11,100.00
Water-Sewer Comb Services					
Utility Services	\$65,000.00	\$24,971.00	\$40,029.00	\$65,000.00	\$55,000.00
Total Water-Sewer Comb Services	\$65,000.00	\$24,971.00	\$40,029.00	\$65,000.00	\$55,000.00
Flood Control/Stormwater Mgmt					
Contracts-Lakes	\$65,000.00	\$30,265.00	\$34,735.00	\$65,000.00	\$65,000.00
Stormwater Assessment	\$2,745.00	\$0.00	\$2,745.00	\$2,745.00	\$2,745.00
R&M-Mitigation	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00
Aquatic Plant Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00
Total Flood Control/Stormwater Mgmt	\$77,745.00	\$30,265.00	\$47,480.00	\$77,745.00	\$92,745.00
Other Physical Environment					
Contracts-Landscape	\$725,000.00	\$387,772.00	\$337,228.00	\$725,000.00	\$745,527.00
Security-Roving Parking Patrol	\$27,000.00	\$13,576.00	\$13,424.00	\$27,000.00	\$28,000.00
Insurance - Property	\$22,144.00	\$22,144.00	\$0.00	\$22,144.00	\$19,007.00
Insurance - General Liability	\$4,000.00	\$4,307.00	\$0.00	\$4,307.00	\$3,900.00
R&M-Other Landscape	\$10,000.00	\$37,961.00	\$0.00	\$37,961.00	\$50,000.00
R&M-Mulch	\$80,000.00	\$0.00	\$80,000.00	\$80,000.00	\$211,554.92
R&M-Pest Control	\$5,000.00	\$1,995.00	\$3,005.00	\$5,000.00	\$5,000.00
R&M-Annals	\$2,700.00	\$1,233.00	\$1,467.00	\$2,700.00	\$3,000.00
R&M-Plant&Tree Replacement	\$100,000.00	\$18,238.00	\$81,762.00	\$100,000.00	\$75,000.00
R&M-Pressure Washing	\$5,000.00	\$1,190.00	\$3,810.00	\$5,000.00	\$6,000.00
R&M-Emergency & Disaster Relief	\$50,000.00	\$0.00	\$50,000.00	\$50,000.00	\$50,000.00
Miscellaneous Maintenance	\$25,000.00	\$18,883.00	\$6,117.00	\$25,000.00	\$38,000.00
Irrigation Maintenance	\$75,000.00	\$56,006.00	\$18,994.00	\$75,000.00	\$75,000.00
Holiday Lighting & Decorations	\$10,000.00	\$5,556.00	\$4,444.00	\$10,000.00	\$5,000.00
R&M-UTV	\$1,000.00	\$148.00	\$852.00	\$1,000.00	\$1,500.00
Total Other Physical Environment	\$1,141,844.00	\$569,009.00	\$601,103.00	\$1,170,112.00	\$1,316,488.92
Road and Street Facilities					
R&M-Sidewalks	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00
R&M-Street Signs	\$500.00	\$5,406.00	\$0.00	\$5,406.00	\$6,000.00
R&M-Roads	\$10,000.00	\$20,716.00	\$0.00	\$20,716.00	\$20,000.00
Total Road and Street Facilities	\$12,500.00	\$26,122.00	\$2,000.00	\$28,122.00	\$28,000.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	FY 2026	3/31/2026	9/30/2026	FY 2026	FY 2027
Parks and Recreation					
Payroll-Other	\$125,000.00	\$40,718.00	\$84,282.00	\$125,000.00	\$0.00
Contracts-On-Site Management	\$80,000.00	\$40,000.00	\$40,000.00	\$80,000.00	\$232,780.00
Contracts-Security Services	\$41,000.00	\$3,100.00	\$37,900.00	\$41,000.00	\$15,000.00
Contracts-Pools	\$42,000.00	\$20,742.00	\$21,258.00	\$42,000.00	\$45,000.00
Contracts-Cleaning Services	\$18,000.00	\$8,430.00	\$9,570.00	\$18,000.00	\$18,000.00
R&M-Pools	\$10,000.00	\$51,458.00	\$0.00	\$51,458.00	\$15,000.00
Telephone/Fax/Internet Services	\$6,500.00	\$2,449.00	\$4,051.00	\$6,500.00	\$6,500.00
R&M-Air Conditioning	\$5,000.00	\$489.00	\$4,511.00	\$5,000.00	\$5,000.00
R&M-Clubhouse	\$5,000.00	\$483.00	\$4,517.00	\$5,000.00	\$5,000.00
R&M-Court Maintenance	\$25,000.00	\$910.00	\$24,090.00	\$25,000.00	\$25,000.00
R&M-Pet Waste Station	\$7,000.00	\$3,323.00	\$3,677.00	\$7,000.00	\$7,000.00
R&M-Playground	\$5,000.00	\$42.00	\$4,958.00	\$5,000.00	\$5,000.00
Maintenance & Repairs	\$50,000.00	\$6,594.00	\$43,406.00	\$50,000.00	\$50,000.00
Misc-Contingency	\$50,000.00	\$62,344.00	\$0.00	\$62,344.00	\$50,000.00
Office Supplies	\$15,000.00	\$3,616.00	\$11,384.00	\$15,000.00	\$12,500.00
R&M-Fitness Equipment	\$20,000.00	\$2,108.00	\$17,892.00	\$20,000.00	\$17,500.00
Cleaning Supplies	\$4,000.00	\$766.00	\$3,234.00	\$4,000.00	\$3,500.00
Field Services	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00
Total Parks and Recreation	\$508,500.00	\$247,572.00	\$314,730.00	\$562,302.00	\$527,780.00
Reserves					
Capital Reserve	\$50,000.00	\$2,500.00	\$47,500.00	\$50,000.00	\$50,000.00
Total Reserves	\$50,000.00	\$2,500.00	\$47,500.00	\$50,000.00	\$50,000.00
TOTAL EXPENDITURES	\$2,276,612.00	\$1,116,981.00	\$1,259,656.00	\$2,376,637.00	\$2,608,693.93
Excess (deficiency) of revenues					
Over (under) expenditures	\$0.00	\$1,221,659.00	-\$1,140,773.00	\$80,886.00	\$23,999.49
OTHER FINANCING SOURCES (USES)					
Operating Transfers - Out	\$0.00	-\$4,041.00	\$4,041.00	\$0.00	\$0.00
Contribution to (Use of) Fund Balance		\$1,221,659.00	-\$1,140,773.00	\$80,886.00	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$1,217,618.00	-\$1,136,732.00	\$80,886.00	\$0.00
Net change in fund balance		\$1,217,618.00	-\$1,136,732.00	\$80,886.00	\$0.00
FUND BALANCE, BEGINNING	\$928,804.00	\$928,804.00	\$0.00	\$928,804.00	\$1,009,690.00
FUND BALANCE, ENDING	\$928,804.00	\$2,146,422.00	-\$1,136,732.00	\$1,009,690.00	\$1,009,690.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

Interest earned on money market account investments.

Rents or Royalties

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

Special Assessments-Tax Collector

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

Special Assessments-CDD Collected

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

Special Assessments-Discounts

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

Access Cards

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

Interlocal Agreement

The District has an interlocal agreement with Watergrass I.

EXPENDITURES

Administrative

P/R-Board of Supervisors

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

FICA Taxes

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

Professional Services-Arbitrage

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

Professional Services-Engineering

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

Professional Services-Legal Services

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

Budget Narrative
Fiscal Year 2027

EXPENDITURES

Administrative (continued)

Professional Services-Property Appraiser

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

Trustee Fees

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

Professional Services – Web Site Maintenance

ADA compliance services, e-mail and domain renewals.

Auditing Services

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

Contracts-Management Services

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

Postage and Freight

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

Public Officials Insurance

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

Printing and Binding

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

Legal Advertising

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

Miscellaneous-Assessment Collection Costs

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

Budget Narrative
Fiscal Year 2027

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

EXPENDITURES

Administrative (continued)

Misc-Contingency

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

Dues, Licenses and Subscriptions

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

Utility Services

Electricity-Streetlighting

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

Utility-Irrigation and Landscape Lighting

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

Building Utilities

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

Utility Deposit Bond

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

Garbage/Solid Waste Services

Utility-Refuse Removal

Refuse removal services are provided by Waste Connections of Florida.

Solid Waste Disposal Assessment

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

Water-Sewer Comb Services

Utility Services

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

Flood Control/Stormwater Mgmt.

Contracts-Lakes

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

Stormwater Assessments

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

Budget Narrative
Fiscal Year 2027

R&M Mitigation

Florida Natives Nursery provides wetland monitoring and mitigation services.

EXPENDITURES

Other Physical Environment

Contracts-Landscape

The District receives monthly landscape maintenance provided under contract.

Security-Roving Parking Patrol

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

Insurance-Property

Property insurance is currently provided by Egis Insurance Advisors.

Insurance-General Liability

General liability insurance is currently provided by Egis Insurance Advisors.

R&M-Fertilizer

Fertilizer costs are incurred as needed.

R&M-Other Landscape

Other miscellaneous landscaping services besides the contracted monthly service.

R&M-Mulch

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

R&M-Pest Control

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

R&M-Annuals

Installation of flowers throughout the district.

R&M-Plant & Tree Replacement

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

R&M-Pressure Washing

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

Miscellaneous Maintenance

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

Irrigation Maintenance

Repair and maintenance of the District's irrigation system.

Lighting Improvements

Repair and maintenance of the District's lighting systems.

Budget Narrative
Fiscal Year 2027

EXPENDITURES

Other Physical Environment (continued)

Holiday Lighting & Decorations

Includes costs for professional holiday lighting installation and removal.

Roads and Street Facilities

R&M-Sidewalks

Repair and maintenance of sidewalks throughout the District.

