

**WATERGRASS I  
COMMUNITY  
DEVELOPMENT DISTRICT**

**July 17, 2025  
AGENDA PACKAGE**

**Teams Meeting Information**

Meeting ID: 247 365 017 150      Passcode: eh3uXd

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313 CAMPUS STREET  
CELEBRATION, FLORIDA 34747

# WaterGrass I Community Development District

## Board of Supervisors

Michael S. Leavor, Chairman  
Catherine Billington, Vice Chairman  
Matthew Balogh, Assistant Secretary  
Thaddeus Murrell, Assistant Secretary

## Staff:

Samantha Zanoni, District Manager  
Jennifer Goldyn, Regional Manager  
Cari Webster, District Counsel  
Phill Chang, District Engineer  
Clay Wright, Inframark Field Service

## Regular Meeting Agenda Thursday, July 17, 2025, - 6:00pm

*All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.*

1. **Call to Order and Roll Call**
2. **Motion to adopt the agenda**
3. **Audience Comments – Three- (3) Minute Time Limit**
4. **Staff Reports**
  - A. Landscape
    1. Field Inspection Report June 2025 & July 2025 .....Page 3
    2. OLM Report June 2025 & July 2025 .....Page 13
    3. OLM Grade Sheet June 2025 & July 2025 .....Page 18
    4. Ratification of LMP Tree Removal Proposal #342190.....Page 20
    5. Consideration of LMP Irrigation Proposal #350365 .....Page 25
  - B. District Engineer
  - C. District Counsel
  - D. District Manager
    1. Consideration of Miracle Recreation Equipment Co.  
Proposal# OE25007621.....Page 27
    2. Consideration of Opening a Savings Account
    3. Acceptance of April 2025 1<sup>st</sup> Quarter Website Audit .....Page 32
    4. Acceptance of Fiscal Year 2024 Audit .....Page 44
    5. Discussion of Alligator Removal
5. **Business Items**
6. **Business Administration**
  - A. Consideration of Regular Meeting Minutes from May 15, 2025 .....Page 75
  - B. Consideration of May 2025 & June 2025 Financial Statement.....Page 79
  - C. Consideration of May 2025 & June 2025 O&M Report .....Page 95
7. **Supervisor Requests**
8. **Audience Comments -Three – (3) Minute Time Limit**
9. **Adjournment**

*The next meeting is scheduled for Thursday, August 21, 2025, at 6:00 p.m.*

### District Office:

Inframark, Community Management Services  
313 Campus Street  
Celebration, Florida 34747  
954-603-0033

### Meeting Location:

Watergrass Clubhouse  
32711 Windelstraw Drive  
Wesley Chapel, Florida 33545



# **WATERGRASS I CDD**

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Field Inspection - June 2025

Friday, June 6, 2025

Prepared For Watergrass CDD I Board Of Supervisors

17 Items Identified

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**ITEM 1**

Assigned To: Miracle Playground Equipment

Bridgeview south playground components needing replacement (see top-down document)

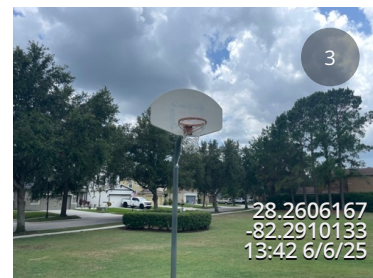
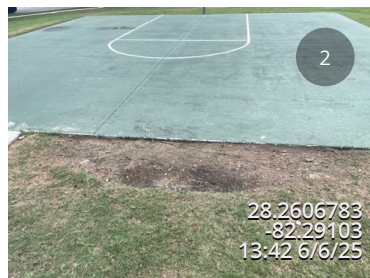


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**ITEM 2**

Assigned To: Inframark

The 5 approved benches have been removed and the replacements have been shipped. They are currently 2-3 weeks out. The new swings and basketball nets will also be installed with the benches.





**ITEM 3**

Assigned To: Miracle Playground Equipment

Bridgeview north playground components needing replacement (see top down document)

**ITEM 4**

Assigned To: District Manager

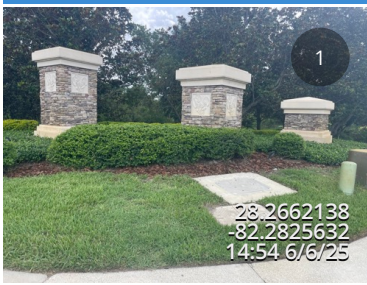
The rest of the benches are being budgeted for future replacement.

**ITEM 5**

Assigned To: LMP

The landscaping at Bridgeview is all properly mowed, edged, trimmed, fertilized, and irrigated.



**ITEM 6**

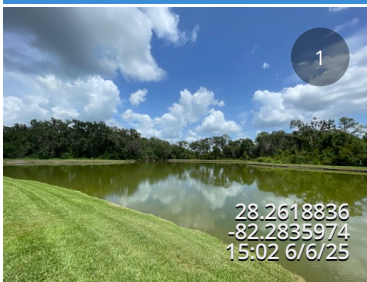
Assigned To: LMP

The turf at the corner of Overpass Road and angel stem Boulevard has recovered, and Mulch has been replaced.

**ITEM 8**

Assigned To: Miracle Playground Equipment

Glenbrook playground components needing replacement (see top down documents)

**ITEM 9**

Assigned To: Aquatic Weed Control

Resident concerns have been addressed in pond 8 - no algae present.

**ITEM 10**

Assigned To: LMP

The turf and Landscaping has fully recovered along Angelstem Blvd after the controller was replaced.

**ITEM 11**

Assigned To: LMP

The turf around the park in Summerglade is continuing to fill in.



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**ITEM 12**

Assigned To: Miracle Playground Equipment

Summerglade playground components needing replacement (see top down document)

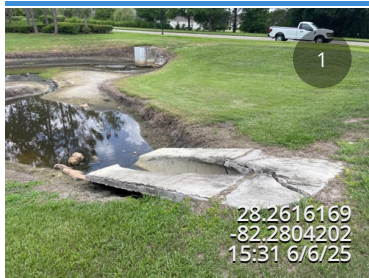
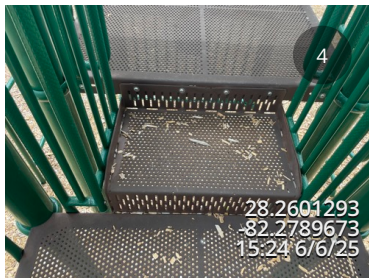


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**ITEM 13**

Assigned To: Miracle Playground Equipment

Peregrina playground components needing replacement (see top down documents)



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**ITEM 14**

Assigned To: District Engineer

The district engineer needs to inspect the drainage system at pond 5.

**ITEM 15**

Assigned To: Inframark

The stones have been reattached at the Silvercreek monument.

**ITEM 16**

Assigned To: Miracle Playground Equipment

Silvercreek playground components needing replacement.

**ITEM 17**

Assigned To: LMP

The dead pine has been removed at the Silvercreek park.

**ITEM 18**

Assigned To: LMP

The approved viburnum hedge still needs to be installed at the Silvercreek park.



# WATERGRASS I CDD

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Field Inspection - July 2025

Monday, July 7, 2025

Prepared For Watergrass I CDD Board Of Supervisors

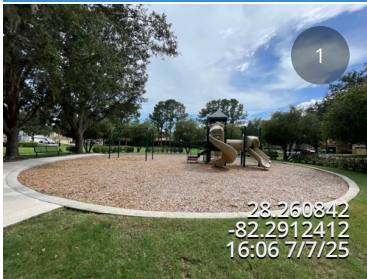
10 Items Identified



**ITEM 1**

Assigned To: LMP

The Bridgeview entrance looks great. Arboricola, Viburnum, Copperleaf, and all other landscaping is healthy and trimmed.

**ITEM 2**

Assigned To: Miracle Playground Equipment

New playground components have been quoted to replace the old rusted out equipment. Playgrounds are also being measured for shade structures this week.

**ITEM 3**

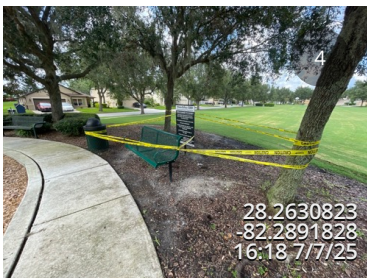
Assigned To: Inframark

New swing sets will be installed this week if materials are delivered on time.

**ITEM 4**

Assigned To: Inframark

4/5 of the approved benches were installed. The last bench should be delivered and installed this week.



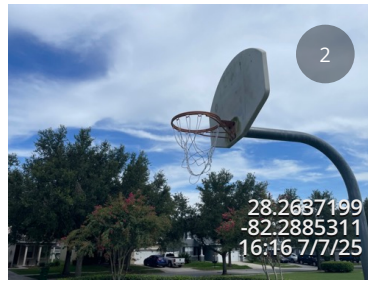
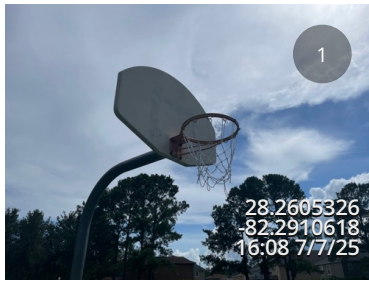


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**ITEM 5**

Assigned To: Inframark

Basketball nets will be installed along with the swings.



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**ITEM 6**

Assigned To: LMP

The turf has great fertility and health throughout.

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**ITEM 7**

Assigned To: LMP

Please prune under the benches and treat the weeds in the mulch at the Bridgeview playground.

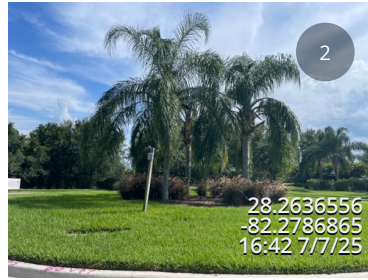


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**ITEM 8**

Assigned To: LMP

The palms need trimming in the islands throughout the community.



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**ITEM 9**

Assigned To: LMP

New Awabuki Viburnum was installed at the Silvercreek playground.



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**ITEM 10**

Assigned To: District Manager

New playground mulch is needed all around, to be discussed at the next board meeting.



# WATERGRASS CDD 1

LANDSCAPE INSPECTION

June 6, 2025

ATTENDING:

ALEX FIGUEROA – LMP

LUIS DIAZ – LMP

PAUL WOODS – OLM, INC.

**SCORE: 96%**

**NEXT INSPECTION  
JULY 3, 2025 AT 2:00 PM**

## CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

## CATEGORY II: MAINTENANCE ITEMS

### BRIDGEVIEW

1. Along the south frontage: Reduce width of the Willows overgrowing mowable areas adjacent to the ditch bank.
2. Remove volunteer Sabal Palms as weeds.
3. Park: I recommend resetting Viburnum hedge height at approximately 3 feet, improving visibility across the playground.
4. Closely monitor Fakahatchee Grass for Mites.
5. Closely monitor turf for Grub activity in the park adjacent to Penta Place.
6. Avoid chemical overspray along bed lines.
7. Curley Road frontage: Shear prune Gold Mound Duranta to maintain a rounded form. Do not flat top prune.

### ANGLESTEM BOULEVARD

8. Allow Gold Mound Duranta to mass together, maintaining a mounded form.
9. Use brush blades or heavy mowers to reduce invasive Cogongrass in common lawn area between Overpass Road and Glenbrook. I recommend applying a nonselective herbicide at the base of tree stands to reduce reemergence.
10. Glenbrook: Groom and deadhead Bird of Paradise during pruning rotations.
11. Summerglade: Rejuvenate prune Lantana.
12. Summerglade: Remove weedy growth from Fakahatchee Grass stands at Hatpin Loop park.
13. **Summerglade: Repair damaged St. Augustine under warranty in the 32000 block of Summerglade Drive Cul d sac.**

14. Peregrina: Remove the pruning debris behind the white rail fence at the cul-de-sac.
15. Peregrina, north perimeter of the park: Continue to improve turf condition adjacent to the playground. Control weedy growth where hurricane debris was stockpiles. I recommend using a posthole digger to transferring plugs from the east portion of the park to the right-of-way areas to expedite infilling growth.
16. Peregrina, adjacent to the near shore of the park: Line trim areas inaccessible to mowers where Cypress knees are located.
17. Anglestem Blvd right-of-ways: Use a pole saw to remove dead wood up to 15 feet from Pine trees.
18. Silvercreek park: Redistribute mulch in beds.
19. Silvercreek: Promote infilling growth of St. Augustine in the cul-de-sac.
20. Silvercreek: Continue to push back wood line. Refer to the Natural Areas Maintenance specifications in the contract.
21. Silvercreek entrance: Use fresh mulch to top dress the area where Lantana were removed.
22. Remove gravel and debris at the Anglestem Blvd/Overpass Road intersection.

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

1. Bridgeview median island: Provide a price to supplement the vehicle damaged Arboricola Trinettes and Asiatic Jasmine.
2. Anglestem Blvd: Provide a price to supplement Arboricola Trinette and Dwarf Firebush along the exit side berm.
3. Anglestem Blvd northbound right-of-way adjacent to Peregrina pond: Provide a price to remove declining Willow.
4. Summerglade entrance: Provide a price to replace missing yellow Lantana.
5. Silvercreek: Provide a price to remove palm pruning debris deposited in the conservation easement across from 7335 Leaf Blade Lane.

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

1. I recommend planning for a fall mulch installation to include tree wells and all foundation beds.

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

1. Silvercreek: Update the District on the Awabuki Viburnum planting project.

cc: Tabitha Blackwelder [Tabitha.blackwelder@inframark.com](mailto:Tabitha.blackwelder@inframark.com)  
Scott Carlson [scott.carlson@lmppro.com](mailto:scott.carlson@lmppro.com)  
Alex Figueroa [Alex.Figueroa@lmppro.com](mailto:Alex.Figueroa@lmppro.com)  
Bill Conrad [bill.conrad@lmppro.com](mailto:bill.conrad@lmppro.com)  
Kevin Pajala [Kevin.pajala@lmppro.com](mailto:Kevin.pajala@lmppro.com)  
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Jennifer Goldyn [Jennifer.Goldyn@inframark.com](mailto:Jennifer.Goldyn@inframark.com)



# WATERGRASS CDD 1

LANDSCAPE INSPECTION

July 3, 2025

ATTENDING:

ALEX FIGUEROA – LMP

BILL CONRAD – LMP

PAUL WOODS – OLM, INC.