R&M-Street Signs

Repair and maintenance of street signs throughout the District.

R&M-Streetlights

Repair and maintenance of streetlights throughout the District.

R&M-Roads

Repair and maintenance of roads throughout the District.

Parks and Recreations

Payroll-Other

Payroll processed by S2 HR Solutions 1C, LLC.

Contracts-On-Site Management

Management fees for on-site maintenance.

Contracts-Security Services

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

Contracts-Pools

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

Contracts-Cleaning Services

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

Acid Wash

One-time Annual pool maintenance service.

Telephone/Fax/Internet Services

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

R&M-Air Conditioning

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

Budget Narrative
Fiscal Year 2027

EXPENDITURES

Parks and Recreations (continued)

R&M Clubhouse

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

R&M-Court Maintenance

Costs to maintain the tennis courts throughout the District.

R&M-Pet Waste Station

Cost to maintain the pet waste stations.

R&M-Playground

Repair and maintenance costs associated with District playgrounds.

Maintenance and Repairs

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

Misc-Contingency

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

Office Supplies

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

Reserves

Capital Reserves

The District will set aside monies for Capital projects.

Special Events

Miscellaneous-Special Events

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

Exhibit "A"
Allocation of Fund Balances

Available Funds	
Estimated Beginning Fund Balance - Fiscal Year 2027	\$1,009,690.00
Net Change in Fund Balance	\$0.00
Reserves - Fiscal Year 2027 additions	\$50,000.00
Estimated Funds Available - 09/30/2027	\$1,059,690.00

FISCAL YEAR 2027 RESERVE FUND ANALYSIS	
Allocation of Available Funds	
Nonspendable Fund Balance	
Deposits	\$13,269.00
First Quarter Operating Reserve	\$652,173.48 (1)
Assigned Fund Balance	
Reserves-Capital Reserves (Prior Years)	125,000
Reserves-Capital Reserves Fiscal Year 2027	50,000
Less: Expenses Fiscal Year 2026	(2,500)
	\$172,500.00
Total Allocation of Available Funds	\$837,942.48
Total Unassigned (undesignated) Cash	\$221,747.52

Notes

(1) Represents approximately 3 months of operating expenditures



WaterGrass

Community Development District II

Debt Service Budget

FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2018 Bonds

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

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT

	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2018 Bonds	\$7,195,000.00	\$7,045,000.00	\$6,890,000.00	\$6,730,000.00

Series 2018 Amortization Table

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

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2019 Bonds

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

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2021 Bonds

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

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT

	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2021 Bonds	\$4,740,000.00	\$4,475,000.00	\$4,205,000.00	\$3,930,000.00

Series 2021 Amortization Table

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

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

Interest earned on money market account investments.

Special Assessments-Tax Collector

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

Special Assessments-Discounts

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

EXPENDITURES

Finance and Administrative

ProfServ-Trustee Fees

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

Miscellaneous-Assessment Collection Costs

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

Debt Service Payments

Principal Debt Retirement

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

Interest Expense

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



WaterGrass

Community Development District II

Supporting Budget Schedule

FY 2027



WaterGrass

Community Development District II

Summary of Assessments

Platted* Product	Total Admin Units	Total Field Units	Series 2019 Units	Series 2021 Units	Series 2018 Units	2018 Prepavments	ERU Per Product	Total Admin ERUS	Admin %age of EAUs	Total Field ERUS	Field %age of EAUs	Admin per Unit	Field Per Unit	FY 2027 Total O&M Per Unit	FY 2026 Total O&M Per Unit	Percent Change	2019 DS Per Unit	2021 DS Per Unit	2018 DS Per Unit	FY 2027 Total Annual Assessment	FY 2026 Total Annual Assessment	Percent Change
70'	46.00	46.00		46			1.75	80.50	4.09%	80.50	4.09%	\$218.62	\$2,094.10	\$2,312.72	\$2,091.21	10.59%	\$0.00	\$956.15	\$0.00	\$3,268.87	\$3,047.36	7.27%
Villas	126.00	126.00			126		0.80	100.80	5.12%	100.80	5.12%	\$99.94	\$957.30	\$1,057.24	\$955.98	10.59%	\$0.00	\$0.00	\$520.63	\$1,577.87	\$1,476.61	6.86%
40'	120.00	120.00			120		1.00	120.00	6.10%	120.00	6.10%	\$124.93	\$1,196.63	\$1,321.56	\$1,194.98	10.59%	\$0.00	\$0.00	\$675.62	\$1,997.18	\$1,870.60	6.77%
50'	132.00	132.00			132		1.25	165.00	8.38%	165.00	8.38%	\$156.16	\$1,495.79	\$1,651.95	\$1,493.72	10.59%	\$0.00	\$0.00	\$844.53	\$2,496.48	\$2,338.25	6.77%
55'	116.00	116.00			116		1.38	159.50	8.10%	159.50	8.10%	\$171.78	\$1,645.37	\$1,817.15	\$1,643.10	10.59%	\$0.00	\$0.00	\$928.98	\$2,746.13	\$2,572.08	6.77%
65'	82.00	82.00			82		1.63	133.25	6.77%	133.25	6.77%	\$203.01	\$1,944.52	\$2,147.53	\$1,941.84	10.59%	\$0.00	\$0.00	\$1,097.89	\$3,245.42	\$3,039.73	6.77%
75'	75.00	75.00			75		1.88	140.63	7.14%	140.63	7.14%	\$234.24	\$2,243.68	\$2,477.92	\$2,240.58	10.59%	\$0.00	\$0.00	\$1,266.79	\$3,744.71	\$3,507.38	6.77%
Office/Comm	15.65	15.65					10	156.50	7.95%	156.50	7.95%	\$1,249.27	\$11,966.30	\$13,215.57	\$11,949.78	10.59%	\$0.00	\$0.00	\$0.00	\$13,215.57	\$11,949.78	10.59%
40'	21.00	21.00	21				1.00	21.00	1.07%	21.00	1.07%	\$124.93	\$1,196.63	\$1,321.56	\$1,194.98	10.59%	\$609.45	\$0.00	\$0.00	\$1,931.01	\$1,804.43	7.01%
40'	42.00	42.00		42			1.00	42.00	2.13%	42.00	2.13%	\$124.93	\$1,196.63	\$1,321.56	\$1,194.98	10.59%	\$0.00	\$546.37	\$0.00	\$1,867.93	\$1,741.35	7.27%
Villas	126.00	126.00		126			0.80	100.80	5.12%	100.80	5.12%	\$99.94	\$957.30	\$1,057.24	\$955.98	10.59%	\$0.00	\$420.98	\$0.00	\$1,478.22	\$1,376.96	7.35%
65'	91.00	91.00		91			1.63	147.88	7.51%	147.88	7.51%	\$203.01	\$1,944.52	\$2,147.53	\$1,941.84	10.59%	\$0.00	\$887.86	\$0.00	\$3,035.39	\$2,829.70	7.27%
65'	35.00	35.00		35			1.63	56.88	2.89%	56.88	2.89%	\$203.01	\$1,944.52	\$2,147.53	\$1,941.84	10.59%	\$0.00	\$887.86	\$0.00	\$3,035.39	\$2,829.70	7.27%
75'	40.00	40.00		40			1.88	75.00	3.81%	75.00	3.81%	\$234.24	\$2,243.68	\$2,477.92	\$2,240.58	10.59%	\$0.00	\$1,024.45	\$0.00	\$3,502.37	\$3,265.04	7.27%
85'	68.00	68.00		68			2.13	144.84	7.36%	144.84	7.36%	\$266.10	\$2,548.82	\$2,814.92	\$2,545.30	10.59%	\$0.00	\$1,161.04	\$0.00	\$3,975.96	\$3,706.34	7.27%
55'	79.00	79.00		79			1.38	108.63	5.52%	108.63	5.52%	\$171.78	\$1,645.37	\$1,817.15	\$1,643.10	10.59%	\$0.00	\$751.26	\$0.00	\$2,568.41	\$2,394.36	7.27%
TCMF - FR	288.00	288.00					0.10	28.80	1.46%	28.80	1.46%	\$12.49	\$119.66	\$132.15	\$119.50	10.59%	\$0.00	\$0.00	\$0.00	\$132.15	\$119.50	10.59%
TCMF - FS	111.00	111.00					0.75	83.25	4.23%	83.25	4.23%	\$93.70	\$897.47	\$991.17	\$896.23	10.59%	\$0.00	\$0.00	\$0.00	\$991.17	\$896.23	10.59%
Unplatted** Office/Comm	10.30	10.30					10	103.00	5.23%	103.00	5.23%	\$1,174.32	\$11,248.32	\$12,422.64	\$11,232.80	10.59%	\$0.00	\$0.00	\$0.00	\$12,422.64	\$11,232.80	10.59%
								1,968.24	100%	1,968.24	100%											

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

** Unplatted Lands are net the Discounts and Collection Costs

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the WaterGrass Community Development District II (the “**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (the “**County**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** (the “**FY 2026-2027 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (the “**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (the “**Property Appraiser**”) and County Tax Collector (the “**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (the “**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (the “**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
 - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. Debt Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than December 1, 2026
2. 25% due no later than February 1, 2027
3. 25% due no later than May 1, 2027

- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2026-2027 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2026
 2. 25% due no later than February 1, 2027
 3. 25% due no later than April 1, 2027
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 19, 2026.

Attested By:

**WaterGrass Community
Development District II**

Name: _____
Title: ☐Secretary/☐Assistant Secretary

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

Exhibit A: FY 2026-2027 Budget

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Watergrass II Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 19 day of August 2026.

ATTEST:

**WATERGRASS II
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Memorandum

To: Board of Supervisors

From: Heather Jackson

Date: August 19, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Watergrass II Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least ten regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Watergrass II Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Watergrass II Community Development District

RESOLUTION 2026-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT
ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR
2027; AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2027 annual meeting schedule as attached in **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 19 day of August, 2026.

ATTEST:

**WATERGRASS II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

Exhibit A

BOARD OF SUPERVISORS MEETING DATES WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2027

The Board of Supervisors of the Watergrass II Community Development District will hold their regular meetings for Fiscal Year 2027 on the 3rd Wednesday of the month at 10:00 AM and 6:30 PM at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, FL 33545, unless otherwise indicated as follows:

**October 21, 2026 at 10:00 a.m.
November 18, 2026 at 6:30 p.m.
December 16, 2026 at 10:00 a.m.
January 20, 2027 at 6:30 p.m.
February 17, 2027 at 10:00 a.m.
March 17, 2027 at 10:00 a.m.
April 21, 2027 at 6:30 p.m.
May 19, 2027 at 6:30 p.m.
June 16, 2027 at 6:30 p.m.
July 21, 2027 at 10:00 a.m.
August 18, 2027 at 6:30 p.m.
September 15, 2027 at 10:00 a.m.**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Inframark, or by calling (813) 873-7300.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Heather Jackson
District Manager
Inframark

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**MINUTES OF MEETING
WATERGRASS
COMMUNITY DEVELOPMENT DISTRICT II**

The regular meeting of the Board of Supervisors of the WaterGrass Community Development District II was held on Wednesday, July 15, 2026, at 10:00 a.m., at the WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, Florida 33545.

Present and constituting a quorum were:

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

Also present were:

Heather Jackson	District Manager, Inframark
Kathryn 'KC' Hopkinson	District Counsel, Straley Robin Vericker

Audience

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

FIRST ORDER OF BUSINESS

Roll Call

Mrs. Jackson called the meeting to order. A quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments

A resident commented on the condition of the irrigation lines at Bradberry Park and recommended that onsite staff complete the work. The resident also requested the installation of wildlife crossing signs. Concerns were raised regarding the appearance of the handcart entrance and the condition of the perimeter grass at Ashcroft Park, including a recommendation that the sod be replaced.

THIRD ORDER OF BUSINESS

Business Item

A. Acceptance of Resignation for Ndeye Guisse-Aqui, effective June 26, 2026

On MOTION by Mr. Mohammed, seconded by Mr. Margelowsky, with all in favor, the Board accepted of Resignation for Ndeye Guisse-Aqui, 2026. 3-0

B. Consideration of Candidate Resumes for Vacant Board Seat

The Board discussed the vacant Board seat and tabled the matter until September meeting.

i. Administer the Oath of Office

This item was tabled.

ii. Consideration of Resolution 2026-06; Designation of Officers

The Board tabled consideration of Resolution 2026-06.

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of June 17, 2026, Meeting Minutes

B. Acceptance of the May 2026 Financial Report

On MOTION by Mr. Cabrera, seconded by Mr. Margelowsky, with all in favor, the Board approved the Consent Agenda. 3-0

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Accountant

i. Review of May 2026 Financial Snapshot

Discussed ensued.

B. District Counsel

Mrs. Hopkinson provided an update regarding Pulte and noted that Pulte is willing to discuss the possibility of contributing funds. A more detailed update will be provided at the next Board meeting. Mrs. Hopkinson also discussed concerns regarding District engineering services and requested documentation related to requests for the District Engineer's attendance at meetings or other District matters for review. She will follow up on the ongoing project to be completed before the next CDD meeting.

C. District Engineer

Not present.

i. Consideration of District Engineer Proposal

Apex discussed its proposal. The Board tabled the matter until August meeting.

D. District Manager

Mrs. Jackson informed the board their next workshop is Tuesday, July 14th at 6:30 p.m. and their next regular meeting is July 19th, 2026 at 6:30 p.m.

i. Discussion on District Management Contract

Mrs. Jackson turned the discussion regarding District Management over to Mrs. Hopkinson, after which the Board engaged in discussion.

E. Amenity Manager

i. Consideration of Mitsubishi Mini-Split Proposal

On MOTION by Mr. Margelowsky, seconded by Mr. Mohammed, with all in favor, the Board approved the Mitsubishi Mini-Split Proposal. 3-0

F. Review of Solitude Aquatic Report

Tabled.

G. Review of OLM Landscape Report

Tabled.

On MOTION by Mr. Margelowsky, seconded by Mr. Cabrera, with all in favor, the Board approved the 30 Day to Cure will be provided to OLM from District Counsel. 3-0

H. Review of Yellowstone Irrigation Report

Discussed ensued.

i. Consideration of Pond 41 Cut Back Proposal

On MOTION by Mr. Margelowsky, seconded by Mr. Mohammed, with all in favor, to approve of Yellowstone Proposal #671218 in the amount of \$5771.34.3-0

On MOTION by Mr. Cabrera, seconded by Mr. Mohammed, with all in favor, to approve of 45 Gallon Syvelster Palm Tree - Yellowstone Proposal #722871 in the amount of \$4509.38. 3-0

On MOTION by Mr. Margelowsky, seconded by Mr. Mohammed, with all in favor, to approve of Yellowstone Proposal #671075 in the amount of \$2683.26. 3-0

On MOTION by Mr. Cabrera, seconded by Mr. Mohammed, with all in favor, to approve of Yellowstone Proposal #690915 in the amount of \$4312.29.3-0

SIXTH ORDER OF BUSINESS

Supervisor Requests

Supervisor Mr. Cabrera informed the Board that he requested Sarah to contact Solitude to schedule a meeting to walk the ponds regarding debris accumulation in the corners.

Supervisor Mr. Mohammed requested that a letter be sent to the HOA regarding responsibility for towing. A discussion ensued.

July 15, 2026, WaterGrass CDD II

Supervisor Mr. Margelowsky provided Ms. Jackson with a copy of the financials that need to be recoded and reviewed and requested a status update regarding the credit/refund for the two months.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Margelowsky, seconded by Mr. Cabrera, with all in favor, the meeting was adjourned at 11:43 a.m. 3-0

Chairperson

Watergrass Community Development District II

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



WATERGRASS

Community Development District II

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**Watergrass
Community Development District II**

Financial Statements

(Unaudited)

June 30, 2026

Balance Sheet
June 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>					
Cash - Checking Account	\$ 468,160	\$ -	\$ -	\$ -	\$ 468,160
Accounts Receivable	1,200	-	-	-	1,200
Due From Other Funds	-	4,563	106	3,405	8,074
Investments:					
Money Market Account	1,242,201	-	-	-	1,242,201
Prepayment Account	-	-	-	38	38
Reserve Fund	-	258,753	-	96,488	355,241
Revenue Fund	-	253,014	-	116,932	369,946
Deposits	13,269	-	-	-	13,269
TOTAL ASSETS	\$ 1,724,830	\$ 516,330	\$ 106	\$ 216,863	\$ 2,458,129
<u>LIABILITIES</u>					
Accounts Payable	\$ 62,288	\$ -	\$ -	\$ -	\$ 62,288
Accrued Expenses	17,255	-	-	-	17,255
Due To Other Funds	8,074	-	-	-	8,074
TOTAL LIABILITIES	87,617	-	-	-	87,617
<u>FUND BALANCES</u>					
Nonspendable:					
Deposits	13,269	-	-	-	13,269
Restricted for:					
Debt Service	-	516,330	106	216,863	733,299
Assigned to:					
Operating Reserves	556,653	-	-	-	556,653
Reserves - Capital Projects	107,500	-	-	-	107,500
Unassigned:	959,791	-	-	-	959,791
TOTAL FUND BALANCES	\$ 1,637,213	\$ 516,330	\$ 106	\$ 216,863	\$ 2,370,512
TOTAL LIABILITIES & FUND BALANCES	\$ 1,724,830	\$ 516,330	\$ 106	\$ 216,863	\$ 2,458,129