**SCORE: 96%**

**NEXT INSPECTION  
AUGUST 7, 2025 AT 2:00 PM**

## CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

## CATEGORY II: MAINTENANCE ITEMS

1. Bridgeview: Line trim or brush blade the frontage ditch bank to the water's edge.
2. Bridgeview: Thoroughly remove trash and debris from right-of-ways during weekly visits.
3. Bridgeview: Redistribute mow duff when it occurs.
4. Elevate Ligustrums around the fountain and well area, maintaining clear line of sight of the walking trail between the waterfall and Overpass Road.
5. Overpass Road frontage: Remove debris accumulations along curbs.
6. Glenbrook: Maintain Japanese Blueberries in a topiary form.
7. Glenbrook: Improve color of Bermuda turf at the park. Continue controlling grassy weeds in turf.
8. Glenbrook: Remove viney and weedy growth from Juniper at the park.
9. Glenbrook: Monitor hot spot at the north cul-de-sac near the sidewalk leading to the waterfall.
10. Summerglade: Improve fertility in Chinese Fan Palms.
11. Summerglade: Stagger prune remaining dead wood from Hibiscus.
12. Summerglade: Deadhead Bulbine and Society Garlic.
13. Summerglade: Monitor recovery of hot spot damage at the park and promote infilling growth where hurricane debris was stacked.
14. Summerglade: Repair areas of damaged turf in the cul-de-sac. Despite irrigation interruption this damage appears to be disease related from previous fungal outbreaks and as a result should be warrantied.
15. Peregrina: Redistribute mow duff when it occurs in the turf mowable east of the cul-de-



sac.

16. Peregrina: Line trim around Cypress knees behind the Viburnum hedgerow inaccessible to mowers.
17. Between Silvercreek and Anglestem Blvd frontage: Remove dead plant material.
18. Northwest corner of Silvercreek: Determine if the capped irrigation heads are needed or if this pipe could be capped to eliminate the visible standpipes from the residences.
19. Silvercreek: Monitor standing water access areas behind the Ligustrum Privets line trim when dry.

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

1. Bridgeview: Provide a price to remove the declining Pine tree on the north end of the frontage berm.
2. Glenbrook: Provide a price to remove declining Willow trees and replace with 25-gallon or an alternate such as Crape Myrtles or Rigid Bottlebrush.

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

NONE

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

NONE

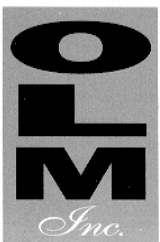
cc: Tabitha Blackwelder [Tabitha.blackwelder@inframark.com](mailto:Tabitha.blackwelder@inframark.com)  
 Scott Carlson [scott.carlson@lmppro.com](mailto:scott.carlson@lmppro.com)  
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 Jennifer Goldyn [Jennifer.Goldyn@inframark.com](mailto:Jennifer.Goldyn@inframark.com)

# WATERGRASS CDD

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-1.5	Woodlines including Cogon Grass along edges
CLEANLINESS	10		
MULCHING	5	-1.5	Topdress village monuments and bare tree wells at parks
WATER/IRRIGATION MANAGEMENT	15	-3	Repair Peregrina cul d sac turf loss under warranty
CARRYOVERS	5		

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



Date: 6-6-25    Score: 96% *Performance Payment™* % 100

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

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

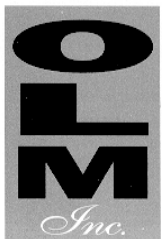
Property Representative Signature: \_\_\_\_\_

# WATERGRASS CDD

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5	-1.0	Improve tree well
WEED CONTROL – TURF AREAS	10	-1.5	Doveweed, Nutsedge
TURF INSECT/DISEASE CONTROL	10	-2.5	Cul d sacs
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-2	Woodline, tree elevation
CLEANLINESS	10		
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		
DEADHEADING/PRUNING	10		
<b>MAXIMUM VALUE</b>	<b>145</b>		



Date: 7-3-25    Score: 96% *Performance Payment*<sup>TM</sup> % 100

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

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

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



Proposal

Proposal No.: 342190  
Proposed Date: 05/22/25

PROPERTY:	FOR:
Watergrass CDD Samantha Ford 32711 Windelstraw Dr Wesley Chapel, FL 33545	Remove Leaning Trees on Silver Creek Park





**Proposal provide for cut down leaning Oak trees and griding stump on Silvercreek Park .**

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

**Scope of Work:**

Hardwood trees will be pruned as specified in the production plan as required by location and species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding.

The first cut will be an undercut  $\frac{1}{4}$  to  $\frac{1}{2}$  the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

*Style of Cut:* After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

### **Work Force**

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

### **Property Owner's Responsibility**

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) \_\_\_\_\_ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. \_\_\_\_\_ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. \_\_\_\_\_ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. \_\_\_\_\_ **Initial**

### **Safety Measures**

#### *Worker Safety*

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of



branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

*Protection of People and Property*

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

ITEM	QTY	UOM	TOTAL
<b>Arbor Care Services</b>			
<b>Tree Removal</b>			\$1,200.00
Tree Removal - Med (Flush Cut)	2.00	CT	
<b>Stump Grinding</b>			\$150.00
Stump Grinding - Small	2.00	CT	
<b>Total:</b>			<b>\$1,350.00</b>

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

\_\_\_\_\_  
**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**



## Proposal

**Proposal No.:** 350365

**Proposed Date:** 07/03/25

PROPERTY:	FOR:
Watergrass CDD Samantha Ford 32711 Windelstraw Dr Wesley Chapel, FL 33545	Anglestem Controller Peregrina entrance

The following proposal is to fix the low-pressure issue on zone #7

Replace [55] Spray nozzles with [55] MP-R nozzles this will help with the pressure loss on the zone

ITEM	QTY	UOM	TOTAL
<b>Irrigation Renovation</b>			
<b>Lateral Components</b>			\$928.20
Irrigation Tech Labor	2.00	HR	
MPR Rotator Nozzle	55.00	EA	
<b>Total:</b>			<b>\$928.20</b>

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Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

\_\_\_\_\_  
**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**



Miracle Recreation Equip. Co.  
878 E. US Hwy 60  
Monett, MO 65708  
1-888-458-2752

QUOTE: OE25007621  
CUSTOMER: 3360C11  
PROJECT: 25009186

**Prepared For:**

INFRAMARK  
2005 PAN AM CIRCLE DRIVE  
SUITE 300  
TAMPA, FL 33607

**Project Name & Location:**

WATERGRASS  
Attn: WATERGRASS I

**Prepared by:**

WEBUILDFUN  
Ashley Fernandez

Quote Number: OE25007621  
Quote Date: 7/7/2025  
Valid For: 30 Days From Quote Date

**BRIDGEVIEW SOUTH**

Product line: Freestanding  
Age group: 2-12\_ASTM

**Components**

Part Number	Description	Qty	Weight
713248	PARTS CARTON STAIRS	1.00	2.00
713266	PARTS CARTON 714502	1.00	4.00
71467539U	5'2" TYP SLIDE 270D DOME WAVE (3' DK)	1.00	1,018.00
714999Z	CUSTOMER SERVICE KIT (NO PRICE)	1.00	0.00
984351BR	DECK, KC SQUARE FPS Bro	1.00	104.00
987121BR	STEP, 12" RISE ATA ASSY FPS	1.00	34.20
987145BR	STEP, KC TP BTM FPS Bro	1.00	23.14
990057BR	PVC DECK-TRANSFER POINT BR	1.00	36.70
990072	PARTS CARTON-KC SQ.TRANSFER POINT	1.00	2.00
990465BR	PVC STAIR-3' SQUARE TRANSFER POINT BR	1.00	61.10

**BRIDGEVIEW NORTH**

Product line: Freestanding  
Age group: 2-12\_ASTM

**Components**

Part Number	Description	Qty	Weight
713248	PARTS CARTON STAIRS	1.00	2.00
713266	PARTS CARTON 714502	1.00	4.00
71467539U	5'2" TYP SLIDE 270D DOME WAVE (3' DK)	1.00	1,018.00
984351BR	DECK, KC SQUARE FPS Bro	1.00	104.00
987121BR	STEP, 12" RISE ATA ASSY FPS	1.00	34.20
987145BR	STEP, KC TP BTM FPS Bro	1.00	23.14
990057BR	PVC DECK-TRANSFER POINT BR	1.00	36.70

990072	PARTS CARTON-KC SQ.TRANSFER POINT	1.00	2.00
990465BR	PVC STAIR-3' SQUARE TRANSFER POINT BR	1.00	61.10

## RiskSign\_Included

Product line: Freestanding

Age group:

### Components

Part Number	Description	Qty	Weight
787Z	RISK MANAGEMENT SIGN - ENGLISH (NO PRICE)	1.00	0.00

## GLENBROOK

Product line: Freestanding

Age group: 2-12\_ASTM

### Components

Part Number	Description	Qty	Weight
713266	PARTS CARTON 714502	1.00	4.00
984351BR	DECK, KC SQUARE FPS Bro	1.00	104.00
990057BR	PVC DECK-TRANSFER POINT BR	1.00	36.70
990072	PARTS CARTON-KC SQ.TRANSFER POINT	1.00	2.00
990465BR	PVC STAIR-3' SQUARE TRANSFER POINT BR	1.00	61.10

## SUMMERGLADE

Product line: Freestanding

Age group: 2-12\_ASTM

### Components

Part Number	Description	Qty	Weight
112598BEI	MOGUL SLIDE-ONE PIECE 4' DECK	1.00	76.50
71467539U	5'2" TYP SLIDE 270D DOME WAVE (3' DK)	1.00	1,018.00
989972	PARTS CARTON 714-727-4	1.00	3.00
990072	PARTS CARTON-KC SQ.TRANSFER POINT	1.00	2.00
990465BR	PVC STAIR-3' SQUARE TRANSFER POINT BR	1.00	61.10



## PEREGRING

Product line: Freestanding

Age group: 2-12\_ASTM

### Components

Part Number	Description	Qty	Weight
713248	PARTS CARTON STAIRS	1.00	2.00
713266	PARTS CARTON 714502	1.00	4.00
71467539U	5'2" TYP SLIDE 270D DOME WAVE (3' DK)	1.00	1,018.00
984351BR	DECK, KC SQUARE FPS Bro	1.00	104.00
987121BR	STEP, 12" RISE ATA ASSY FPS	1.00	34.20
987145BR	STEP, KC TP BTM FPS Bro	1.00	23.14
990057BR	PVC DECK-TRANSFER POINT BR	1.00	36.70
990072	PARTS CARTON-KC SQ.TRANSFER POINT	1.00	2.00
990465BR	PVC STAIR-3' SQUARE TRANSFER POINT BR	1.00	61.10

## SILVERCREEK

Product line: Freestanding

Age group: 2-12\_ASTM

### Components

Part Number	Description	Qty	Weight
713248	PARTS CARTON STAIRS	1.00	2.00
713266	PARTS CARTON 714502	1.00	4.00
71467539U	5'2" TYP SLIDE 270D DOME WAVE (3' DK)	1.00	1,018.00
984351BR	DECK, KC SQUARE FPS Bro	1.00	104.00
987121BR	STEP, 12" RISE ATA ASSY FPS	1.00	34.20
987145BR	STEP, KC TP BTM FPS Bro	1.00	23.14
990057BR	PVC DECK-TRANSFER POINT BR	1.00	36.70
990072	PARTS CARTON-KC SQ.TRANSFER POINT	1.00	2.00
990465BR	PVC STAIR-3' SQUARE TRANSFER POINT BR	1.00	61.10

### Additional Items

Part Number	Description	Qty	Weight
105295	BAG ZIPLOCK 12" X 14" X 4MIL(OFFICE USE)	1.00	0.00
925961	THUMB DRIVE 2GB - MREC	1.00	0.00
INSTALL BOOK	INSTALL BOOK FOR PP ORDERS	1.00	0.00

### Totals:

Equipment Weight: 6,508.95 lbs  
Equipment List: \$57,926.00

7/7/2025

QUOTE: OE25007621

Page 3 of 5

Freight: \$0.00 Code: Needed  
 Installation: \$17,847.60  
 SubTotal: \$75,773.60  
 Estimated Sales Tax\*: \$3,525.56  
**Grand Total: \$79,299.16**

## Notes:

This Quote shall not become a binding contract until signed and delivered by both Customer and Miracle Recreation Equipment Company ("Miracle"). Sales Representative is not authorized to sign this Quote on behalf of Miracle or Customer, and signed Quotes cannot be accepted from Sales Representative. To submit this offer, please sign below and forward a complete signed copy of this Quote directly to "Miracle Sales Administration" via fax (417) 235-3551 or email: orders@miraclerec.com. Upon acceptance, Miracle will return a fully-signed copy of the Quote to Customer (with copy to Sales Representative) via fax or email.

THIS QUOTE IS LIMITED TO AND GOVERNED BY THE TERMS CONTAINED HEREIN. Miracle objects to any other terms proposed by Customer, in writing or otherwise, as material alterations, and all such proposed terms shall be void. Customer authorizes Miracle to ship the Equipment and agrees to pay Miracle the total amount specified. Shipping terms are FOB the place of shipment via common carrier designated by Miracle. Payment terms are Net-30 days from invoice date with approved credit and all charges are due and payable in full at PO Box 734154, Dallas, TX 75373-4154, unless notified otherwise by Miracle in writing. Customer agrees to pay all additional service charges for past due invoices. Customer must provide proper tax exemption certificates to Miracle, and shall promptly pay and discharge all otherwise applicable taxes, license fees, levies and other impositions on the Equipment at its own expense. Purchase orders and payments should be made to the order of Miracle Recreation Equipment Company.

**Quote Number:** OE25007621 **Quote Date:** 7/7/2025 **Equipment:** \$57,926.00 **Grand Total:** \$79,299.16

CUSTOMER HEREBY SUBMITS ITS OFFER TO PURCHASE THE EQUIPMENT ACCORDING TO THE TERMS STATED IN THIS QUOTE AND SUBJECT TO FINAL APPROVAL BY MIRACLE.

<b>Submitted By</b>	<b>Printed Name and Title</b>	<b>Date</b>
THE FOREGOING QUOTE AND OFFER ARE HEREBY APPROVED AND ACCEPTED BY MIRACLE RECREATION EQUIPMENT		
<b>By:</b>		<b>Date:</b>

### ADDITIONAL TERMS & CONDITIONS OF SALE

1. Use & Maintenance. Customer agrees to regularly inspect and maintain the Equipment, and to provide, inspect and maintain appropriate safety surfacing under and around the Equipment, in accordance with Miracle's product literature and the most current Consumer Product Safety Commission Handbook for Public Playground Safety.

2. Default, Remedies & Delinquency Charges. Customer's failure to pay any invoice when due, or its failure to otherwise comply with the terms of this Quote, shall constitute a default under all unsatisfied invoices ("Event of Default"). Upon an Event of Default, Miracle shall have all remedies available to it at law or equity, including, without limitation, all remedies afforded a secured creditor under the Uniform Commercial Code. Customer agrees to assist and cooperate with Miracle to accomplish its filing and enforcement of mechanic's or other liens with respect to the Equipment or its location or its repossession of the Equipment, and Customer expressly waives all rights to possess the Equipment after an Event of Default. All remedies are cumulative and not alternative, and no exercise by Miracle of a remedy will prohibit or waive the exercise of any other remedy. Customer shall pay all reasonable attorneys fees plus any costs of collection incurred by Miracle in enforcing its rights hereunder. Subject to any limitations under law, Customer shall pay to Miracle as liquidated damages, and not as a penalty, an amount equal to 1.5% per month of any payment that is delinquent in such month and is not received by Miracle within ten (10) days after the date on which due.