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ 12,000	\$ 9,000	\$ 53,745	\$ 44,745	447.88%
Interlocal Agreement	-	-	84,700	84,700	0.00%
Interest - Tax Collector	-	-	2,657	2,657	0.00%
Rents or Royalties	9,000	6,750	11,784	5,034	130.93%
Lease Revenue	-	-	10,800	10,800	0.00%
Special Assmnts- Tax Collector	2,228,921	2,228,921	2,352,005	123,084	105.52%
Special Assmnts- CDD Collected	115,698	115,698	-	(115,698)	0.00%
Special Assmnts- Discounts	(89,157)	(89,157)	(89,336)	(179)	100.20%
Other Miscellaneous Revenues	-	-	6,810	6,810	0.00%
Access Cards	150	100	2,168	2,068	1445.33%
TOTAL REVENUES	2,276,612	2,271,312	2,435,333	164,021	106.97%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	12,000	9,000	4,400	4,600	36.67%
FICA Taxes	918	689	109	580	11.87%
ProfServ-Arbitrage Rebate	600	600	-	600	0.00%
ProfServ-Engineering	10,000	7,500	12,067	(4,567)	120.67%
ProfServ-Legal Services	25,000	18,750	17,323	1,427	69.29%
ProfServ-Property Appraiser	248	248	401	(153)	161.69%
ProfServ-Trustee Fees	7,000	7,000	4,256	2,744	60.80%
ProfServ-Web Site Maintenance	1,553	1,165	1,553	(388)	100.00%
Auditing Services	4,200	4,200	4,000	200	95.24%
Contracts-Mgmt Services	49,932	37,449	37,449	-	75.00%
Postage and Freight	500	375	54	321	10.80%
Public Officials Insurance	3,208	3,208	3,286	(78)	102.43%
Printing and Binding	500	375	-	375	0.00%
Legal Advertising	2,200	1,650	1,408	242	64.00%
Misc-Assessment Collection Cost	44,578	44,578	45,582	(1,004)	102.25%
Misc-Contingency	-	-	440	(440)	0.00%
Total Administration	162,437	136,787	132,328	4,459	81.46%
<u>Utility Services</u>					
Electricity - Streetlights	206,000	154,500	144,519	9,981	70.15%
Utility - Irrigation & Landscape Lighting	5,500	4,125	6,003	(1,878)	109.15%
Building Utilities	25,000	18,750	18,850	(100)	75.40%
Utility Deposit Bond	10,093	10,093	10,093	-	100.00%
Total Utility Services	246,593	187,468	179,465	8,003	72.78%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Garbage/Solid Waste Services</u>					
Utility - Refuse Removal	10,000	7,500	4,723	2,777	47.23%
Solid Waste Disposal Assessm.	1,993	1,993	490	1,503	24.59%
Total Garbage/Solid Waste Services	11,993	9,493	5,213	4,280	43.47%
<u>Water-Sewer Comb Services</u>					
Utility Services	65,000	48,750	40,237	8,513	61.90%
Total Water-Sewer Comb Services	65,000	48,750	40,237	8,513	61.90%
<u>Flood Control/Stormwater Mgmt</u>					
Contracts-Lakes	65,000	48,750	45,895	2,855	70.61%
Stormwater Assessment	2,745	2,745	-	2,745	0.00%
R&M-Mitigation	10,000	7,500	-	7,500	0.00%
Total Flood Control/Stormwater Mgmt	77,745	58,995	45,895	13,100	59.03%
<u>Other Physical Environment</u>					
Contracts-Landscape	725,000	543,750	568,725	(24,975)	78.44%
Security-Roving Parking Patrol	27,000	20,250	8,330	11,920	30.85%
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	7,500	46,018	(38,518)	460.18%
R&M-Mulch	80,000	60,000	67,317	(7,317)	84.15%
R&M-Pest Control	5,000	3,750	3,026	724	60.52%
R&M-Annuals	2,700	2,025	8,450	(6,425)	312.96%
R&M-Plant&Tree Replacement	100,000	75,000	66,137	8,863	66.14%
R&M-Pressure Washing	5,000	3,750	3,291	459	65.82%
R&M-Emergency & Disaster Relief	50,000	37,500	-	37,500	0.00%
R&M-UTV	1,000	750	3,530	(2,780)	353.00%
Miscellaneous Maintenance	25,000	18,750	24,396	(5,646)	97.58%
Irrigation Maintenance	75,000	56,250	77,352	(21,102)	103.14%
Holiday Lighting & Decorations	10,000	7,500	5,556	1,944	55.56%
Total Other Physical Environment	1,141,844	862,919	908,579	(45,660)	79.57%
<u>Road and Street Facilities</u>					
R&M-Sidewalks	2,000	1,500	-	1,500	0.00%
R&M-Street Signs	500	375	5,406	(5,031)	1081.20%
R&M-Roads	10,000	7,500	22,966	(15,466)	229.66%
Total Road and Street Facilities	12,500	9,375	28,372	(18,997)	226.98%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Parks and Recreations</u>					
Payroll-Other	125,000	93,750	68,084	25,666	54.47%
Contracts-On-Site Management	80,000	60,000	60,000	-	75.00%
Contracts-Security Services	41,000	30,750	14,323	16,427	34.93%
Contracts-Pools	42,000	31,500	33,325	(1,825)	79.35%
Contracts-Cleaning Services	18,000	13,500	12,645	855	70.25%
Telephone/Fax/Internet Services	6,500	4,875	3,868	1,007	59.51%
R&M-Air Conditioning	5,000	3,750	27,326	(23,576)	546.52%
R&M-Clubhouse	5,000	3,750	2,827	923	56.54%
R&M-Court Maintenance	25,000	18,750	13,810	4,940	55.24%
R&M-Pools	10,000	7,500	16,471	(8,971)	164.71%
R&M-Fitness Equipment	20,000	15,000	3,238	11,762	16.19%
R&M-Pet Waste Station	7,000	5,250	4,415	835	63.07%
R&M-Playground	5,000	3,750	4,433	(683)	88.66%
Maintenance & Repairs	50,000	37,500	10,457	27,043	20.91%
Misc-Contingency	50,000	37,500	63,063	(25,563)	126.13%
Office Supplies	15,000	11,250	7,693	3,557	51.29%
Cleaning Supplies	4,000	3,000	1,205	1,795	30.13%
Total Parks and Recreations	508,500	381,375	347,183	34,192	68.28%
<u>Reserves</u>					
Capital Reserve	50,000	-	40,095	(40,095)	80.19%
Total Reserves	50,000	-	40,095	(40,095)	80.19%
TOTAL EXPENDITURES & RESERVES	2,276,612	1,695,162	1,727,367	(32,205)	75.87%
Excess (deficiency) of revenues					
Over (under) expenditures	-	576,150	707,966	131,816	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>					
Operating Transfers-Out	-	-	(4,041)	(4,041)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(4,041)	(4,041)	0.00%
Net change in fund balance	\$ -	\$ 576,150	\$ 703,925	\$ 127,775	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	933,288	933,288	933,288		
FUND BALANCE, ENDING	\$ 933,288	\$ 1,509,438	\$ 1,637,213		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ 20	\$ 15	\$ 16,468	\$ 16,453	82340.00%
Special Assmnts- Tax Collector	550,949	550,949	550,949	-	100.00%
Special Assmnts- Discounts	(22,038)	(22,038)	(21,009)	1,029	95.33%
TOTAL REVENUES	528,931	528,926	546,408	17,482	103.30%
<u>EXPENDITURES</u>					
<u>Administration</u>					
ProfServ-Trustee Fees	4,041	4,041	4,041	-	100.00%
Misc-Assessment Collection Cost	11,019	11,019	10,677	342	96.90%
Total Administration	15,060	15,060	14,718	342	97.73%
<u>Debt Service</u>					
Principal Debt Retirement	155,000	155,000	155,000	-	100.00%
Interest Expense	363,723	363,723	363,723	-	100.00%
Total Debt Service	518,723	518,723	518,723	-	100.00%
TOTAL EXPENDITURES	533,783	533,783	533,441	342	99.94%
Excess (deficiency) of revenues Over (under) expenditures	(4,852)	(4,857)	12,967	17,824	-267.25%
<u>OTHER FINANCING SOURCES (USES)</u>					
Interfund Transfer - In	-	-	4,041	4,041	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	4,041	4,041	0.00%
Net change in fund balance	\$ (4,852)	\$ (4,857)	\$ 17,008	\$ 21,865	-350.54%
FUND BALANCE, BEGINNING (OCT 1, 2025)	499,322	499,322	499,322		
FUND BALANCE, ENDING	\$ 494,470	\$ 494,465	\$ 516,330		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	12,798	12,798	12,798	-	100.00%
Special Assmnts- Discounts	(512)	(512)	(488)	24	95.31%
TOTAL REVENUES	12,286	12,286	12,310	24	100.20%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	256	256	248	8	96.88%
Total Administration	256	256	248	8	96.88%
TOTAL EXPENDITURES	256	256	248	8	96.88%
Excess (deficiency) of revenues Over (under) expenditures	12,030	12,030	12,062	32	100.27%
<u>OTHER FINANCING SOURCES (USES)</u>					
Other NonOperating Uses	-	-	(11,956)	(11,956)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(11,956)	(11,956)	0.00%
Net change in fund balance	\$ 12,030	\$ 12,030	\$ 106	\$ (11,924)	0.88%
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	-	-		
FUND BALANCE, ENDING	\$ 12,030	\$ 12,030	\$ 106		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ 10,000	\$ 7,500	\$ 8,875	\$ 1,375	88.75%
Special Assmnts- Tax Collector	411,122	411,122	411,122	-	100.00%
Special Assmnts- Discounts	(16,445)	(16,445)	(15,677)	768	95.33%
TOTAL REVENUES	404,677	402,177	404,320	2,143	99.91%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	8,222	8,222	7,968	254	96.91%
Total Administration	8,222	8,222	7,968	254	96.91%
<u>Debt Service</u>					
Principal Debt Retirement	270,000	270,000	270,000	-	100.00%
Principal Prepayments	-	-	5,000	(5,000)	0.00%
Interest Expense	118,805	118,805	118,805	-	100.00%
Total Debt Service	388,805	388,805	393,805	(5,000)	101.29%
TOTAL EXPENDITURES	397,027	397,027	401,773	(4,746)	101.20%
Excess (deficiency) of revenues Over (under) expenditures	7,650	5,150	2,547	(2,603)	33.29%
Net change in fund balance	\$ 7,650	\$ 5,150	\$ 2,547	\$ (2,603)	33.29%
FUND BALANCE, BEGINNING (OCT 1, 2025)	214,316	214,316	214,316		
FUND BALANCE, ENDING	\$ 221,966	\$ 219,466	\$ 216,863		

**Watergrass
Community Development District II**

Supporting Schedules

June 30, 2026

WATERGRASS

Community Development District II

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

					ALLOCATION			
DATE RECEIVED	NET AMOUNT RECEIVED	DISCOUNT/ (PENALTIES) AMOUNT	COLLECTION COSTS	GROSS AMOUNT RECEIVED	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND
Assessments Levied FY26				\$ 3,326,874	\$ 2,352,004	\$ 550,949	\$ 12,798	\$ 411,122
Allocation %				100%	71%	17%	0.38%	12%
11/06/25	\$ 25,064	\$ 1,366	\$ 512	\$ 26,941	\$ 19,047	\$ 4,462	\$ 104	\$ 3,329
11/14/25	218,637	9,296	4,462	232,394	164,296	38,486	894	28,718
11/20/25	86,479	3,677	1,765	91,921	64,985	15,223	354	11,359
11/26/25	53,382	2,270	1,089	56,741	40,114	9,397	218	7,012
12/05/25	2,319,725	98,627	47,341	2,465,694	1,743,174	408,333	9,485	304,701
12/11/25	225,051	9,514	4,593	239,158	169,078	39,606	920	29,554
12/18/25	34,726	1,226	709	36,661	25,919	6,071	141	4,530
01/09/26	45,673	1,438	932	48,043	33,965	7,956	185	5,937
02/11/26	17,822	325	364	18,511	13,087	3,065	71	2,287
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
06/08/26	6,152	(183)	126	6,095	4,309	1,009	23	753
06/15/26	21,401	(650)	921	21,672	15,321	3,589	83	2,678
TOTAL	\$ 3,135,536	\$ 126,864	\$ 64,475	\$ 3,326,875	\$ 2,352,005	\$ 550,949	\$ 12,798	\$ 411,122
% COLLECTED					100%	100%	100%	100%
TOTAL OUTSTANDING					\$ -	\$ -	\$ -	\$ -

WATERGRASS**Community Development District II**

June 30, 2026

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Operating Checking Account	Valley Bank	N/A	3.56%	\$468,160
Money Market	Bank United	N/A	3.40%	1,242,201
Subtotal GF				\$1,710,361
DEBT SERVICE FUND				
Series 2018 Reserve	US Bank	N/A	3.50%	\$258,753
Series 2018 Revenue	US Bank	N/A	3.50%	253,014
Subtotal 2018 DS				\$511,767
Series 2021 Prepayment	US Bank	N/A	3.50%	\$38
Series 2021 Reserve	US Bank	N/A	3.50%	96,488
Series 2021 Revenue	US Bank	N/A	3.50%	116,932
Subtotal 2021 DS				\$213,458
Subtotal DS				\$725,225
Grand Total				\$2,435,586

WATERGRASS

Community Development District II

Payment Register by Bank Account

For the Period from 06/01/26 to 06/30/26
(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
VALLEY NATIONAL BANK - (ACCT#XXXXX7836)							
ACH #100459							
06/02/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1180158	IRRIGATION SOLAR CONTROLLER	Irrigation Maintenance	001-546930-53900	\$701.96
06/02/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1179646	PLAYGROUND MULCH	R&M-Mulch	001-546059-53900	\$67,316.89
ACH Total							\$68,018.85
ACH #100460							
06/02/26	Vendor	JANI-KING OF TAMPA BAY	1-489027	cleaning service june 2026	June cleaning service	001-534082-57200	\$1,405.00
ACH Total							\$1,405.00
ACH #100461							
06/02/26	Vendor	PEST CEMETERY LLC	85427	MONTHLY PEST CONTROL	R&M-Pest Control	001-546070-53900	\$50.00
06/02/26	Vendor	PEST CEMETERY LLC	85290	MONTHLY PEST CONTROL	R&M-Pest Control	001-546070-53900	\$245.00
ACH Total							\$295.00
ACH #100462							
06/02/26	Vendor	SWINE SOLUTIONS LLC	747	MONTHLY TRAPPING	Miscellaneous Maintenance	001-546922-53900	\$1,350.00
ACH Total							\$1,350.00
ACH #100463							
06/02/26	Vendor	COOL AID A/C SERVICE CORPORATION	17876	AC repair	clubhouse AC repair	001-546004-57200	\$135.00
ACH Total							\$135.00
ACH #100464							
06/02/26	Vendor	BUSINESS OBSERVER	26-01180P	NOTICE OF QUALIFYING PERIOD AD	Legal Advertising	001-548002-51301	\$74.38
ACH Total							\$74.38
ACH #100465							
06/04/26	Vendor	PASCO SHERIFF'S OFFICE	I-20265-12782	May security	Security-Roving Parking Patrol	001-534055-53900	\$2,930.00
ACH Total							\$2,930.00

WATERGRASS

Community Development District II

Payment Register by Bank Account

For the Period from 06/01/26 to 06/30/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #100466							
06/04/26	Vendor	SOLITUDE LAKE MANAGEMENT LLC	PSI268941	june wetland maintenance	Contracts-Lakes	001-534084-53801	\$811.65
06/04/26	Vendor	SOLITUDE LAKE MANAGEMENT LLC	PSI270254	june pond maintenance	june pond maitnenance	001-534084-53801	\$4,117.04
06/04/26	Vendor	SOLITUDE LAKE MANAGEMENT LLC	PSI274274	June lake maintenance	Contracts-Lakes	001-534084-53801	\$281.22
ACH Total							\$5,209.91
ACH #100467							
06/04/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1186179	irrigation repair	Irrigation repairs	001-546930-53900	\$4,156.02
ACH Total							\$4,156.02
ACH #100468							
06/04/26	Vendor	CRAIG MARGELOWSKY	CM-060126	PORT HUB	R&M CLUBHOUSE	001-546015-57200	\$12.99
ACH Total							\$12.99
ACH #100469							
06/04/26	Vendor	TAMPA BAY POO PATROL	6131	June pet station maintenance	PET WASTE STATION MAINTENANCE	001-546169-57200	\$546.00
ACH Total							\$546.00
ACH #100470							
06/09/26	Vendor	INFRAMARK LLC	180950	June Management fees	managment fee	001-534001-51301	\$4,161.00
06/09/26	Vendor	INFRAMARK LLC	180950	June Management fees	on site managment	001-534029-57200	\$6,666.67
06/09/26	Vendor	INFRAMARK LLC	180950	June Management fees	storage fee	001-541006-51301	\$8.33
ACH Total							\$10,836.00
ACH #100471							
06/09/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1190002	June landscaping fees	LANDSCAPE MAINT	001-534050-53900	\$60,317.67
ACH Total							\$60,317.67
ACH #100472							
06/10/26	Vendor	BGE INC	47181	ENGINEERING SERVICES	ENGINEERING SERV	001-531013-51501	\$147.50
ACH Total							\$147.50
ACH #100473							
06/12/26	Vendor	PEST CEMETERY LLC	86661	June Monthly Pest Control	R&M-Pest Control	001-546070-53900	\$42.00
ACH Total							\$42.00

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ACH #100474							
06/12/26	Vendor	COOL AID A/C SERVICE CORPORATION	18065	Promenade AC replacement - 50% deposit	Promenade AC replacement	001-546004-57200	\$6,449.00
ACH Total							<u>\$6,449.00</u>
ACH #100475							
06/18/26	Vendor	PEST CEMETERY LLC	86945	PEST CONTROL SVCS	R&M-Pest Control	001-546070-53900	\$50.00
ACH Total							<u>\$50.00</u>
ACH #100476							
06/18/26	Vendor	OLM, INC.	47513	OLM June inspection	June inspection	001-546036-53900	\$900.00
ACH Total							<u>\$900.00</u>
ACH #100477							
06/18/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1197848	IRRIGATION REPAIRS	Irrigation Maintenance	001-546930-53900	\$1,824.90
ACH Total							<u>\$1,824.90</u>
ACH #100478							
06/22/26	Vendor	STRALEY ROBIN VERICKER	28565	Legal services	ProfServ-Legal Services	001-531023-51401	\$2,320.10
ACH Total							<u>\$2,320.10</u>
ACH #100479							
06/22/26	Vendor	COOL AID A/C SERVICE CORPORATION	17983	New A/C - remaining balance	remaining balance for AC replacement	001-546004-57200	\$9,219.50
ACH Total							<u>\$9,219.50</u>
ACH #100480							
06/22/26	Vendor	RENEW PATIO FURNITURE SERVICE	042126 BAL DUE	RESLING 13 PATIO CHAISE LOUNGES	PATIO FURNITURE REPAIR	001-546920-57200	\$877.50
ACH Total							<u>\$877.50</u>
ACH #100481							
06/26/26	Vendor	INFRAMARK LLC	182482	AC repair	R&M-Air Conditioning	001-546004-57200	\$382.96
ACH Total							<u>\$382.96</u>
ACH #100482							
06/26/26	Vendor	FITNESS LOGIC INC	130445	fitness equipment repair	fitness maintenance	001-546115-57200	\$87.99
ACH Total							<u>\$87.99</u>

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ACH #100483							
06/26/26	Vendor	YELLOWSTONE LANDSCAPE SVCS	1201614	irrigation repair	LANDSCAPE MAINT	001-546930-53900	\$1,272.15
ACH Total							<u>\$1,272.15</u>
ACH #300345							
06/03/26	Vendor	PASCO COUNTY UTILITIES SVC	24548316-ACH	BILLING PERIOD 04/10/26-05/12/26	UTILITY SERVICES	001-543063-53601	\$15.15
ACH Total							<u>\$15.15</u>
ACH #300346							
06/03/26	Vendor	PASCO COUNTY UTILITIES SVC	24548317-3075-ACH	SERVICE FROM 04/10/26-05/12/26	UTILITY SERVICES	001-543063-53601	\$8.08
ACH Total							<u>\$8.08</u>
ACH #300347							
06/03/26	Vendor	PASCO COUNTY UTILITIES SVC	24549392-8515-ACH	SERVICE FROM 04/10/26-05/12/26	UTILITY SERVICES	001-543063-53601	\$101.00
ACH Total							<u>\$101.00</u>
ACH #300348							
06/03/26	Vendor	PASCO COUNTY UTILITIES SVC	24549311-8450-ACH	SERVICE FROM 04/10/26-05/12/26	UTILITY SERVICES	001-543063-53601	\$6.06
ACH Total							<u>\$6.06</u>
ACH #300349							
06/03/26	Vendor	PASCO COUNTY UTILITIES SVC	24549310-8415-ACH	SERVICE FROM 04/10/26-05/12/26	UTILITY SERVICES	001-543063-53601	\$8.08
ACH Total							<u>\$8.08</u>
ACH #300350							
06/03/26	Vendor	PASCO COUNTY UTILITIES SVC	24549309-8420-ACH	SERVICE FROM 04/10/26-05/12/26	UTILITY SERVICES	001-543063-53601	\$4.04
ACH Total							<u>\$4.04</u>
ACH #300351							
06/03/26	Vendor	PASCO COUNTY UTILITIES SVC	24548427-9435-ACH	SERVICE FROM 04/10/26-05/12/26	UTILITY SERVICES	001-543063-53601	\$58.58
ACH Total							<u>\$58.58</u>
ACH #300352							
06/03/26	Vendor	PASCO COUNTY UTILITIES SVC	24549308-8405-ACH	SERVICE FROM 04/10/26-05/12/26	UTILITY SERVICES	001-543063-53601	\$10.10
ACH Total							<u>\$10.10</u>