3. Limitation of Warranty/ Indemnity. MIRACLE MAKES NO EQUIPMENT WARRANTIES EXCEPT FOR THOSE STANDARD WARRANTIES ISSUED WITH THE EQUIPMENT, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE. MIRACLE SPECIFICALLY DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND ANY LIABILITY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES. CUSTOMER AGREES TO DEFEND, INDEMNIFY AND SAVE MIRACLE HARMLESS FROM ALL CLAIMS OF ANY KIND FOR DAMAGES OF ANY KIND ARISING OUT OF CUSTOMERS ALTERATION OF THE EQUIPMENT, ITS FAILURE TO MAINTAIN THE EQUIPMENT, ITS FAILURE TO PROPERLY SUPERVISE EQUIPMENT USE, OR ITS FAILURE TO PROVIDE AND MAINTAIN APPROPRIATE TYPES AND DEPTHS OF SAFETY SURFACING BENEATH AND AROUND THE EQUIPMENT IN ACCORDANCE WITH MIRACLES INSTALLATION AND OWNERS MANUALS AND THE MOST CURRENT CONSUMER PRODUCT SAFETY COMMISSION HANDBOOK FOR PUBLIC PLAYGROUND SAFETY.

7/7/2025

Page 4 of 5

QUOTE: OE25007621

4. Restrictions. Until all amounts due hereunder are paid in full, Customer shall not: (i) permit the Equipment to be levied upon or attached under any legal process; (ii) transfer title to the Equipment or any of Customer's rights therein; or (iii) remove or permit the removal of the Equipment to any location not specified in this Quote.

5. Purchase Money Security Interest. Customer hereby grants, pledges and assigns to Miracle, and Miracle hereby reserves a purchase money security interest in, the Equipment in order to secure the payment and performance in full of all of Customer's obligations hereunder. Customer agrees that Miracle may file one or more financing statements, in order to allow it to perfect, acquire and maintain a superior security interest in the Equipment.

6. Choice of Law and Jurisdiction. All agreements between Customer and Miracle shall be interpreted, and the parties' obligations shall be governed, by the laws of the State of Missouri without reference to its choice of law provisions. Customer hereby consents to the personal jurisdiction of the state and federal courts located in the city and county of St. Louis, Missouri.

7. Title; Risk of Loss; Insurance. Miracle Retains full title to all Equipment until full payment is received by Miracle. Customer assumes all risk of loss or destruction of or damage to the Equipment by reason of theft, fire, water, or any other cause, and the occurrence of any such casualty shall not relieve the Customer from its obligations hereunder and under any invoices. Until all amounts due hereunder are paid in full, Customer shall insure the Equipment against all such losses and casualties.

8. Waiver; Invalidity. Miracle may waive a default hereunder, or under any invoice or other agreement between Customer and Miracle, or cure such a default at Customer's expense, but shall have no obligation to do either. No waiver shall be deemed to have taken place unless it is in writing, signed by Miracle. Any one waiver shall not constitute a waiver of other defaults or the same kind of default at another time, or a forfeiture of any rights provided to Miracle hereunder or under any invoice. The invalidity of any portion of this Quote shall not affect the force and effect of the remaining valid portions hereof.

9. Entire Agreement; Amendment; Binding Nature. This fully-executed Quote, as supplemented by Change Orders and invoices containing exact amounts of estimates provided herein, constitutes the complete and exclusive agreement between the parties. A Change Order is a written instrument signed by the Customer and Miracle stating their agreement as to any amendment in the terms of this Quote. Customer acknowledges that Change Orders may result in delays and additional costs. The parties agree that all Change Orders shall include appropriate adjustments in price and time frames relating to any requested amendments. Upon full execution, this Quote shall be binding upon and inure to the benefit of the parties and their successors and assigns.

10. Counterparts; Electronic Transmission. This Quote, any invoice, and any other agreement between the parties, may be executed in counterparts, each of which shall constitute an original. The facsimile or other electronic transmission of any signed original document and retransmission of any signed facsimile or other electronic transmission shall be the same as the transmission of an original. At the request of either party, the parties will confirm facsimile or other electronically transmitted signatures by signing an original document.

Rev E 021815

7/7/2025

QUOTE: OE25007621



# Quarterly Compliance Audit Report

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## Watergrass I CDD

**Date:** April 2025 - 1st Quarter

**Prepared for:** Sandra Demarco

**Developer:** Inframark

**Insurance agency:**



**Preparer:**

Susan Morgan - *SchoolStatus Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.





# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

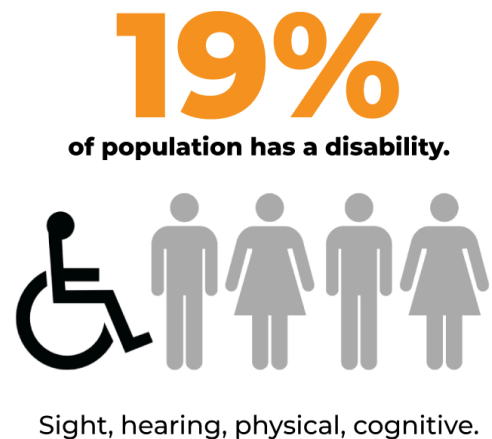
## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>



## Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

**Helpful articles:** <http://webaim.org/techniques/acrobat/acrobat>



## Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

**Helpful article:** <http://webaim.org/techniques/captions>



## Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

**Helpful article:** <http://webaim.org/techniques/forms>



## Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## Other related requirements

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web



**WATERGRASS  
COMMUNITY DEVELOPMENT DISTRICT I  
PASCO COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2024**

**WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I  
PASCO COUNTY, FLORIDA  
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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Watergrass Community Development District I  
Pasco County, Florida

### Report on the Audit of the Financial Statements

#### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Watergrass Community Development District I, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### **Responsibilities of Management for the Financial Statements**

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 10, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 10, 2025

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

Our discussion and analysis of Watergrass Community Development District I, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$9,427,993
- The change in the District's total net position in comparison with the prior fiscal year was (\$205,788), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$1,112,706 an increase of \$138,168 in comparison with the prior fiscal year. A portion of fund balance is restricted for debt service, non-spendable for deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements distinguish functions of the District that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), physical environment, roads and streets, and recreational functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2024	2023
Current and other assets	\$ 1,128,303	\$ 996,183
Capital assets, net of depreciation	11,910,600	12,488,149
Total assets	13,038,903	13,484,332
Current liabilities	70,910	80,551
Long-term liabilities	3,540,000	3,770,000
Total liabilities	3,610,910	3,850,551
Net position		
Net investment in capital assets	8,370,600	8,718,149
Restricted	158,588	122,595
Unrestricted	898,805	793,037
Total net position	\$ 9,427,993	\$ 9,633,781



## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 960,924	\$ 880,014
Operating grants and contributions	14,308	10,625
General revenues		
Miscellaneous	293	3,548
Transfer (to)/from Watergrass II CDD	(53,689)	12,061
Total revenues	921,836	906,248
Expenses:		
General government	68,716	77,055
Physical environment	843,834	835,611
Roads and streets	-	14,108
Culture and recreation	77,292	73,267
Interest on long-term debt	137,782	146,141
Total expenses	1,127,624	1,146,182
Change in net position	(205,788)	(239,934)
Net position - beginning	9,633,781	9,873,715
Net position - ending	\$ 9,427,993	\$ 9,633,781

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$1,127,624. The costs of the District's activities were primarily funded by program revenues. As in the prior fiscal year, program revenues are comprised primarily of assessments. The increase in revenue results from increase in per unit assessments for operations and maintenance assessments. The decrease in expenses is primarily the result of decrease in interest costs.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

## CAPITAL ASSET AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2024, the District had \$16,599,594 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$4,688,994 has been taken, which resulted in a net book value of \$11,910,600. More detailed information about the District's capital assets is presented in the notes to the financial statements.

### Capital Debt

At September 30, 2024, the District had \$3,540,000 in Notes outstanding for its governmental activities. More detailed information about the District's debt is presented in the accompanying notes to the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

## **FINANCIAL STATEMENTS**

**WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I  
PASCO COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash	\$ 913,987
Prepays and deposits	2,609
Restricted assets:	
Investments	211,707
Capital assets	
Depreciable assets, net	<u>11,910,600</u>
Total assets	<u>13,038,903</u>
 <b>LIABILITIES</b>	
Accounts payable and accrued expenses	15,597
Accrued interest payable	55,313
Non-current liabilities:	
Due within one year	240,000
Due in more than one year	<u>3,300,000</u>
Total liabilities	<u>3,610,910</u>
 <b>NET POSITION</b>	
Net investment in capital assets	8,370,600
Restricted for debt service	158,588
Unrestricted	<u>898,805</u>
Total net position	<u>\$ 9,427,993</u>

See notes to the financial statements

**WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I  
PASCO COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ 68,716	\$ 68,716	\$ -	\$ -
Physical environment	843,834	448,760	-	(395,074)
Culture and recreation	77,292	77,292	-	-
Interest on long-term debt	137,782	366,156	14,308	242,682
Total governmental activities	<u>1,127,624</u>	<u>960,924</u>	<u>14,308</u>	<u>(152,392)</u>
General revenues:				
Miscellaneous				293
Transfer to Watergrass II CDD				(53,689)
Total general revenues				<u>(53,396)</u>
Change in net position				(205,788)
Net position - beginning				9,633,781
Net position - ending				<u>\$ 9,427,993</u>

See notes to the financial statements

**WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I  
PASCO COUNTY, FLORIDA  
BALANCE SHEET - GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2024**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Cash	\$ 913,987	\$ -	\$ 913,987
Investments	-	211,707	211,707
Deposits	2,609	-	2,609
Due from other	-	2,194	2,194
Total assets	<u>\$ 916,596</u>	<u>\$ 213,901</u>	<u>\$ 1,130,497</u>
<b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable and accrued liabilities	\$ 15,597	\$ -	\$ 15,597
Due to other funds	2,194	-	2,194
Total liabilities	<u>17,791</u>	<u>-</u>	<u>17,791</u>
Fund balances:			
Nonspendable:			
Deposits	2,609	-	2,609
Restricted for:			
Debt service	-	213,901	213,901
Unassigned	896,196	-	896,196
Total fund balances	<u>898,805</u>	<u>213,901</u>	<u>1,112,706</u>
Total liabilities and fund balances	<u>\$ 916,596</u>	<u>\$ 213,901</u>	<u>\$ 1,130,497</u>

See notes to the financial statements



**WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I  
PASCO COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET-  
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

Fund balance - governmental funds \$ 1,112,706

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	16,599,594	
Accumulated depreciation	<u>(4,688,994)</u>	11,910,600

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(55,313)	
Bonds payable	<u>(3,540,000)</u>	<u>(3,595,313)</u>
Net position of governmental activities		<u><u>\$ 9,427,993</u></u>

See notes to the financial statements

**WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I  
PASCO COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>REVENUES</b>			
Assessments	\$ 594,768	\$ 366,156	\$ 960,924
Interest income	-	14,308	14,308
Miscellaneous	293	-	293
Total revenues	595,061	380,464	975,525
<b>EXPENDITURES</b>			
Current:			
General government	68,716	-	68,716
Physical environment	338,972	-	338,972
Culture and recreation	4,605	-	4,605
Debt service:			
Principal	-	230,000	230,000
Interest	-	141,375	141,375
Total expenditures	412,293	371,375	783,668
Excess (deficiency) of revenues over (under) expenditures	182,768	9,089	191,857
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer (to)/from Watergrass II CDD	(77,000)	23,311	(53,689)
Total other financing sources (uses)	(77,000)	23,311	(53,689)
Net change in fund balances	105,768	32,400	138,168
Fund balances - beginning	793,037	181,501	974,538
Fund balances - ending	\$ 898,805	\$ 213,901	\$ 1,112,706

See notes to the financial statements

**WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I  
PASCO COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ 138,168
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.	(577,549)
Repayments of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	230,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>3,593</u>
Change in net position of governmental activities	<u>\$ (205,788)</u>

See notes to the financial statements

**WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I  
PASCO COUNTY, FLORIDA  
NOTES TO THE FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Watergrass Community Development District I (the "District") was created by Pasco County Ordinance 05-04 enacted on February 22, 2005 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

In March 2013, the County approved the District's petition for contraction, and approved the creation of a new community development district, WaterGrass Community Development District II ("WaterGrass II"). The New District basically encompasses the eastern portion of the Original District land area, at a size of approximately 771 acres. Concurrently with, or immediately following the establishment of the New District, the Original District was contracted to form the Contracted District (WaterGrass CDD I). Collectively, the New District and the Contracted District comprise the total land area of the Original District. The District and WaterGrass II entered into an interlocal agreement regarding the transfer of the assessments collected by WaterGrass II to WaterGrass I for remittance to the Trustee for bond payments.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. Four of the Supervisors are elected on an at large basis by the landowners of the District. One is elected on an at large basis by qualified electors that reside within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Government-Wide and Fund Financial Statements (Continued)**

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments, including debt service assessments and operations and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefitted by the District's activities. Assessments are certified for collection by the District prior to the start of the fiscal year which begins October 1<sup>st</sup> and ends on September 30<sup>th</sup>. Operation and maintenance special assessments are imposed upon all benefitted lands in the District. Debt service special assessments are imposed upon certain lots and lands described in each resolution imposing the special assessment for each series of Bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The government reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury;

Securities listed in c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured. Any unspent proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Inventories and Prepaid Items

Inventories in governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Recreational Facilities	20
Improvements other than buildings	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net position or Equity (Continued)**

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Other Disclosures

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Weighted average Maturities
Allspring Government Money Market Fund			
INSTL Class #1751	\$ 211,707	S&P AAAM	34 days
Total Investments	<u>\$ 211,707</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

The Bond indenture limits the type of investments held using unspent Bond proceeds.



**NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)****Investments (Continued)**

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

**NOTE 5 – CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Improvements other than buildings	\$ 15,145,848	\$ -	\$ -	\$ 15,145,848
Recreational facilities	1,453,746	-	-	1,453,746
Total capital assets, being depreciated	16,599,594	-	-	16,599,594
Less accumulated depreciation for:				
Improvements other than buildings	3,281,602	504,862	-	3,786,464
Recreational facilities	829,843	72,687	-	902,530
Total accumulated depreciation	4,111,445	577,549	-	4,688,994
Total capital assets, being depreciated, net	12,488,149	(577,549)	-	11,910,600
Governmental activities capital assets, net	\$ 12,488,149	\$ (577,549)	\$ -	\$ 11,910,600

Depreciation expense was charged to function/programs as follows:

Physical environment	\$ 504,862
Culture and recreation	72,687
Total depreciation expense	<u>\$ 577,549</u>

**NOTE 6 – LONG-TERM LIABILITIES****Series 2019 Note**

In March 2019, the District issued the \$4,630,000 Special Assessment Refunding Note Series 2019 due on May 1, 2036. The Note bears a fixed interest rate of 3.75%. The interest rate may be adjusted in the event there is a determination of taxability up to 5.5%. The Bonds were issued to currently refund the Series 2005A Bonds. Interest is paid semiannually on each May 1 and November 1, commencing May 1, 2019. Principal is paid annually commencing May 1, 2020 through May 1, 2036.

**NOTE 6 – LONG-TERM LIABILITIES (Continued)****Series 2019 Note**

The Series 2019 Note is subject to redemption at the option of the District prior to its maturity. The Note is subject to extraordinary mandatory redemption prior to the selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Note agreement. See Note – 11 Subsequent Events for extraordinary redemption amounts subsequent to fiscal year end.

The Note established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

**Long-term Debt Activity**

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Note payable:					
Series 2019	\$ 3,770,000	\$ -	\$ 230,000	\$ 3,540,000	\$ 240,000
Total	\$ 3,770,000	\$ -	\$ 230,000	\$ 3,540,000	\$ 240,000

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 240,000	\$ 132,750	\$ 372,750
2026	250,000	123,750	373,750
2027	260,000	114,375	374,375
2028	265,000	104,625	369,625
2029	280,000	94,688	374,688
2030-2034	1,555,000	308,438	1,863,438
2035-2036	690,000	38,625	728,625
Total	\$ 3,540,000	\$ 917,251	\$ 4,457,251

**NOTE 7 – DEVELOPER TRANSACTIONS**

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

**NOTE 8 – RELATED DISTRICT TRANSACTIONS**

**Common Area Expenses** - The District entered into an Inter-Local Agreement which allocates costs between WaterGrass Community Development District I ("WaterGrass I") and WaterGrass Community Development District II ("WaterGrass II"). In connection with this agreement, during the fiscal year ended September 30, 2024, WaterGrass I transferred \$77,000 to WaterGrass II.

**Debt Service Assessments** - Due to the contraction of WaterGrass I District's boundaries (as discussed in Note 1), the District entered into an Inter-Local Agreement between WaterGrass I and WaterGrass II. WaterGrass I had outstanding Special Assessment Revenue Bonds, Series 2019, and continues to be responsible to make debt service payments on the outstanding debt. Since some of the land transferred to the boundaries of WaterGrass II from WaterGrass I continues to be subject to special assessments for debt service, WaterGrass II ratifies and confirms its obligation under the Bond indentures to assess and collect special assessments necessary to pay the portion of the Bonds benefiting the lands with WaterGrass II. During the fiscal year ended September 30, 2024, WaterGrass I reported amounts transferred from WaterGrass II to the debt service fund for assessments of \$23,311.

**NOTE 9 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

**NOTE 10 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**NOTE 11 – SUBSEQUENT EVENTS**

Subsequent to fiscal year end, the District prepaid a total of \$70,000 of the Series 2019 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I  
PASCO COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts <u>Original &amp; Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 592,031	\$ 594,768	\$ 2,737
Miscellaneous	-	293	293
Total revenues	<u>592,031</u>	<u>595,061</u>	<u>3,030</u>
<b>EXPENDITURES</b>			
Current:			
General government	86,170	68,716	17,454
Physical environment	426,361	338,972	87,389
Roads and streets	17,500	-	17,500
Culture and recreation	5,000	4,605	395
Total expenditures	<u>535,031</u>	<u>412,293</u>	<u>122,738</u>
Excess (deficiency) of revenues over (under) expenditures	57,000	182,768	125,768
<b>OTHER FINANCING SOURCES</b>			
Transfer to Watergrass II CDD	(57,000)	(77,000)	(20,000)
Total other financing sources	<u>(57,000)</u>	<u>(77,000)</u>	<u>(20,000)</u>
Net change in fund balances	<u>\$ -</u>	105,768	<u>\$ 105,768</u>
Fund balance - beginning		<u>793,037</u>	
Fund balance - ending		<u>\$ 898,805</u>	

See notes to required supplementary information

**WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I  
PASCO COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I  
PASCO COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	5
Employee compensation	\$0
Independent contractor compensation	\$56,815
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$975.83 - 1,829.83 Debt service - \$609.45 - \$1,142.71
Special assessments collected	\$960,679
Outstanding Bonds:	see Note 6 for details



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## INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors  
 Watergrass Community Development District I  
 Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Watergrass Community Development District I, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 10, 2025.

### Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

### Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed an instance of noncompliance or other matters that is required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 10, 2025





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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
 REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
 RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
 Watergrass Community Development District I  
 Pasco County, Florida

We have examined Watergrass Community Development District I, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Watergrass Community Development District I, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 10, 2025



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## MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors  
Watergrass Community Development District I  
Pasco County, Florida

### Report on the Financial Statements

We have audited the accompanying basic financial statements of Watergrass Community Development District I, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 10, 2025.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 10, 2025, should be considered in conjunction with this management letter.

### Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Watergrass Community Development District I, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Watergrass Community Development District I, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 10, 2025

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

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

The Watergrass I Community Development District regular meeting of the Board of Supervisors was held on Thursday, May 15, 2025, and called to order at 6:01 p.m. at the Watergrass Clubhouse, 32711 Windelstraw Drive Wesley Chapel, Florida 33545.

Present and constituting a quorum were:

Michael Leavor	Board Supervisor, Chair
Catherine Billington	Board Supervisor, Vice Chair
Matthew Balogh	Board Supervisor, Assistant Secretary
Thaddeus Murrell	Board Supervisor, Assistant Secretary

Also present were:

Samantha Zanoni	District Manager, Inframark
Phil Chang	District Engineer

**FIRST ORDER OF BUSINESS                      Call to Order and Roll Call**

Ms. Zanoni called to order at 6:01 pm and conducted roll call. A quorum was established.

**SECOND ORDER OF BUSINESS                      Motion to Adopt Agenda**

On MOTION by Ms. Billington, seconded by Mr. Balogh, with all in favor, motion to adopt the May 15, 2025, agenda, carried.

**THIRD ORDER OF BUSINESS                      Audience Comments**

There being none, the next order of business followed.

**FOURTH ORDER OF BUSINESS                      Staff Reports**

**A. Landscape**

**1. Field Inspection Report**

Ms. Zanoni presented the field inspection report to the Board and provided landscape project updates.

**2. OLM Report**

The Board reviewed the OLM Report and had no questions.

**3. OLM Grade Sheet**

The Board reviewed the OLM Grade Sheet and had no questions.

**4. Consideration of LMP Street Trees Proposal #340383**

On MOTION by Mr. Balogh, seconded by Ms. Billington, with all in favor, motion to approve LMP Street Trees Pruning Proposal #340383, carried.

Ms. Zaroni presented LMP Proposal #341017 for the removal of a dead pine tree and grind the stump to the Board.

On MOTION by Mr. Balogh, seconded by Ms. Billington, with all in favor, motion to approve LMP Dead Tree Removal and Stump Grinding Proposal #341017, carried

Discussion ensued regarding the condition of the playground and the urgent need for repairs. The Board has appointed Mr. Leavor to have final approval for proposals as they come in.

On MOTION by Ms. Billington, seconded by Mr. Balogh, with all in favor, motion to appoint Mr. Leavor to have final say on playground proposal approval upon receipt of the proposals, carried.

**B. District Engineer**

Mr. Chang discussed the drainage issues around Spoonflower Circle and provided feedback on the vendor proposals being presented to the Board. Discussion ensued and the Board approved the Parking Lot Services Proposal #430105.

**1. Consideration of Parking Lot Services Drainage Proposal #430105**

On MOTION by Ms. Billington, seconded by Mr. Leavor, with all in favor, motion to approve Parking Lot Services Drainage Proposal #43015, carried

**2. Consideration of Finn Outdoor Drainage Proposal #2299**

Proposal not approved by the Board.

**3. Consideration of Site Masters Drainage Proposal**

Proposal not approved by the Board.

**C. District Counsel**

There being none, the next order of business followed.

**D. District Manager**

Ms. Zanoni announced the next meeting date for June 19, 2025, and confirmed with the Board that everyone will be present at the August 21, 2025, meeting.

**FIFTH ORDER OF BUSINESS                      Business Items**

**A. Consideration of Resolution 2025-02 Approving Proposed Budget and Setting Public Hearing**

On MOTION by Mr. Leavor, seconded by Mr. Balogh, with all in favor, motion to approve Resolution 2025-02 Approving Proposed Budget and Setting Public Hearing, carried

**B. Number of Registered Voters**

Ms. Zanoni advised the Board that the registered voter count for the district was 797.

**C. Consideration of Reserve Study Renewal Proposal**

Discussion ensued. The Board decided that they did not wish to move forward with another reserve study at this time.

**SIXTH ORDER OF BUSINESS                      Business Administration**

**A. Consideration of Regular Meeting Minutes from April 17, 2025**

On MOTION by Mr. Balogh, seconded by Mr. Murrell, with all in favor, motion to approve the Regular Meeting Minutes from April 17, 2025, carried

**B. Consideration of April 2025 Financial Statements**

On MOTION by Mr. Balogh, seconded by Mr. Murrell, with all in favor, motion to approve April 2025 Financial Statements, carried

**C. Consideration of April 2025 O&M Expenditures**

On MOTION by Mr. Balogh, seconded by Mr. Murrell, with all in favor, motion to approve April 2025 O&M Expenditures, carried

**SEVENTH ORDER OF BUSINESS      Supervisor Request**

The Board requested that LMP provide proposals on two leaning oak trees at the park on Silvercreek Way, and that LMP trim the bushes and gate area.

**EIGHTH ORDER OF BUSINESS      Audience Comments**

There being none, the next order of business followed.

**NINETH ORDER OF BUSINESS      Adjournment**

There being no further business, the Board adjourned the meeting.

On MOTION by Ms. Billington, seconded by Mr. Murrells, with all in favor, the meeting was adjourned at 7:27 p.m.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

# **Watergrass Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
May 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070



**WATERGRASS COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of May 31, 2025

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b><u>ASSETS</u></b>					
Cash In Bank	\$ 1,262,047	\$ -	\$ -	\$ -	\$ 1,262,047
Cash in Transit	-	5,941	-	-	5,941
Due From Other Funds	-	42,473	-	-	42,473
Investments:					
Interest Account	-	16	-	-	16
Prepayment Account	-	2,741	-	-	2,741
Reserve Fund	-	74,308	-	-	74,308
Revenue Fund	-	18,007	-	-	18,007
Sinking fund	-	140	-	-	140
Deposits	2,609	-	-	-	2,609
Fixed Assets					
Improvements Other Than Buildings (IOTB)	-	-	38,986,837	-	38,986,837
Amount Avail In Debt Services	-	-	-	1,673,429	1,673,429
Amount To Be Provided	-	-	-	7,401,571	7,401,571
<b>TOTAL ASSETS</b>	<b>\$ 1,264,656</b>	<b>\$ 143,626</b>	<b>\$ 38,986,837</b>	<b>\$ 9,075,000</b>	<b>\$ 49,470,119</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 1,783	\$ -	\$ -	\$ -	\$ 1,783
Due To HOA	167	-	-	-	167
Due To Other Districts	1,880	-	-	-	1,880
Bonds Payable	-	-	-	9,075,000	9,075,000
Due To Other Funds	42,473	-	-	-	42,473
<b>TOTAL LIABILITIES</b>	<b>46,303</b>	<b>-</b>	<b>-</b>	<b>9,075,000</b>	<b>9,121,303</b>
<b><u>FUND BALANCES</u></b>					
Restricted for:					
Debt Service	-	143,626	-	-	143,626
Unassigned:	1,218,353	-	38,986,837	-	40,205,190
<b>TOTAL FUND BALANCES</b>	<b>1,218,353</b>	<b>143,626</b>	<b>38,986,837</b>	<b>-</b>	<b>40,348,816</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,264,656</b>	<b>\$ 143,626</b>	<b>\$ 38,986,837</b>	<b>\$ 9,075,000</b>	<b>\$ 49,470,119</b>

**WATERGRASS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Tax Collector	\$ -	\$ (5,850)	\$ (5,850)	0.00%
Special Assmnts- Tax Collector	592,031	598,242	6,211	101.05%
Other Miscellaneous Revenues	-	2,445	2,445	0.00%
<b>TOTAL REVENUES</b>	<b>592,031</b>	<b>594,837</b>	<b>2,806</b>	<b>100.47%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	6,200	5,800	51.67%
ProfServ-Arbitrage Rebate	1,000	3,000	(2,000)	300.00%
ProfServ-Trustee Fees	11,000	-	11,000	0.00%
District Counsel	7,000	5,079	1,921	72.56%
District Engineer	7,200	1,172	6,028	16.28%
District Manager	29,870	19,964	9,906	66.84%
Auditing Services	8,900	3,000	5,900	33.71%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	300	6	294	2.00%
Public Officials Insurance	3,414	-	3,414	0.00%
Legal Advertising	1,000	358	642	35.80%
Tax Collector/Property Appraiser Fees	700	245	455	35.00%
Bank Fees	400	-	400	0.00%
Website Administration	1,200	84	1,116	7.00%
Dues, Licenses, Subscriptions	250	285	(35)	114.00%
<b>Total Administration</b>	<b>85,734</b>	<b>40,893</b>	<b>44,841</b>	<b>47.70%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	10,000	12,147	(2,147)	121.47%
Utility - StreetLights	53,000	11,050	41,950	20.85%
<b>Total Electric Utility Services</b>	<b>63,000</b>	<b>23,197</b>	<b>39,803</b>	<b>36.82%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Reclaimed Irrigation	10,000	3,432	6,568	34.32%
<b>Total Water-Sewer Comb Services</b>	<b>10,000</b>	<b>3,432</b>	<b>6,568</b>	<b>34.32%</b>
<b><u>Stormwater Control</u></b>				
Contracts-Aquatic Control	12,600	8,400	4,200	66.67%
Stormwater Assessment	180	-	180	0.00%
R&M-Stormwater System	1,500	-	1,500	0.00%
<b>Total Stormwater Control</b>	<b>14,280</b>	<b>8,400</b>	<b>5,880</b>	<b>58.82%</b>