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ACH #300353							
06/03/26	Vendor	PASCO COUNTY UTILITIES SVC	24548392-4075-ACH	SERVICE FROM 04/10/26-05/12/26	UTILITY SERVICES	001-543063-53601	\$85.85
ACH Total							<u>\$85.85</u>
ACH #300354							
06/03/26	Vendor	PASCO COUNTY UTILITIES SVC	24547962-2905-ACH	SERVICE FROM 04/10/26-05/12/26	UTILITY SERVICES	001-543063-53601	\$47.47
ACH Total							<u>\$47.47</u>
ACH #300355							
06/03/26	Vendor	PASCO COUNTY UTILITIES SVC	24547960-2515-ACH	SERVICE FROM 04/10/26-05/12/26	UTILITY SERVICES	001-543063-53601	\$45.45
ACH Total							<u>\$45.45</u>
ACH #300356							
06/03/26	Vendor	PASCO COUNTY UTILITIES SVC	24547958-2055-ACH	SERVICE FROM 04/10/26-05/12/26	UTILITY SERVICES	001-543063-53601	\$17.17
ACH Total							<u>\$17.17</u>
ACH #300357							
06/03/26	Vendor	PASCO COUNTY UTILITIES SVC	24548367-7010-ACH	SERVICE FROM 04/10/26-05/12/26	UTILITY SERVICES	001-543063-53601	\$431.27
ACH Total							<u>\$431.27</u>
ACH #300358							
06/03/26	Vendor	PASCO COUNTY UTILITIES SVC	24549250-3195-ACH	SERVICE FROM 04/10/26-05/12/26	UTILITY SERVICES	001-543063-53601	\$10.10
ACH Total							<u>\$10.10</u>
ACH #300359							
06/03/26	Vendor	PASCO COUNTY UTILITIES SVC	24544481-1220-ACH	SERVICE FROM 04/10/26-05/12/26	UTILITY SERVICES	001-543063-53601	\$34.34
ACH Total							<u>\$34.34</u>
ACH #300371							
06/05/26	Vendor	CHARTER COMMUNICATIONS	1302710052026	promenade internet 05/20-06/19/26	SVC PRD 7/20/24-8/19/24	001-541009-57200	\$140.00
ACH Total							<u>\$140.00</u>
ACH #300372							
06/05/26	Vendor	PASCO COUNTY UTILITIES SVC	24547503-6120-ACH	SERVICE FROM 04/10/26-05/12/26	UTILITY SERVICES	001-543063-53601	\$2,126.69
ACH Total							<u>\$2,126.69</u>

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ACH #300373							
06/10/26	Vendor	CHARTER COMMUNICATIONS	1914300052826-ACH	SERVICE FROM 05/28/26-06/27/26	TELEPHONE/FAX/INTERNET SERVICES	001-541009-57200	\$114.79
ACH Total							<u>\$114.79</u>
ACH #300374							
06/10/26	Vendor	PASCO COUNTY UTILITIES SVC	24548353-4250-ACH	BILLING PERIOD 04/10/26-05/12/26	UTILITY SERVICES	001-543063-53601	\$322.96
ACH Total							<u>\$322.96</u>
ACH #300375							
06/10/26	Vendor	FRONTIER	060226-9245-ACH	BILLING PERIOD 06/02/26-07/01/26	TELEPHONE/FAX/INTERNET SERVICES	001-541009-57200	\$114.49
ACH Total							<u>\$114.49</u>
ACH #300376							
06/12/26	Vendor	ENGAGE PEO	202612-INIT-ACH	PAY PERIOD ENDING 06/06/26	PAYROLL	001-512004-57200	\$4,918.02
ACH Total							<u>\$4,918.02</u>
ACH #300377							
06/17/26	Vendor	W.R.E.C.	060826-2005	SERVICE FROM 05/05/26-06/02/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$40.72
ACH Total							<u>\$40.72</u>
ACH #300378							
06/17/26	Vendor	W.R.E.C.	060826-2006	SERVICE FROM 05/05/26-06/02/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$40.49
ACH Total							<u>\$40.49</u>
ACH #300379							
06/17/26	Vendor	W.R.E.C.	060826-2007	SERVICE FROM 05/05/26-06/02/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$43.81
ACH Total							<u>\$43.81</u>
ACH #300380							
06/17/26	Vendor	W.R.E.C.	060826-2008	SERVICE FROM 05/05/26-06/02/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$40.60
ACH Total							<u>\$40.60</u>
ACH #300381							
06/17/26	Vendor	W.R.E.C.	060826-2009	SERVICE FROM 05/05/26-06/02/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$52.99
ACH Total							<u>\$52.99</u>

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ACH #300382							
06/17/26	Vendor	W.R.E.C.	060826-2010	SERVICE FROM 05/05/26-06/02/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$55.44
ACH Total							<u>\$55.44</u>
ACH #300383							
06/17/26	Vendor	W.R.E.C.	060826-2011	SERVICE FROM 05/05/26-06/02/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$54.99
ACH Total							<u>\$54.99</u>
ACH #300384							
06/17/26	Vendor	W.R.E.C.	060826-2012	SERVICE FROM 05/05/26-06/02/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$40.60
ACH Total							<u>\$40.60</u>
ACH #300385							
06/17/26	Vendor	W.R.E.C.	060826-2013	SERVICE FROM 05/05/26-06/02/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$2,372.48
ACH Total							<u>\$2,372.48</u>
ACH #300386							
06/17/26	Vendor	W.R.E.C.	060826-2014	SERVICE FROM 05/05/26-06/02/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$44.48
ACH Total							<u>\$44.48</u>
ACH #300387							
06/17/26	Vendor	W.R.E.C.	060826-2015	SERVICE FROM 05/05/26-06/02/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$51.45
ACH Total							<u>\$51.45</u>
ACH #300388							
06/17/26	Vendor	W.R.E.C.	060826-2016	SERVICE FROM 05/05/26-06/02/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$40.72
ACH Total							<u>\$40.72</u>
ACH #300389							
06/17/26	Vendor	W.R.E.C.	060826-5095	SERVICE FROM 05/05/26-06/02/26	UTILITY - IRRIGATION & LANDSCAPE LIGHTING	001-543037-53150	\$383.11
ACH Total							<u>\$383.11</u>
ACH #300390							
06/17/26	Vendor	W.R.E.C.	060826-8254	SERVICE FROM 05/05/26-06/02/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$45.36
ACH Total							<u>\$45.36</u>

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ACH #300391							
06/17/26	Vendor	W.R.E.C.	060826-8256	SERVICE FROM 05/05/26-06/02/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$261.17
ACH Total							<u>\$261.17</u>
ACH #300392							
06/17/26	Vendor	W.R.E.C.	060826-6966	SERVICE FROM 05/05/26-06/02/26	UTILITY - IRRIG & LANDSCAPE LIGHTING	001-543037-53150	\$44.67
ACH Total							<u>\$44.67</u>
ACH #300393							
06/17/26	Vendor	W.R.E.C.	060826-9015	SERVICE FROM 05/05/26-06/02/26	UTILITY - IRRIG & LANDSCAPE LIGHTING	001-543037-53150	\$318.12
ACH Total							<u>\$318.12</u>
ACH #300394							
06/17/26	Vendor	W.R.E.C.	060826-1998	SERVICE FROM 05/05/26-06/02/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$49.68
ACH Total							<u>\$49.68</u>
ACH #300395							
06/17/26	Vendor	W.R.E.C.	060826-1999	SERVICE FROM 05/05/26-06/02/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$40.60
ACH Total							<u>\$40.60</u>
ACH #300396							
06/17/26	Vendor	W.R.E.C.	060826-2000	SERVICE FROM 05/05/26-06/02/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$46.36
ACH Total							<u>\$46.36</u>
ACH #300397							
06/17/26	Vendor	W.R.E.C.	060826-2001	SERVICE FROM 05/05/26-06/02/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$45.92
ACH Total							<u>\$45.92</u>
ACH #300398							
06/17/26	Vendor	W.R.E.C.	060826-2002	SERVICE FROM 05/05/26-06/02/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$41.06
ACH Total							<u>\$41.06</u>
ACH #300399							
06/17/26	Vendor	W.R.E.C.	060826-2003	SERVICE FROM 05/05/26-06/02/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$53.89
ACH Total							<u>\$53.89</u>