**WATERGRASS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Field Services	6,000	4,420	1,580	73.67%
Contracts-Fire Ant Treatment	1,000	-	1,000	0.00%
Insurance - General Liability	3,974	6,581	(2,607)	165.60%
Insurance -Property & Casualty	18,685	18,685	-	100.00%
Insurance - Crime	325	-	325	0.00%
Landscape - Mulch	39,000	11,700	27,300	30.00%
Landscape Maintenance	175,650	137,077	38,573	78.04%
Landscape Replacement	15,000	-	15,000	0.00%
Landscape - Storm Clean Up	-	20,300	(20,300)	0.00%
Irrigation Maintenance	25,000	893	24,107	3.57%
Entry & Walls Maintenance	25,000	60	24,940	0.24%
Holiday Lighting & Decorations	10,000	10,039	(39)	100.39%
<b>Total Other Physical Environment</b>	<b>319,634</b>	<b>209,755</b>	<b>109,879</b>	<b>65.62%</b>
<b><u>Road and Street Facilities</u></b>				
R&M-Sidewalks	4,500	-	4,500	0.00%
Roadway Repair & Maintenance	10,000	2,500	7,500	25.00%
StreetLight - Decorative Light Maint.	3,000	-	3,000	0.00%
<b>Total Road and Street Facilities</b>	<b>17,500</b>	<b>2,500</b>	<b>15,000</b>	<b>14.29%</b>
<b><u>Parks and Recreation</u></b>				
Playground Equipment and Maintenance	5,000	-	5,000	0.00%
WGII Amenities	57,000	1,165	55,835	2.04%
<b>Total Parks and Recreation</b>	<b>62,000</b>	<b>1,165</b>	<b>60,835</b>	<b>1.88%</b>
<b><u>Reserves</u></b>				
Capital Reserve	19,883	-	19,883	0.00%
<b>Total Reserves</b>	<b>19,883</b>	<b>-</b>	<b>19,883</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>592,031</b>	<b>289,342</b>	<b>302,689</b>	<b>48.87%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	305,495	305,495	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>912,858</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,218,353</b>		

**WATERGRASS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
Series 2019 Debt Service Fund (203)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 9,076	\$ 9,076	0.00%
Special Assmnts- Tax Collector	410,575	361,827	(48,748)	88.13%
Special Assmnts- CDD Collected	-	1,571	1,571	0.00%
<b>TOTAL REVENUES</b>	<b>410,575</b>	<b>372,474</b>	<b>(38,101)</b>	<b>90.72%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	220,000	310,000	(90,000)	140.91%
Interest Expense	190,575	132,750	57,825	69.66%
<b>Total Debt Service</b>	<b>410,575</b>	<b>442,750</b>	<b>(32,175)</b>	<b>107.84%</b>
<b>TOTAL EXPENDITURES</b>	<b>410,575</b>	<b>442,750</b>	<b>(32,175)</b>	<b>107.84%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(70,276)	(70,276)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>213,902</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 143,626</b>		

# Bank Account Statement

Watergrass CDD

Bank Account No. 2280

Statement No. 05\_25

Statement Date

05/31/2025

<b>G/L Account No. 101002 Balance</b>	1,262,047.22	<b>Statement Balance</b>	1,258,719.61
		<b>Outstanding Deposits</b>	12,115.40
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	1,270,835.01
<b>Subtotal</b>	1,262,047.22	<b>Outstanding Checks</b>	-8,787.79
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	1,262,047.22
<b>Ending G/L Balance</b>	1,262,047.22		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
05/31/2025		JE000437	Interest - Tax Collector	Pasco Tax Account	7,459.82	7,459.82	0.00
05/31/2025		JE000438	Due To Other Districts	Remote deposit	1,880.43	1,880.43	0.00
<b>Total Deposits</b>					9,340.25	9,340.25	0.00
<b>Checks</b>							
							0.00
02/05/2025	Payment	583	THADDEUS MURRELL	Check for Vendor V00082	-200.00	-200.00	0.00
02/12/2025	Payment	588	THADDEUS MURRELL	Check for Vendor V00082	-600.00	-600.00	0.00
03/25/2025	Payment	598	THADDEUS MURRELL	Check for Vendor V00082	-200.00	-200.00	0.00
04/30/2025	Payment	616	MATTHEW P. BALOGH	Check for Vendor V00065	-200.00	-200.00	0.00
04/30/2025	Payment	617	MICHAEL S. LEAVOR	Check for Vendor V00070	-200.00	-200.00	0.00
04/30/2025	Payment	618	THADDEUS MURRELL	Check for Vendor V00082	-200.00	-200.00	0.00
05/01/2025	Payment	100061	PASCO COUNTY PROPERTY	Inv: 25048	-150.00	-150.00	0.00
05/01/2025	Payment	100062	BGE, INC	Inv: 19017	-1,172.36	-1,172.36	0.00
04/21/2025	Payment	605A	MICHAEL S. LEAVOR	Payment of Invoice 002045	-200.00	-200.00	0.00
04/21/2025	Payment	606A	THADDEUS MURRELL	Payment of Invoice 002046	-200.00	-200.00	0.00
05/09/2025	Payment	100064	GRAU & ASSOCIATES	Inv: 27577	-1,000.00	-1,000.00	0.00
05/09/2025	Payment	100065	FIRST CHOICE AQUATIC WEED MGMT LLC	Inv: 109500	-1,050.00	-1,050.00	0.00
05/09/2025	Payment	100066	LANDSCAPE MAINTENANCE	Inv: 308085, Inv: 308095, Inv: 308949, Inv: 310344, In	-31,275.25	-31,275.25	0.00
05/09/2025	Payment	100067	ILLUMINATIONS HOLIDAY	Inv: 370525	-165.00	-165.00	0.00

# Bank Account Statement

Watergrass CDD

Bank Account No. 2280

Statement No. 05\_25

Statement Date

05/31/2025

05/09/2025	Payment	100068	PASCO COUNTY UTILITIES	Inv: 22112206, Inv: 22275820	-11.34	-11.34	0.00
05/09/2025	Payment	100069	STRALEY ROBIN VERICKER	Inv: 26413	-1,203.50	-1,203.50	0.00
05/21/2025	Payment	100071	INFRAMARK LLC FIRST CHOICE	Inv: 149082	-2,989.17	-2,989.17	0.00
05/21/2025	Payment	100072	AQUATIC WEED MGMT LLC	Inv: 109627	-1,050.00	-1,050.00	0.00
05/21/2025	Payment	100073	STRALEY ROBIN VERICKER	Inv: 26537	-349.00	-349.00	0.00
05/23/2025	Payment	300034	WITHLACOOCHEE RIVER ACH	Inv: 050825-8112-ACH	-3,934.93	-3,934.93	0.00
05/30/2025	Payment	300036	WITHLACOOCHEE RIVER ACH	Inv: 050825-9255-ACH	-40.48	-40.48	0.00
05/30/2025	Payment	300037	WITHLACOOCHEE RIVER ACH	Inv: 050825-9256-ACH	-40.48	-40.48	0.00
05/30/2025	Payment	300038	WITHLACOOCHEE RIVER ACH	Inv: 050825-9257-ACH	-40.59	-40.59	0.00
05/21/2025	Payment	DD354	PASCO COUNTY UTILITIES	Payment of Invoice 002110	-13.19	-13.19	0.00
05/21/2025	Payment	DD355	PASCO COUNTY UTILITIES	Payment of Invoice 002111	-2.42	-2.42	0.00
<b>Total Checks</b>					<b>-46,487.71</b>	<b>-46,487.71</b>	<b>0.00</b>

## Adjustments

### Total Adjustments

### Outstanding Checks

01/28/2025	Payment	100029	PASCO COUNTY FIRE RESCUE	Inv: 2024006294		-100.00
01/28/2025	Payment	100034	METRO GATES, INC.	Inv: 240941, Inv: 241329		-1,165.00
03/13/2025	Payment	300014	CHARTER COMMUNICATION TACTICAL	Inv: 1302710022025 ACH		-109.98
03/26/2025	Payment	100057	PRESSURE WASHING LLC	Inv: INV-002355		-60.00
04/07/2025	Payment	601	THADDEUS MURRELL	Check for Vendor V00082		-400.00
04/30/2025	Payment	615	CATHERINE ANNE BILLINGTON	Check for Vendor V00033		-200.00
05/01/2025	Payment	100063	INFRAMARK LLC	Inv: 147979		-3.45
04/25/2025	Payment	300019	WITHLACOOCHEE RIVER ACH	Inv: 040825-9241-ACH		-40.53
04/25/2025	Payment	300020	WITHLACOOCHEE RIVER ACH	Inv: 040825-9242-ACH		-40.72
04/25/2025	Payment	300021	WITHLACOOCHEE RIVER ACH	Inv: 040825-9246-ACH		-55.61
04/25/2025	Payment	300022	WITHLACOOCHEE RIVER ACH	Inv: 040825-9247-ACH		-57.46
04/25/2025	Payment	300023	WITHLACOOCHEE RIVER ACH	Inv: 040825-9248-ACH		-55.98
04/25/2025	Payment	300024	WITHLACOOCHEE RIVER ACH	Inv: 040825-9250-ACH		-42.56
04/25/2025	Payment	300025	WITHLACOOCHEE RIVER ACH	Inv: 040825-9251-ACH		-56.35

# Bank Account Statement

Watergrass CDD

Bank Account No. 2280

Statement No. 05\_25

Statement Date

05/31/2025

04/25/2025	Payment	300026	WITHLACOOCHEE RIVER ACH	Inv: 040825-9253-ACH	-55.43
04/25/2025	Payment	300030	WITHLACOOCHEE RIVER ACH	Inv: 040825-9258-ACH	-40.53
04/30/2025	Payment	300031	WITHLACOOCHEE RIVER ACH	Inv: 040825-9244-ACH	-66.25
05/16/2025	Payment	100070	OLM, INC.	Inv: 45114	-750.00
04/30/2025	Payment	300032	WITHLACOOCHEE RIVER ACH	Inv: 040825-9239-ACH	-2,970.36
04/30/2025	Payment	300033	WITHLACOOCHEE RIVER ACH	Inv: 040825-9243-ACH	-114.71
05/20/2025	Payment	619	CATHERINE ANNE BILLINGTON	Check for Vendor V00033	-200.00
05/20/2025	Payment	620	MATTHEW P. BALOGH	Check for Vendor V00065	-200.00
05/20/2025	Payment	621	MICHAEL S. LEAVOR	Check for Vendor V00070	-200.00
05/20/2025	Payment	622	THADDEUS MURRELL	Check for Vendor V00082	-200.00
05/22/2025	Payment	623	OLM, INC.	Check for Vendor V00078	-1,500.00
04/25/2025	Payment	300035	WITHLACOOCHEE RIVER ACH	Inv: 040825-9252-ACH	-102.87
<b>Total Outstanding Checks</b>					-8,787.79

## Outstanding Deposits

04/01/2024	JE000269	Bulk Billing- Elect	121.23
04/01/2024	JE000270	Bulk Billing- Elect	3,674.20
01/01/2025	JE000359	Utility - Electric ADJ JE	3,927.68
03/01/2025	JE000392	ACH utility water	3.70
05/01/2025	JE000425	Reversal Utility Electric Adj	3,699.36
05/01/2025	JE000427	Reversal Pasco ADJ JE	689.23
<b>Total Outstanding Deposits</b>			12,115.40

# **Watergrass Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070



# **WATERGRASS COMMUNITY DEVELOPMENT DISTRICT**

## **Balance Sheet**

As of June 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b><u>ASSETS</u></b>					
Cash In Bank	\$ 1,203,490	\$ -	\$ -	\$ -	\$ 1,203,490
Cash in Transit	-	9,730	-	-	9,730
Due From Other Funds	-	37,319	-	-	37,319
Investments:					
Interest Account	-	16	-	-	16
Prepayment Account	-	2,751	-	-	2,751
Reserve Fund	-	74,571	-	-	74,571
Revenue Fund	-	28,425	-	-	28,425
Sinking fund	-	140	-	-	140
Deposits	2,609	-	-	-	2,609
Fixed Assets					
Improvements Other Than Buildings (IOTB)	-	-	15,145,848	-	15,145,848
Recreational Facilities	-	-	1,453,746	-	1,453,746
Amount Avail In Debt Services	-	-	-	1,673,429	1,673,429
Amount To Be Provided	-	-	-	1,556,571	1,556,571
<b>TOTAL ASSETS</b>	<b>\$ 1,206,099</b>	<b>\$ 152,952</b>	<b>\$ 16,599,594</b>	<b>\$ 3,230,000</b>	<b>\$ 21,188,645</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 1,582	\$ -	\$ -	\$ -	\$ 1,582
Bonds Payable	-	-	-	3,230,000	3,230,000
Due To Other Funds	37,319	-	-	-	37,319
<b>TOTAL LIABILITIES</b>	<b>38,901</b>	<b>-</b>	<b>-</b>	<b>3,230,000</b>	<b>3,268,901</b>
<b><u>FUND BALANCES</u></b>					
Restricted for:					
Debt Service	-	152,952	-	-	152,952
Unassigned:	1,167,198	-	16,599,594	-	17,766,792
<b>TOTAL FUND BALANCES</b>	<b>1,167,198</b>	<b>152,952</b>	<b>16,599,594</b>	<b>-</b>	<b>17,919,744</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,206,099</b>	<b>\$ 152,952</b>	<b>\$ 16,599,594</b>	<b>\$ 3,230,000</b>	<b>\$ 21,188,645</b>

**WATERGRASS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Tax Collector	\$ -	\$ 951	\$ 951	0.00%
Special Assmnts- Tax Collector	592,031	596,005	3,974	100.67%
Other Miscellaneous Revenues	-	4,768	4,768	0.00%
<b>TOTAL REVENUES</b>	<b>592,031</b>	<b>601,724</b>	<b>9,693</b>	<b>101.64%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	6,200	5,800	51.67%
ProfServ-Arbitrage Rebate	1,000	3,000	(2,000)	300.00%
ProfServ-Trustee Fees	11,000	-	11,000	0.00%
District Counsel	7,000	6,766	234	96.66%
District Engineer	7,200	1,295	5,905	17.99%
District Manager	29,870	22,454	7,416	75.17%
Auditing Services	8,900	9,000	(100)	101.12%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	300	7	293	2.33%
Public Officials Insurance	3,414	-	3,414	0.00%
Legal Advertising	1,000	358	642	35.80%
Tax Collector/Property Appraiser Fees	700	392	308	56.00%
Bank Fees	400	-	400	0.00%
Website Administration	1,200	84	1,116	7.00%
Dues, Licenses, Subscriptions	250	285	(35)	114.00%
<b>Total Administration</b>	<b>85,734</b>	<b>51,341</b>	<b>34,393</b>	<b>59.88%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	10,000	13,004	(3,004)	130.04%
Utility - StreetLights	53,000	14,089	38,911	26.58%
<b>Total Electric Utility Services</b>	<b>63,000</b>	<b>27,093</b>	<b>35,907</b>	<b>43.00%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Reclaimed Irrigation	10,000	4,137	5,863	41.37%
<b>Total Water-Sewer Comb Services</b>	<b>10,000</b>	<b>4,137</b>	<b>5,863</b>	<b>41.37%</b>
<b><u>Stormwater Control</u></b>				
Contracts-Aquatic Control	12,600	8,400	4,200	66.67%
Stormwater Assessment	180	-	180	0.00%
R&M-Stormwater System	1,500	-	1,500	0.00%
<b>Total Stormwater Control</b>	<b>14,280</b>	<b>8,400</b>	<b>5,880</b>	<b>58.82%</b>

**WATERGRASS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Field Services	6,000	4,920	1,080	82.00%
Contracts-Fire Ant Treatment	1,000	-	1,000	0.00%
Insurance - General Liability	3,974	6,581	(2,607)	165.60%
Insurance -Property & Casualty	18,685	18,685	-	100.00%
Insurance - Crime	325	-	325	0.00%
Landscape - Mulch	39,000	11,700	27,300	30.00%
Landscape Maintenance	175,650	164,623	11,027	93.72%
Landscape Replacement	15,000	-	15,000	0.00%
Landscape - Storm Clean Up	-	20,300	(20,300)	0.00%
Irrigation Maintenance	25,000	962	24,038	3.85%
Entry & Walls Maintenance	25,000	60	24,940	0.24%
Holiday Lighting & Decorations	10,000	10,039	(39)	100.39%
<b>Total Other Physical Environment</b>	<b>319,634</b>	<b>237,870</b>	<b>81,764</b>	<b>74.42%</b>
<b><u>Road and Street Facilities</u></b>				
R&M-Sidewalks	4,500	-	4,500	0.00%
Roadway Repair & Maintenance	10,000	3,325	6,675	33.25%
StreetLight - Decorative Light Maint.	3,000	-	3,000	0.00%
<b>Total Road and Street Facilities</b>	<b>17,500</b>	<b>3,325</b>	<b>14,175</b>	<b>19.00%</b>
<b><u>Parks and Recreation</u></b>				
Playground Equipment and Maintenance	5,000	-	5,000	0.00%
WGII Amenities	57,000	1,165	55,835	2.04%
<b>Total Parks and Recreation</b>	<b>62,000</b>	<b>1,165</b>	<b>60,835</b>	<b>1.88%</b>
<b><u>Reserves</u></b>				
Capital Reserve	19,883	-	19,883	0.00%
<b>Total Reserves</b>	<b>19,883</b>	<b>-</b>	<b>19,883</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>592,031</b>	<b>333,331</b>	<b>258,700</b>	<b>56.30%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	268,393	268,393	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>898,805</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,167,198</b>		

**WATERGRASS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025  
Series 2019 Debt Service Fund (203)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 9,412	\$ 9,412	0.00%
Special Assmnts- Tax Collector	410,575	372,388	(38,187)	90.70%
<b>TOTAL REVENUES</b>	<b>410,575</b>	<b>381,800</b>	<b>(28,775)</b>	<b>92.99%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	220,000	310,000	(90,000)	140.91%
Interest Expense	190,575	132,750	57,825	69.66%
<b>Total Debt Service</b>	<b>410,575</b>	<b>442,750</b>	<b>(32,175)</b>	<b>107.84%</b>
<b>TOTAL EXPENDITURES</b>	<b>410,575</b>	<b>442,750</b>	<b>(32,175)</b>	<b>107.84%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(60,950)	(60,950)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>213,902</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 152,952</b>		

# Bank Account Statement

Watergrass CDD

**Bank Account No.** 2280  
**Statement No.** 06\_25

**Statement Date** 06/30/2025

<b>G/L Account No. 101002 Balance</b>	1,203,490.24	<b>Statement Balance</b>	1,203,631.08
		<b>Outstanding Deposits</b>	8,416.04
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	1,212,047.12
<b>Subtotal</b>	1,203,490.24	<b>Outstanding Checks</b>	-8,556.88
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	1,203,490.24
<b>Ending G/L Balance</b>	1,203,490.24		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
05/01/2025		JE000425	Utility - Electric	Reversal Utility Electric Adj	3,699.36	3,699.36	0.00
06/16/2025		JE000462	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	3,200.37	3,200.37	0.00
<b>Total Deposits</b>					6,899.73	6,899.73	0.00
<b>Checks</b>							
							0.00
03/26/2025	Payment	100057	TACTICAL PRESSURE WASHING LLC	Inv: INV-002355	-60.00	-60.00	0.00
04/30/2025	Payment	615	CATHERINE ANNE BILLINGTON	Check for Vendor V00033	-200.00	-200.00	0.00
05/01/2025	Payment	100063	INFRAMARK LLC	Inv: 147979	-3.45	-3.45	0.00
04/25/2025	Payment	300019	WITHLACOOOCHEE RIVER ACH	Inv: 040825-9241-ACH	-40.53	-40.53	0.00
04/25/2025	Payment	300020	WITHLACOOOCHEE RIVER ACH	Inv: 040825-9242-ACH	-40.72	-40.72	0.00
04/25/2025	Payment	300021	WITHLACOOOCHEE RIVER ACH	Inv: 040825-9246-ACH	-55.61	-55.61	0.00
04/25/2025	Payment	300022	WITHLACOOOCHEE RIVER ACH	Inv: 040825-9247-ACH	-57.46	-57.46	0.00
04/25/2025	Payment	300023	WITHLACOOOCHEE RIVER ACH	Inv: 040825-9248-ACH	-55.98	-55.98	0.00
04/25/2025	Payment	300024	WITHLACOOOCHEE RIVER ACH	Inv: 040825-9250-ACH	-42.56	-42.56	0.00
04/25/2025	Payment	300025	WITHLACOOOCHEE RIVER ACH	Inv: 040825-9251-ACH	-56.35	-56.35	0.00
04/25/2025	Payment	300026	WITHLACOOOCHEE RIVER ACH	Inv: 040825-9253-ACH	-55.43	-55.43	0.00
04/25/2025	Payment	300030	WITHLACOOOCHEE RIVER ACH	Inv: 040825-9258-ACH	-40.53	-40.53	0.00
04/30/2025	Payment	300031	WITHLACOOOCHEE RIVER ACH	Inv: 040825-9244-ACH	-66.25	-66.25	0.00
05/16/2025	Payment	100070	OLM, INC.	Inv: 45114	-750.00	-750.00	0.00
04/30/2025	Payment	300032	WITHLACOOOCHEE RIVER ACH	Inv: 040825-9239-ACH	-2,970.36	-2,970.36	0.00

# Bank Account Statement

Watergrass CDD

Bank Account No. 2280

Statement No. 06\_25

Statement Date

06/30/2025

04/30/2025	Payment	300033	WITHLACOOOCHEE RIVER ACH	Inv: 040825-9243-ACH	-114.71	-114.71	0.00
05/20/2025	Payment	619	CATHERINE ANNE BILLINGTON	Check for Vendor V00033	-200.00	-200.00	0.00
05/20/2025	Payment	620	MATTHEW P. BALOGH	Check for Vendor V00065	-200.00	-200.00	0.00
05/20/2025	Payment	621	MICHAEL S. LEAVOR	Check for Vendor V00070	-200.00	-200.00	0.00
06/04/2025		JE000443	Due To Other Districts	Wire Transfer to Watergrass II	-1,880.43	-1,880.43	0.00
06/02/2025	Payment	100074	ILLUMINATIONS HOLIDAY	Inv: 237525	-215.00	-215.00	0.00
04/25/2025	Payment	300035	WITHLACOOOCHEE RIVER ACH	Inv: 040825-9252-ACH	-102.87	-102.87	0.00
06/11/2025	Payment	624	PASCO COUNTY UTILITIES	Check for Vendor V00049	-7.29	-7.29	0.00
06/12/2025	Payment	100075	LANDSCAPE MAINTENANCE FIELDS	Inv: 326386, Inv: 335745, Inv: 052725, Inv: 335744, In	-30,532.80	-30,532.80	0.00
06/12/2025	Payment	100076	CONSULTING GROUP, LLC	Inv: 3574	-825.00	-825.00	0.00
06/12/2025	Payment	100077	BGE, INC	Inv: 22555	-122.36	-122.36	0.00
06/12/2025	Payment	100078	GRAU & ASSOCIATES	Inv: 27800	-6,000.00	-6,000.00	0.00
06/12/2025	Payment	100079	INFRAMARK LLC	Inv: 150145, Inv: 150804	-3,360.16	-3,360.16	0.00
06/19/2025	Payment	627	MIKE FASANO, PASCO COUNTY	Check for Vendor V00009	-147.16	-147.16	0.00
06/20/2025	Payment	100080	LANDSCAPE MAINTENANCE	Inv: 339166	-575.00	-575.00	0.00
06/20/2025	Payment	300039	WITHLACOOOCHEE RIVER ACH	Inv: 060925-9255-ACH	-40.59	-40.59	0.00
06/20/2025	Payment	300040	WITHLACOOOCHEE RIVER ACH	Inv: 060925-9256-ACH	-40.48	-40.48	0.00
06/20/2025	Payment	300041	WITHLACOOOCHEE RIVER ACH	Inv: 060925-9257-ACH	-40.48	-40.48	0.00
06/20/2025	Payment	300042	PASCO COUNTY UTILITIES	Inv: 22436047-ACH	-8.33	-8.33	0.00
06/20/2025	Payment	300043	PASCO COUNTY UTILITIES	Inv: 22436044-ACH	-7.52	-7.52	0.00
06/26/2025	Payment	100082	LANDSCAPE MAINTENANCE	Inv: 321361, Inv: 323022, Inv: 328698	-8,850.67	-8,850.67	0.00
06/20/2025	Payment	300046	WITHLACOOOCHEE RIVER ACH	Inv: 060925-9250-ACH	-133.01	-133.01	0.00
06/20/2025	Payment	300047	WITHLACOOOCHEE RIVER ACH	Inv: 060925-9251-ACH	-59.53	-59.53	0.00
06/20/2025	Payment	300048	WITHLACOOOCHEE RIVER ACH	Inv: 060925-9252-ACH	-197.57	-197.57	0.00
06/20/2025	Payment	300049	WITHLACOOOCHEE RIVER ACH	Inv: 060925-9247-ACH	-61.25	-61.25	0.00
06/20/2025	Payment	300050	WITHLACOOOCHEE RIVER ACH	Inv: 060925-9248-ACH	-59.31	-59.31	0.00
06/20/2025	Payment	300051	WITHLACOOOCHEE RIVER ACH	Inv: 060925-9246-ACH	-56.74	-56.74	0.00
06/20/2025	Payment	300052	WITHLACOOOCHEE RIVER ACH	Inv: 060925-9244-ACH	-73.41	-73.41	0.00
06/20/2025	Payment	300053	WITHLACOOOCHEE RIVER ACH	Inv: 060925-9242-ACH	-40.70	-40.70	0.00

# Bank Account Statement

Watergrass CDD

Bank Account No. 2280

Statement No. 06\_25

Statement Date

06/30/2025

06/20/2025	Payment	300054	WITHLACOOCHEE RIVER ACH	Inv: 060925-9241-ACH	-40.48	-40.48	0.00
06/20/2025	Payment	300055	WITHLACOOCHEE RIVER ACH	Inv: 060925-9239-ACH	-3,039.30	-3,039.30	0.00
06/20/2025	Payment	300056	WITHLACOOCHEE RIVER ACH	Inv: 060925-9258-ACH	-40.59	-40.59	0.00
06/20/2025	Payment	300057	WITHLACOOCHEE RIVER ACH	Inv: 060925-9253-ACH	-58.45	-58.45	0.00
06/30/2025		JE000468	Utility - Electric	Utility - Electric Adj JE	-161.84	-161.84	0.00
<b>Total Checks</b>					-61,988.26	-61,988.26	0.00

## Adjustments

### Total Adjustments

### Outstanding Checks

01/28/2025	Payment	100029	PASCO COUNTY FIRE RESCUE	Inv: 2024006294		-100.00	
01/28/2025	Payment	100034	METRO GATES, INC.	Inv: 240941, Inv: 241329		-1,165.00	
03/13/2025	Payment	300014	CHARTER COMMUNICATION	Inv: 1302710022025 ACH		-109.98	
04/07/2025	Payment	601	THADDEUS MURRELL	Check for Vendor V00082		-400.00	
05/20/2025	Payment	622	THADDEUS MURRELL	Check for Vendor V00082		-200.00	
05/22/2025	Payment	623	OLM, INC.	Check for Vendor V00078		-1,500.00	
06/12/2025	Payment	625	WATERGRASS CDD	Check for Vendor V00074		-2,576.73	
06/18/2025	Payment	626	WATERGRASS CDD	Check for Vendor V00074		-1,212.54	
06/19/2025	Payment	628	PASCO COUNTY UTILITIES	Check for Vendor V00049		-379.41	
06/20/2025	Payment	100081	OLM, INC.	Inv: 45284		-750.00	
06/26/2025	Payment	100083	INFRAMARK LLC	Inv: 151886		-1.38	
06/20/2025	Payment	300058	WITHLACOOCHEE RIVER ACH	Inv: 060925-9243-ACH		-161.84	
<b>Total Outstanding Checks</b>						-8,556.88	

### Outstanding Deposits

04/01/2024	JE000269	Bulk Billing- Elect	121.23
04/01/2024	JE000270	Bulk Billing- Elect	3,674.20
01/01/2025	JE000359	Utility - Electric ADJ JE	3,927.68
03/01/2025	JE000392	ACH utility water	3.70
05/01/2025	JE000427	Reversal Pasco ADJ JE	689.23
<b>Total Outstanding Deposits</b>			8,416.04