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ACH #300400							
06/17/26	Vendor	W.R.E.C.	060826-2004	SERVICE FROM 05/05/26-06/02/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$56.65
ACH Total							<u>\$56.65</u>
ACH #300401							
06/24/26	Vendor	WASTE CONNECTIONS OF FLORIDA	2212088W426	REFUSE REMOVAL - JULY 2026	REFUSE REMOVAL	001-543020-53401	\$688.34
ACH Total							<u>\$688.34</u>
ACH #300402							
06/22/26	Vendor	W.R.E.C.	060826-1996	ELECTRIC	ELECTRICITY	001-543013-53150	\$11,058.67
ACH Total							<u>\$11,058.67</u>
ACH #300403							
06/22/26	Vendor	W.R.E.C.	060826-1997	ELECTRIC 05/05-06/02	ELECTRICITY	001-543013-53150	\$41.71
ACH Total							<u>\$41.71</u>
ACH #300404							
06/24/26	Vendor	W.R.E.C.	061226-4409	ELECTRIC 05/11/26-06/09/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$54.10
ACH Total							<u>\$54.10</u>
ACH #300405							
06/24/26	Vendor	W.R.E.C.	061226-4412	ELECTRIC 05/11/26-06/09/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$44.04
ACH Total							<u>\$44.04</u>
ACH #300406							
06/24/26	Vendor	W.R.E.C.	061226-6248	ELECTRIC 05/11/26-06/09/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$797.67
ACH Total							<u>\$797.67</u>
ACH #300407							
06/24/26	Vendor	W.R.E.C.	061226-8593	ELECTRIC 05/11/26-06/09/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$42.82
ACH Total							<u>\$42.82</u>
ACH #300408							
06/24/26	Vendor	W.R.E.C.	061226-9086	ELECTRIC 05/11/26-06/09/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$56.98
ACH Total							<u>\$56.98</u>

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ACH #300409							
06/24/26	Vendor	W.R.E.C.	061226-9087	ELECTRIC 05/11/26-06/09/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$42.16
ACH Total							<u>\$42.16</u>
ACH #300410							
06/24/26	Vendor	W.R.E.C.	061226-9134	ELECTRIC 05/11/26-06/09/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$55.44
ACH Total							<u>\$55.44</u>
ACH #300411							
06/24/26	Vendor	W.R.E.C.	061226-5196	ELECTRIC 05/11/26-06/09/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$105.95
ACH Total							<u>\$105.95</u>
ACH #300412							
06/24/26	Vendor	W.R.E.C.	061226-7770	ELECTRIC 05/11/26-06/09/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$217.05
ACH Total							<u>\$217.05</u>
ACH #300413							
06/24/26	Vendor	W.R.E.C.	061226-3332	ELECTRIC 05/11/26-06/09/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$45.25
ACH Total							<u>\$45.25</u>
ACH #300414							
06/24/26	Vendor	W.R.E.C.	061226-3336	ELECTRIC 05/11/26-06/09/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$44.04
ACH Total							<u>\$44.04</u>
ACH #300415							
06/24/26	Vendor	W.R.E.C.	061226-3338	ELECTRIC 05/11/26-06/09/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$44.37
ACH Total							<u>\$44.37</u>
ACH #300416							
06/24/26	Vendor	W.R.E.C.	061226-3342	ELECTRIC 05/11/26-06/09/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$43.27
ACH Total							<u>\$43.27</u>
ACH #300417							
06/24/26	Vendor	W.R.E.C.	061226-3343	ELECTRIC 05/11/26-06/09/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$40.49
ACH Total							<u>\$40.49</u>

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ACH #300418							
06/24/26	Vendor	W.R.E.C.	061226-3347	ELECTRIC 05/11/26-06/09/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$40.38
ACH Total							<u>\$40.38</u>
ACH #300419							
06/24/26	Vendor	W.R.E.C.	061226-3349	ELECTRIC 05/11/26-06/09/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$47.91
ACH Total							<u>\$47.91</u>
ACH #300420							
06/24/26	Vendor	W.R.E.C.	061226-3350	ELECTRIC 05/11/26-06/09/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$41.83
ACH Total							<u>\$41.83</u>
ACH #300421							
06/24/26	Vendor	W.R.E.C.	061226-4404	ELECTRIC 05/11/26-06/09/26	ELECTRICITY - STREETLIGHTS	001-543013-53150	\$50.01
ACH Total							<u>\$50.01</u>
ACH #300422							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24720167	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$64.64
ACH Total							<u>\$64.64</u>
ACH #300423							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24723643	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$11.00
ACH Total							<u>\$11.00</u>
ACH #300424							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24723650	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$32.32
ACH Total							<u>\$32.32</u>
ACH #300425							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24723652	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$97.97
ACH Total							<u>\$97.97</u>
ACH #300426							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24723655	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$55.55
ACH Total							<u>\$55.55</u>

WATERGRASS

Community Development District II

Payment Register by Bank Account

For the Period from 06/01/26 to 06/30/26
(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #300427							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24723671	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$80.80
ACH Total							<u>\$80.80</u>
ACH #300428							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24723674	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$3.44
ACH Total							<u>\$3.44</u>
ACH #300429							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24723673	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$143.42
ACH Total							<u>\$143.42</u>
ACH #300430							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24723675	BILLING PERIOD 05/13/26-06/16/26	UTILITY SERVICES	001-543063-53601	\$14.14
ACH Total							<u>\$14.14</u>
ACH #300431							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24724116	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$49.49
ACH Total							<u>\$49.49</u>
ACH #300432							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24724118	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$211.09
ACH Total							<u>\$211.09</u>
ACH #300433							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24724711	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$65.65
ACH Total							<u>\$65.65</u>
ACH #300434							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24724934	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$4.04
ACH Total							<u>\$4.04</u>
ACH #300435							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24724935	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$8.08
ACH Total							<u>\$8.08</u>

WATERGRASS

Community Development District II

Payment Register by Bank Account

For the Period from 06/01/26 to 06/30/26
(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #300436							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24724936	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$4.04
ACH Total							<u>\$4.04</u>
ACH #300437							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24724995	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$12.12
ACH Total							<u>\$12.12</u>
ACH #300438							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24724997	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$4.04
ACH Total							<u>\$4.04</u>
ACH #300439							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24724998	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$5.05
ACH Total							<u>\$5.05</u>
ACH #300440							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24725079	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$95.95
ACH Total							<u>\$95.95</u>
ACH #300441							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24725233	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$66.66
ACH Total							<u>\$66.66</u>
ACH #300442							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24725428	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$464.60
ACH Total							<u>\$464.60</u>
ACH #300443							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24724083	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$68.68
ACH Total							<u>\$68.68</u>
ACH #300444							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24724008	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$9.09
ACH Total							<u>\$9.09</u>

WATERGRASS

Community Development District II

Payment Register by Bank Account

For the Period from 06/01/26 to 06/30/26
(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #300445							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24724007	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$11.11
ACH Total							<u>\$11.11</u>
ACH #300446							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24724058	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$283.81
ACH Total							<u>\$283.81</u>
ACH #300447							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24724063	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$39.39
ACH Total							<u>\$39.39</u>
ACH #300448							
06/25/26	Vendor	PASCO COUNTY UTILITIES SVC	24724064	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$146.45
ACH Total							<u>\$146.45</u>
ACH #300449							
06/29/26	Vendor	ENGAGE PEO	125709	PAY PERIOD ENDING 06/20/26	PAYROLL	001-512004-57200	\$3,543.89
ACH Total							<u>\$3,543.89</u>
ACH #300450							
06/29/26	Vendor	PASCO COUNTY UTILITIES SVC	24724044	Water service 5/12-6/11/26	UTILITY SERVICES	001-543063-53601	\$815.67
ACH Total							<u>\$815.67</u>
ACH #300451							
06/29/26	Vendor	CHARTER COMMUNICATIONS	1302710062026	SERVICE 06/20/26-07/19/26	TELEPHONE/FAX/INTERNET SERVICES	001-541009-57200	\$140.00
ACH Total							<u>\$140.00</u>
ACH #300452							
06/30/26	Vendor	PASCO COUNTY UTILITIES SVC	24723194	BILLING PERIOD 05/12/26-06/11/26	UTILITY SERVICES	001-543063-53601	\$2,457.89
ACH Total							<u>\$2,457.89</u>
CHECK # 4488							
06/04/26	Vendor	WATERGRASS II C/O US BANK	06032026-2018 SERIES TRSFR OF TAX RECEIPTS SERIES 2018 FY25-26	Due From Other Funds		131000	\$1,310.06
Check Total							<u>\$1,310.06</u>

WATERGRASS

Community Development District II

Payment Register by Bank Account

For the Period from 06/01/26 to 06/30/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 4489							
06/04/26	Vendor	WATERGRASS II C/O US BANK	06032026-SEREIS 2021 TRSFR OF TAX RECEIPTS SERIES 2021A FY25-26	Due From Other Funds		131000	\$977.57
Check Total							<u>\$977.57</u>
CHECK # 4490							
06/04/26	Vendor	WATERGRASS II C/O WELLS FARGO	06032026-2019 SERIES TRSFR OF TAX RECEIPTS SERIES 2019 FY25-26	Due From Other Funds		131000	\$30.42
Check Total							<u>\$30.42</u>
ACH #DD321							
06/03/26	Vendor	MIKE FASANO, TAX COLLECTOR	050526-0000	REAL ESTATE TAXES FOR 2025	PROPERTY APPRAISER	001-531035-51301	\$140.85
ACH Total							<u>\$140.85</u>
ACH #DD322							
06/26/26	Vendor	FLORIDA DEPT OF HEALTH	51-BID-8200987	POOL PERMIT 51-60-1877959	R&M-Pools	001-546074-57200	\$145.00
ACH Total							<u>\$145.00</u>
ACH #DD323							
06/26/26	Vendor	FLORIDA DEPT OF HEALTH	51-BID-8200986	POOL PERMIT 51-60-1877948	R&M-Pools	001-546074-57200	\$280.00
ACH Total							<u>\$280.00</u>
Account Total							<u>\$217,241.92</u>
Total Amount Paid							\$217,241.92

WATERGRASS II COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot June 30, 2026

- **Current Cash Balances:**
 - o Valley Bank Operating: \$468,160
 - o Bank United MM: \$1,242,201
- **Assessment collections:**
 - o We are 100% collected on the tax roll. The GF is 107% collected which includes the Special assessment – CDD.
- **Audit – FY 2025:**
 - o The audit was completed on 3/30/26.
- **Expenses:**
 - o Current expenses make up 76% of the annual budget through the end of June 2026.
 - o 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.