## May 2025 Meeting

**WATERGRASS CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
FIRST CHOICE AQUATIC WEED MGMT LLC	4/30/2025	109500	\$1,050.00	\$1,050.00	WATERWAY
FIRST CHOICE AQUATIC WEED MGMT LLC	5/14/2025	109627	\$1,050.00	\$1,050.00	May 2025 Aquatics
INFRAMARK LLC	5/2/2025	149082	\$500.00		DISTRICT INVOICE
INFRAMARK LLC	5/2/2025	149082	\$2,489.17	\$2,989.17	DISTRICT INVOICE
LANDSCAPE MAINTENANCE	1/28/2025	310344	\$14,637.51	\$14,637.51	LANDSCAPE
LANDSCAPE MAINTENANCE	5/1/2025	332728	\$14,637.51	\$14,637.51	LANDSCAPE
OLM, INC.	5/13/2025	45114	\$750.00	\$750.00	LANDSCAPE SERVICES
OLM, INC.	4/1/2025	43374-1	\$750.00	\$750.00	July 2024- OLM
OLM, INC.	8/12/2024	43578-1	\$750.00	\$750.00	LANDSCAPE SERVICES
<b>Monthly Contract Subtotal</b>			<b>\$36,614.19</b>	<b>\$36,614.19</b>	
<b>Variable Contract</b>					
GRAU & ASSOCIATES	5/1/2025	27577	\$1,000.00	\$1,000.00	Audit FYE 09/30/2024
ILLUMINATIONS HOLIDAY	5/4/2025	370525	\$165.00	\$165.00	Track Lighting not working at Bridgeview Entrance
ILLUMINATIONS HOLIDAY	5/20/2025	237525	\$215.00	\$215.00	May 2025- Landscape Lighting Service Call
STRALEY ROBIN VERICKER	4/25/2025	26413	\$1,203.50	\$1,203.50	Legal Fees
STRALEY ROBIN VERICKER	5/16/2025	26537	\$349.00	\$349.00	April 2025- Legel Counsel
<b>Variable Contract Subtotal</b>			<b>\$2,932.50</b>	<b>\$2,932.50</b>	
<b>Utilities</b>					
PASCO COUNTY UTILITIES	4/25/2025	22275820	\$6.48	\$6.48	Reclaim water
WITHLACOOCHEE RIVER ACH	4/8/2025	040825-9241-ACH	\$40.53	\$40.53	Pump 3/5-4/3
WITHLACOOCHEE RIVER ACH	4/8/2025	040825-9242-ACH	\$40.72	\$40.72	Pump 3/5-4/3
WITHLACOOCHEE RIVER ACH	4/8/2025	040825-9246-ACH	\$55.61	\$55.61	Electric 3/5-4/3
WITHLACOOCHEE RIVER ACH	4/8/2025	040825-9247-ACH	\$57.46	\$57.46	Electric 3/5-4/3
WITHLACOOCHEE RIVER ACH	4/8/2025	040825-9248-ACH	\$55.98	\$55.98	Electric 3/5-4/3
WITHLACOOCHEE RIVER ACH	4/8/2025	040825-9250-ACH	\$42.56	\$42.56	Electric 3/5-4/3
WITHLACOOCHEE RIVER ACH	4/8/2025	040825-9251-ACH	\$56.35	\$56.35	Electric 3/5-4/3
WITHLACOOCHEE RIVER ACH	4/8/2025	040825-9253-ACH	\$55.43	\$55.43	Electric 3/5-4/3
WITHLACOOCHEE RIVER ACH	4/8/2025	040825-9255-ACH	\$40.44	\$40.44	Electric 3/5-4/3
WITHLACOOCHEE RIVER ACH	4/8/2025	040825-9256-ACH	\$40.44	\$40.44	Electric 3/5-4/3



May 2025 Meeting

**WATERGRASS CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
WITHLACOOCHEE RIVER ACH	4/8/2025	040825-9257-ACH	\$40.53	\$40.53	Electric 3/5-4/3
WITHLACOOCHEE RIVER ACH	4/8/2025	040825-9258-ACH	\$40.53	\$40.53	Electric 3/5-4/3
WITHLACOOCHEE RIVER ACH	4/8/2025	040825-9244-ACH	\$66.25	\$66.25	ELECTRIC
WITHLACOOCHEE RIVER ACH	5/8/2025	050825-8112-ACH	\$3,934.93	\$3,934.93	BULK ELECTRIC
WITHLACOOCHEE RIVER ACH	5/8/2025	050825-9255-ACH	\$40.48	\$40.48	ELECTRIC
WITHLACOOCHEE RIVER ACH	5/8/2025	050825-9256-ACH	\$40.48	\$40.48	ELECTRIC
WITHLACOOCHEE RIVER ACH	5/8/2025	050825-9257-ACH	\$40.59	\$40.59	ELECTRIC
WITHLACOOCHEE RIVER ACH	4/8/2025	040825-9239-ACH	\$2,970.36	\$2,970.36	ELECTRIC
WITHLACOOCHEE RIVER ACH	4/8/2025	040825-9243-ACH	\$114.71	\$114.71	ELECTRIC
WITHLACOOCHEE RIVER ACH	4/8/2025	040825-9252-ACH	\$102.87	\$102.87	April- 2025 Electric
<b>Utilities Subtotal</b>			<b>\$7,883.73</b>	<b>\$7,883.73</b>	
<b>Regular Services</b>					
CATHERINE ANNE BILLINGTON	5/15/2025	CB-051525	\$200.00	\$200.00	BOARD 5/15/25
MATTHEW P. BALOGH	5/15/2025	MB-051525	\$200.00	\$200.00	BOARD 5/15/25
MICHAEL S. LEAVOR	5/15/2025	MS-051525	\$200.00	\$200.00	BOARD 5/15/25
THADDEUS MURRELL	5/15/2025	TM-051525	\$200.00	\$200.00	BOARD 5/15/25
<b>Regular Services Subtotal</b>			<b>\$800.00</b>	<b>\$800.00</b>	
<b>Additional Services</b>					
LANDSCAPE MAINTENANCE	1/17/2025	308085	\$154.57	\$154.57	LANDSCAPE- Irrigation
LANDSCAPE MAINTENANCE	1/17/2025	308095	\$645.66	\$645.66	LANDSCAPE
LANDSCAPE MAINTENANCE	1/23/2025	308949	\$1,200.00	\$1,200.00	LANDSCAPE- Stump grinding
<b>Additional Services Subtotal</b>			<b>\$2,000.23</b>	<b>\$2,000.23</b>	
<b>TOTAL</b>			<b>\$50,230.65</b>	<b>\$50,230.65</b>	

Phone: 407-859-2020  
Fax: 407-859-3275

# Invoice

Date	Invoice #
4/30/2025	109500

## Bill To

Water Grass CDD #1  
C/o Inframark  
2005 Pan Am Circle Dr., Ste. 300  
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	5/30/2025

[illegible]

Thank you for your business.

<b>Total</b>	\$1,050.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,050.00

**Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694**

Job Name: \_\_\_\_\_  
Customer Number: 448 Customer: WATERGRASS CDD  
Technician: Paola  
Date: 04/24/2025 Time: 03:01 PM  
Customer Signature: \_\_\_\_\_

[illegible]

3 trash bags collected

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>	<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input checked="" type="checkbox"/> < 1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> Carp observed	<input checked="" type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Barrier Inspected	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack		<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

<input checked="" type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	

☐ Arrowhead      ☐ Bulrush      ☐ Golden Canna  
☐ Bacopa      ☐ Chara      ☐ Gulf Spikerush  
☐ Blue Flag Iris      ☐ Cordgrass      ☐ Lily

☐ Naiad ☐ \_\_\_\_\_

☐ Pickerelweed

☐ Soft Rush ☐ \_\_\_\_\_





**Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694**

Job Name: \_\_\_\_\_  
Customer Number: 448 Customer: WATERGRASS CDD  
Technician: Paola  
Date: 04/24/2025 Time: 01:15 PM  
Customer Signature: \_\_\_\_\_

[illegible]

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>	<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input checked="" type="checkbox"/> < 1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> Carp observed	<input checked="" type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Barrier Inspected	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack		<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

<input checked="" type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	

☐ Arrowhead      ☐ Bulrush      ☐ Golden Canna  
☐ Bacopa      ☐ Chara      ☐ Gulf Spikerush  
☐ Blue Flag Iris      ☐ Cordgrass      ☐ Lily

☐ Naiad ☐ \_\_\_\_\_

☐ Pickerelweed

☐ Soft Rush ☐ \_\_\_\_\_











Phone: 407-859-2020  
Fax: 407-859-3275

# Invoice

Date	Invoice #
5/14/2025	109627

## Bill To

Water Grass CDD #1  
C/o Inframark  
2005 Pan Am Circle Dr., Ste. 300  
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	6/13/2025

[illegible]

Thank you for your business.

<b>Total</b>	\$1,050.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,050.00

**Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694**

Job Name: \_\_\_\_\_  
Customer Number: 448 Customer: WATERGRASS CDD  
Technician: Paola  
Date: 05/06/2025 Time: 01:57 PM  
Customer Signature: \_\_\_\_\_

[illegible]

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>	<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input checked="" type="checkbox"/> < 1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> Carp observed	<input checked="" type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Barrier Inspected	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack		<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

<input checked="" type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	

☐ Arrowhead      ☐ Bulrush      ☐ Golden Canna  
☐ Bacopa      ☐ Chara      ☐ Gulf Spikerush  
☐ Blue Flag Iris      ☐ Cordgrass      ☐ Lily

☐ Naiad ☐ \_\_\_\_\_

☐ Pickerelweed

☐ Soft Rush ☐ \_\_\_\_\_









**Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694**

Job Name: \_\_\_\_\_  
Customer Number: 448 Customer: WATERGRASS CDD  
Technician: Paola  
Date: 05/06/2025 Time: 03:36 PM  
Customer Signature: \_\_\_\_\_

[illegible]

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>	<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input checked="" type="checkbox"/> < 1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> Carp observed	<input checked="" type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Barrier Inspected	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack		<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

<input checked="" type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	

☐ Arrowhead      ☐ Bulrush      ☐ Golden Canna  
☐ Bacopa      ☐ Chara      ☐ Gulf Spikerush  
☐ Blue Flag Iris      ☐ Cordgrass      ☐ Lily

☐ Naiad ☐ \_\_\_\_\_

☐ Pickerelweed

☐ Soft Rush ☐ \_\_\_\_\_











2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**BILL TO**

WaterGrass CDD I  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**INVOICE#**

149062

**CUSTOMER ID**

C2293

**PO#****DATE**

5/2/2025

**NET TERMS**

Net 30

**DUE DATE**

6/1/2025

**Services provided for the Month of: May 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,489.17		2,489.17
Field Management	1	Ea	500.00		500.00
<b>Subtotal</b>					<b>2,989.17</b>

<b>Subtotal</b>	\$2,989.17
-----------------	------------

<b>Tax</b>	\$0.00
------------	--------

<b>Total Due</b>	\$2,989.17
------------------	------------

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

*To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.*

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice Number on your form of payment.*

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 310344

Bill To
Watergrass CDD c/o Inframark IMS 2654 Cypress Ridge Blvd. Suite 101 Wesley Chapel, FL 33544

Date	Due Date
01/28/25	2/27/2025
Account Owner	PO#
Jason Painter	

Item	Amount
#308647 - Watergrass CDD- Landscape Maintenance Agreement January 2025	\$14,637.51

**Grand Total**      **\$14,637.51**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$23,068.68	\$419.50	\$0.00	\$16,637.74	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com  
(877) 567-7761

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 332728

Bill To
Watergrass CDD c/o Inframark IMS 2654 Cypress Ridge Blvd. Suite 101 Wesley Chapel, FL 33544

Date	Due Date
05/01/25	5/31/2025
Account Owner	PO#
Jason Painter	

Item	Amount
#308647 - Watergrass CDD- Landscape Maintenance Agreement May 2025	\$14,637.51

Subtotal	<u>\$14,637.51</u>
Less Payments/Credits	<u>(\$0.00)</u>
Balance Due	\$14,637.51

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.



**OLM, Inc.**  
PO Box 440725  
Kennesaw, GA 30160  
+17704200900  
mlimbaugh@olminc.com  
www.olminc.com

**BILL TO**  
Watergrass CDD 1  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**INVOICE 45114**

**DATE 05/13/2025    TERMS Net 30**

**DUE DATE 06/12/2025**

DATE	ACTIVITY	DESCRIPTION	AMOUNT
05/09/2025	<b>Inspection</b>	monthly landscape inspection conducted at Watergrass CDD 1 by Paul Woods	750.00

Please include invoice number on all payments.

**TOTAL DUE                      \$750.00**



**OLM, Inc.**  
PO Box 440725  
Kennesaw, GA 30160  
770 420-0900  
mlimbaugh@olminc.com  
www.olminc.com

**BILL TO**  
Watergrass CDD 1  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**INVOICE 43374**

**DATE 07/10/2024    TERMS Net 30**

**DUE DATE 08/09/2024**

DATE	ACTIVITY	DESCRIPTION	AMOUNT
07/05/2024	<b>Inspection</b>	monthly landscape inspection conducted at Watergrass CDD 1 by Paul Woods	750.00

Please include invoice number on all payments.

**TOTAL DUE                      \$750.00**



**OLM, Inc.**  
PO Box 440725  
Kennesaw, GA 30160  
770 420-0900  
mlimbaugh@olminc.com  
www.olminc.com

**BILL TO**  
Watergrass CDD 1  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**INVOICE 43578**

**DATE** 08/12/2024    **TERMS** Net 30

**DUE DATE** 09/11/2024

DATE	ACTIVITY	DESCRIPTION	AMOUNT
08/09/2024	<b>Inspection</b>	monthly landscape inspection conducted at Watergrass 1 CDD by Paul Woods	750.00

Please include invoice number on all payments.

**TOTAL DUE**                      **\$750.00**

**Grau and Associates**

1001 W. Yamato Road, Suite 301  
 Boca Raton, FL 33431  
 www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Watergrass Community Development District 1*  
 2005 Pan Am Circle, Suite 300  
 Tampa, FL 33607

Invoice No.    27577  
 Date            05/01/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>1,000.00</u>
Current Amount Due	\$ <u><u>1,000.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,000.00	0.00	0.00	0.00	0.00	1,000.00

Payment due upon receipt.



**ILLUMINATIONS HOLIDAY LIGHTING**

Invoice 370525

8606 Herons Cove Pl  
Tampa, FL 33647  
Tim Gay

(813) 334-4827

**TO:**

Watergrass CDD I  
32711 Windelstraw Dr  
Wesley Chapel, FL 33545

JOB DESCRIPTION
WaterGrass CDD I Track Lighting Service Call

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
<p><b>Community Entrances</b></p> <p><b>Issue: Track Lighting not working at Bridgeview Entrance</b></p> <p><b>Fix:</b> Intermatic timer that controls landscape lights and receptacle to Track Lighting was off by 5 hours <b>(picture attached)</b></p> <p>GFCI receptacle had cover wide open causing irrigation and rain to trip it. So, the Track Lighting controller had no power due to tripped GFCI.</p> <p>While on property, we checked all other entrances to make sure they were working properly. All the other Intermatic timers were off by 1 hour (most likely due to recent time change).</p> <p>Requires 50% Deposit</p> <p style="text-align: right;"><b>WAIVED</b></p>	<p>\$165.00</p>
<b>AMOUNT DUE</b>	<b>\$165.00</b>

\* Holiday Lighting Price includes rental of materials, labor, installation, service and removal.