Shoreline Erosion Control

Protect Lake and Pond Banks and Shorelines

Shoreline erosion is a common, natural phenomenon that can occur as a result of harsh weather, recreation, poor landscape design or, simply, an aging freshwater ecosystem. If left unaddressed, your lake, stormwater pond or canal may experience native vegetation and habitat loss, nutrient loading, excess runoff and other complications.

Depending on your needs and budget, a variety of erosion tools are available, including rip-rap, bulkheads, natural-fiber logs, and silt fences. However, SOLitude's most recommended and premium solution is a bioengineered living shoreline.

Bioengineered Living Shorelines and Hillsides

Bioengineered living shorelines are created by filling a flexible geotextile material with organic material, shaping it to the desired slope, and securely anchoring it to the bank.

Then, sod or native vegetation can be planted directly into the material to form a living buffer around the perimeter.

Bioengineered living shorelines can help:

- Provide immediate, long-lasting stability.
- Buffer stormwater runoff, filter pollutants and debris.
- Prevent falls and injuries that could result in liability or lawsuits.
- Enhance aesthetics and property value for homeowners communities and golf courses.
- Restore several feet of valuable waterfront property.



“ I was impressed with how fast this project was completed and how reasonable the cost was. We are stewards of our environment and I value the like-minded commitment to Best Management Practices. ”

Nate Watkins

Golf Course Superintendent, Delray Beach, FL

Bioengineered Living Shoreline Install: Before, During, and After



Utilizing Hydro-Raking and Hydraulic Dredging

In some cases, bioengineered projects can be paired with hydro-raking or dredging services. Rather than disposing of the organic matter, it may be repurposed by scooping or pumping it into the geotextile materials.

Added benefits:

- Restore depth and volume to the waterbody, preventing flooding.
- Potentially reduce the cost of transporting organic matter off-site for disposal.
- Help limit waterbody downtime by conducting services in tandem.



The Importance of Maintaining a Vegetative Buffer

No matter the type of erosion problem you're facing, it's extremely important to cultivate a beneficial vegetative buffer around your waterbody. Buffers are simple to maintain and help keep sediment in place during rainstorms. They're also known to provide a plethora of benefits beyond erosion control, including nutrient filtration and aesthetic enhancement.

Whether you want to address an existing erosion problem or reinforce the strength and appearance of your aquatic ecosystem, it's important to stay ahead of sedimentation problems using buffer management and shoreline erosion control strategies.



SOLITUDE

LAKE MANAGEMENT



Watergrass 2 CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-08-06

Prepared for:

Operations manager

Prepared by:

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

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PONDS 25 -2 7	4
PONDS 28 - 30	5
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SITE MAP	8

22

Comments:

Normal growth observed

Flow structure is in good condition. Site has some minor shoreline growth .

Action Required:

Routine maintenance next visit

Target:

Species non-specific



23

Comments:

Normal growth observed

Minor surface algae within this site.

Action Required:

Routine maintenance next visit

Target:

Surface algae



24

Comments:

Site looks good

This site looks great. Beneficials along perimeter of site look healthy.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



25

Comments:

Site looks good

This site is a bit turbid. Overall no major concerns.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



26

Comments:

Normal growth observed

This site is experiencing some submersed vegetation. Then on the surface there is duck weed.

Action Required:

Routine maintenance next visit

Target:

Floating Weeds



27

Comments:

Site looks good

This site is looking well. Beneficials are present along the shorelines.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 41

Comments:

Normal growth observed
Site has some shoreline growth like Pennywort and torpedo grass. Overall there are no major concerns.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 29

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: 30

Comments:

Normal growth observed
Site is experiencing some algae growth. A few pieces of trash along the shoreline noted for technician.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae



Site: 31**Comments:**

Normal growth observed

Trash present on corner cove of site. Algae started to rise to surface.

Action Required:

Routine maintenance next visit

Target:

Surface algae

**Management Summary**

In the month of August sites #22 - #31 were inspected. Sites inspected this month are looking good. We have been receiving lots more rain these past few weeks, therefore water levels have gone back up. Each inspection we are keeping an eye out for any erosion that may have started from recent heavy rains and any obstructed flow structures. A few sites are experiencing minor algae blooms that should clear up quickly. Some ponds are looking very turbid. This can be caused by the recent downpours, allowing loose dirt, clay and organic matter into the ponds.

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

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
22	Normal growth observed	Species non-specific	Routine maintenance next visit
23	Normal growth observed	Surface algae	Routine maintenance next visit
24	Site looks good	Species non-specific	Routine maintenance next visit
25	Site looks good	Species non-specific	Routine maintenance next visit
26	Normal growth observed	Floating Weeds	Routine maintenance next visit
27	Site looks good	Species non-specific	Routine maintenance next visit
41	Normal growth observed	Shoreline weeds	Routine maintenance next visit
29	Site looks good	Species non-specific	Routine maintenance next visit
30	Normal growth observed	Planktonic algae	Routine maintenance next visit
31	Normal growth observed	Surface algae	Routine maintenance next visit



Watergrass 2 CDD

Wesley Chapel, FL



1/30/2025



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 ()	Shrubs	Annuals ()	disease (✓)	Shrubs	Fire ants ()
beds ()	Trees ()	Annuals ()	pruning ()			insects ()	Weed beds
Weedeating ()	Palms ()		pruning ()			disease ()	spray ()
IRRIGATION		PLANTING		CLEANUP		OTHER SERVICES PERFORMED	
Inspect ()	Annuals ()	Trash ()					
Adjust ()	Palms ()						
Repair ()	Mulch ()	Leaves & debris ()					
	Contractual ()						
	Billable ()						

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:

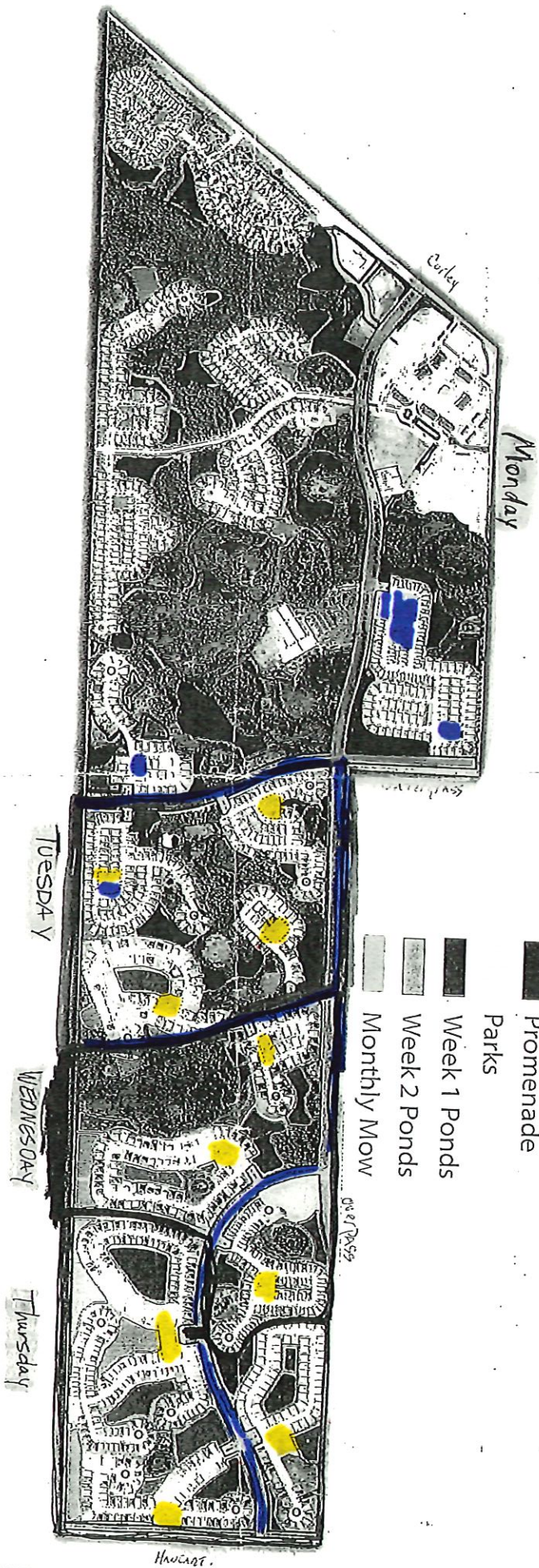
Liquid fertilizer was applied to St Aug, Bahia and Bermuda sod - Also treated St Aug, Bahia and Bermuda sod for insects, disease and weeds -

Services provided by:

Received by:

[Signature]

6926 ● Liquid fertilizer applied to Bermuda sod at the parks plus weeds treated
 6926 ● 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	(☒)	Turf	Trees
Edging	()	Hedging	()	Trees	()	insects	() insects ()
curbs	()	Weeding	()	Shrubs	()	weeds	(☒) disease ()
beds	()	Trees	()	Annuals	()	disease	(☒)
		pruning	()			Shrubs	Fire ants ()
Weedeating	()	Palms	()			insects	() Weed beds
		pruning	()			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

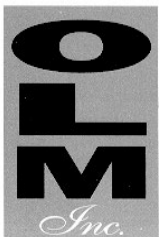
Received by:

WATERGRASS 2 CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

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

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



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

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____



WATERGRASS II CDD

LANDSCAPE INSPECTION

June 4, 2026

ATTENDING:

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

SCORE: 89.5%

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

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

CLUBHOUSE

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

COMMONS

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

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

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

CATEGORY III: IMPROVEMENTS – PRICING

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

CATEGORY IV: NOTES TO OWNER

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

CATEGORY V: NOTES TO CONTRACTOR

NONE

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