\* Final Price based on 5 year terms

**\* MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

Tim Gay  
PREPARED BY

5/4/2025  
DATE

**ILLUMINATIONS HOLIDAY LIGHTING**

Invoice 237525

8606 Herons Cove Pl  
Tampa, FL 33647  
Tim Gay

(813) 334-4827

**TO:**

Watergrass CDD I  
32711 Windelstraw Dr  
Wesley Chapel, FL 33545

JOB DESCRIPTION
WaterGrass CDD I Landscape Lighting Service Call

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
<p><b>Community Entrances</b></p> <p><b>Issue: Landscape Lighting not working at Overpass and Englestem</b> Reported that lights were broken We found 3 lights that had been knocked off the stem (knuckle) of the light fixture</p> <p><b>Fix:</b> The Lights were repairable so we fixed them while we were there. One Light needed to have the wire respliced as it was shorted out (wires touching)</p> <p>All 3 lights are now back in working order</p> <p>Requires 50% Deposit</p> <p style="text-align: right;"><b>WAIVED</b></p>	<p>\$215.00</p>
<b>AMOUNT DUE</b>	<b>\$215.00</b>

\* Price includes materials and labor

**\* MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING**

Tim Gay  
PREPARED BY

6/20/2025  
DATE

**Straley Robin Vericker**

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Watergrass CDD I  
 Meritus Districts  
 2005 PAN AM CIRCLE, SUITE 300  
 TAMPA, FL 33607

April 25, 2025

Client: 001211

Matter: 000001

Invoice #: 26413

Page: 1

RE: GENERAL

For Professional Services Rendered Through March 31, 2025

**SERVICES**

Date	Person	Description of Services	Hours	Amount
3/3/2025	CAW	RESEARCH AND REVIEW PARKING AND TOWING STATUTES AND COUNTY ORDINANCE IN RELATION TO DISTRICT ROADS.	0.6	\$183.00
3/4/2025	CAW	CORRESPONDENCE WITH S. FORD REGARDING EXISTING PARKING AND TOWING POLICIES.	0.2	\$61.00
3/10/2025	CAW	REVIEW PARKING AND TOWING POLICY; EMAIL CORRESPONDENCE WITH S. FORD REGARDING SAID POLICY.	0.2	\$61.00
3/11/2025	CAW	REVIEW AND RESPOND TO S. FORD REGARDING STATUS OF AMENITY COST SHARE AGREEMENT WITH WATERGRASS II.	0.1	\$30.50
3/14/2025	CAW	CORRESPONDENCE WITH S. FORD REGARDING STATUS OF APPROVAL OF AMENITY AND RECREATION COST SHARE AGREEMENT.	0.2	\$61.00
3/17/2025	AM	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FISCAL YEAR 2025-2026; PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$175.00
3/19/2025	CAW	REVIEW CHANGES TO AMENITY COST SHARE AGREEMENT FROM WATERGRASS II; REVIEW PROPOSED BUDGETING TIMELINES FOR WATERGRASS I AND WATERGRASS II; EMAIL CORRESPONDENCE WITH S. FORD REGARDING CHANGES TO BE DISCUSSED AT THE MARCH 20TH BOARD MEETING.	0.7	\$213.50
3/19/2025	AM	REVISE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	0.3	\$52.50

April 25, 2025

Client: 001211

Matter: 000001

Invoice #: 26413

Page: 2

**SERVICES**

Date	Person	Description of Services	Hours	Amount
3/20/2025	CAW	PREPARE FOR AND ATTEND MARCH 20TH BOARD MEETING VIA ZOOM.	0.8	\$244.00
3/28/2025	CAW	REVISE AMENITY COST SHARE AGREEMENT; CORRESPONDENCE WITH S. FORD AND K. HOPKINSON REGARDING CHANGES TO THE AGREEMENT.	0.4	\$122.00
Total Professional Services			4.5	\$1,203.50
Total Services			\$1,203.50	
Total Disbursements			\$0.00	
Total Current Charges				\$1,203.50
Previous Balance				\$1,799.50
Less Payments				(\$1,799.50)
<b>PAY THIS AMOUNT</b>				<b>\$1,203.50</b>

***Please Include Invoice Number on all Correspondence***

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26413	April 25, 2025	\$1,203.50	\$0.00	\$0.00	\$0.00	\$1,552.50
Total Remaining Balance Due						\$1,552.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,552.50	\$0.00	\$0.00	\$0.00

**Straley Robin Vericker**

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Watergrass CDD I  
 Meritus Districts  
 2005 PAN AM CIRCLE, SUITE 300  
 TAMPA, FL 33607

May 16, 2025

Client: 001211

Matter: 000001

Invoice #: 26537

Page: 1

RE: GENERAL

For Professional Services Rendered Through April 30, 2025

**SERVICES**

Date	Person	Description of Services	Hours	Amount
4/1/2025	CAW	REVIEW RESOLUTION ADOPTING 2025/2026 BUDGET.	0.2	\$61.00
4/2/2025	AM	PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	\$105.00
4/17/2025	CAW	REVIEW AGENDA FOR APRIL 17TH BOARD MEETING; CORRESPONDENCE WITH DISTRICT MANAGER REGARDING MEETING; PREPARE LETTER INFORMING RESIDENTS OF UNAUTHORIZED DUMPING.	0.6	\$183.00
Total Professional Services			1.4	\$349.00

May 16, 2025  
Client: 001211  
Matter: 000001  
Invoice #: 26537

Page: 2

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Total Services	\$349.00	
Total Disbursements	\$0.00	
Total Current Charges		\$349.00
Previous Balance		\$1,203.50
<b>PAY THIS AMOUNT</b>		<b>\$1,552.50</b>

*Please Include Invoice Number on all Correspondence*



PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
NEW PORT RICHEY (727) 847-8131  
DADE CITY (352) 521-4285

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344



2995 1 1  
35-93582

## WATERGRASS CDD

Service Address: **0 GARDEN ALCOVE LOOP**

Bill Number: 22275820

Billing Date: 4/25/2025

Billing Period: 3/14/2025 to 4/14/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
0930485	01314219
Please use the 15-digit number below when making a payment through your bank	
093048501314219	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	211150226	3/14/2025	285	4/14/2025	293	31	8

## Usage History

## Reclaimed

April 2025	8
March 2025	6
February 2025	1
January 2025	6
December 2024	8
November 2024	10
October 2024	0
September 2024	0
August 2024	2
July 2024	6
June 2024	7
May 2024	6

## Transactions

Previous Bill	4.86
<b>Past Due</b>	4.86
Current Transactions	
Reclaimed	
Reclaimed	8 Thousand Gals X \$0.81
	6.48
<b>Total Current Transactions</b>	6.48
<b>TOTAL BALANCE DUE</b>	<b>\$11.34</b>

\*Past due balance is delinquent and subject to further fees and immediate disconnect.



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)
☐ Check this box if entering change of mailing address on back.

Account # 0930485  
Customer # 01314219  
Past Due 4.86  
Current Transactions 6.48

**Total Balance Due \$11.34**  
**Due Date 5/12/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

WATERGRASS CDD  
C/O MERITUS  
2005 PAN AM CIRCLE STE 120  
TAMPA FL 33607-2529

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

013142199093048552227582020000011349





Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1469241** Cycle 05  
Meter Number 40524833  
Customer Number 10288112  
Customer Name WATERGRASS CDD

Page 128  
Bill Date 04/08/2025  
Amount Due 40.53  
Current Charges Due 04/30/2025

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address PENTA PL  
Service Description PUMP  
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/05	38677	04/03	38681				4

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Apr 2025	29	0
Mar 2025	29	0
Apr 2024	29	0

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 2 8 8 1 1 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

\*\*\* ATTENTION \*\*\*

The 2024 Capital Credits assigned amount for this account is \$45.79. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance 40.44  
Payment 40.44CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 4 KWH @ 0.05017 0.20  
Fuel Adjustment 4 KWH @ 0.04000 0.16  
FL Gross Receipts Tax 1.01

Total Current Charges 40.53  
Total Due E.F.T. 40.53

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/08/2025

District: OP05

Use above space for address change ONLY.

1469241  
WATERGRASS CDD  
C/O MERITUS ASSOC  
2005 PAN AM CIR STE 800  
TAMPA FL 33607-2376

OP05

Electronic Funds Transfer on or after 04/25/2025  
TOTAL CHARGES DUE 40.53  
DO NOT PAY

000146924100000405300000405309



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1469242** Cycle **05**  
Meter Number **89849772**  
Customer Number **10288112**  
Customer Name **WATERGRASS CDD**

Page 129  
Bill Date **04/08/2025**  
Amount Due **40.72**  
Current Charges Due **04/30/2025**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address **BRIDGEVIEW DR**  
Service Description **PUMP**  
Service Classification **General Service Non-Demand**

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/05	8307	04/03	8313				6

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Apr 2025	29	0
Mar 2025	29	0
Apr 2024	29	0

**BILLS ARE DUE**  
**WHEN RENDERED**  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 2 8 8 1 1 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

**\*\*\* ATTENTION \*\*\***

The 2024 Capital Credits assigned amount for this account is \$46.02. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

**Previous Balance** 40.63  
**Payment** 40.63CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge 6 KWH @ 0.05017** 0.30  
**Fuel Adjustment 6 KWH @ 0.04000** 0.24  
**FL Gross Receipts Tax** 1.02

**Total Current Charges** 40.72  
**Total Due** **E.F.T.** 40.72

**DO NOT PAY**

Total amount will be electronically transferred on or after 04/25/2025.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 04/08/2025**

District: OP05

**1469242** **OP05**  
WATERGRASS CDD  
C/O MERITUS ASSOC  
2005 PAN AM CIR STE 800  
TAMPA FL 33607-2376

**Electronic Funds Transfer on or after 04/25/2025**  
**TOTAL CHARGES DUE** **40.72**  
**DO NOT PAY**

000146924200000407200000407205



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1469246** Cycle **05**  
Meter Number **33117142**  
Customer Number **10288112**  
Customer Name **WATERGRASS CDD**

Page 130  
Bill Date **04/08/2025**  
Amount Due **55.61**  
Current Charges Due **04/30/2025**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 32344 SUMMERGLADE DR  
Service Description B3 GAT  
Service Classification General Service Non-Demand

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Apr 2025	29	6
Mar 2025	29	6
Apr 2024	29	6

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 2 8 8 1 1 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

\*\*\* ATTENTION \*\*\*

The 2024 Capital Credits assigned amount for this account is \$63.14. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: **04/08/2025**

District: OP05

**1469246** OP05  
WATERGRASS CDD  
C/O MERITUS ASSOC  
2005 PAN AM CIR STE 800  
TAMPA FL 33607-2376

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/05	55514	04/03	55681				167

Previous Balance 56.16  
Payment 56.16CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 167 KWH @ 0.05017 8.38  
Fuel Adjustment 167 KWH @ 0.04000 6.68  
FL Gross Receipts Tax 1.39

Total Current Charges 55.61  
Total Due E.F.T. 55.61

**DO NOT PAY**  
Total amount will be electronically transferred on or after 04/25/2025.

Electronic Funds Transfer on or after **04/25/2025**  
**TOTAL CHARGES DUE 55.61**  
**DO NOT PAY**

000146924600000556100000556108



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1469247** Cycle 05  
Meter Number 34974924  
Customer Number 10288112  
Customer Name WATERGRASS CDD

Page 131  
Bill Date 04/08/2025  
Amount Due 57.46  
Current Charges Due 04/30/2025

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 32418 SUMMERGLADE DR  
Service Description B4 GAT  
Service Classification General Service Non-Demand

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Apr 2025	29	6
Mar 2025	29	7
Apr 2024	29	6

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 2 8 8 1 1 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

\*\*\* ATTENTION \*\*\*

The 2024 Capital Credits assigned amount for this account is \$64.93. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/08/2025

District: OP05

1469247 OP05  
WATERGRASS CDD  
C/O MERITUS ASSOC  
2005 PAN AM CIR STE 800  
TAMPA FL 33607-2376

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/05	51399	04/03	51586				187

Previous Balance 57.64  
Payment 57.64CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 187 KWH @ 0.05017 9.38  
Fuel Adjustment 187 KWH @ 0.04000 7.48  
FL Gross Receipts Tax 1.44

Total Current Charges 57.46  
Total Due E.F.T. 57.46

**DO NOT PAY**  
Total amount will be electronically transferred on or after 04/25/2025.

Electronic Funds Transfer on or after 04/25/2025  
**TOTAL CHARGES DUE 57.46**  
**DO NOT PAY**

000146924700000574600000574605



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1469248** Cycle 05  
Meter Number 37183971  
Customer Number 10288112  
Customer Name WATERGRASS CDD

Page 132  
Bill Date 04/08/2025  
Amount Due 55.98  
Current Charges Due 04/30/2025

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 32251 COTTAGE GLEN LN  
Service Description B8GATE  
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/05	40793	04/03	40964				171

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Apr 2025	29	6
Mar 2025	29	6
Apr 2024	29	6

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 2 8 8 1 1 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

\*\*\* ATTENTION \*\*\*

The 2024 Capital Credits assigned amount for this account is \$61.92. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance 56.26  
Payment 56.26CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 171 KWH @ 0.05017 8.58  
Fuel Adjustment 171 KWH @ 0.04000 6.84  
FL Gross Receipts Tax 1.40

Total Current Charges 55.98  
Total Due E.F.T. 55.98

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/08/2025

District: OP05

Use above space for address change ONLY.

1469248 OP05  
WATERGRASS CDD  
C/O MERITUS ASSOC  
2005 PAN AM CIR STE 800  
TAMPA FL 33607-2376

Electronic Funds Transfer on or after 04/25/2025
TOTAL CHARGES DUE 55.98
DO NOT PAY

000146924800000559800000559801



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1469250** Cycle 05  
Meter Number 49883107  
Customer Number 10288112  
Customer Name WATERGRASS CDD

Page 133  
Bill Date 04/08/2025  
Amount Due 42.56  
Current Charges Due 04/30/2025

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 7222 ANGLESTEM BLVD  
Service Description IRRIG  
Service Classification General Service Non-Demand

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Apr 2025	29	1
Mar 2025	29	1
Apr 2024	29	13

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 2 8 8 1 1 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

\*\*\* ATTENTION \*\*\*

The 2024 Capital Credits assigned amount for this account is \$87.39. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/08/2025

District: OP05

1469250 OP05  
WATERGRASS CDD  
C/O MERITUS ASSOC  
2005 PAN AM CIR STE 800  
TAMPA FL 33607-2376

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/05	75684	04/03	75710				26

Previous Balance 42.94  
Payment 42.94CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 26 KWH @ 0.05017 1.30  
Fuel Adjustment 26 KWH @ 0.04000 1.04  
FL Gross Receipts Tax 1.06

Total Current Charges 42.56  
Total Due E.F.T. 42.56

**DO NOT PAY**  
Total amount will be electronically transferred on or after 04/25/2025.

Electronic Funds Transfer on or after 04/25/2025  
**TOTAL CHARGES DUE 42.56**  
**DO NOT PAY**

000146925000000425600000425605





Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1469251** Cycle 05  
Meter Number 37815653  
Customer Number 10288112  
Customer Name WATERGRASS CDD

Page 134  
Bill Date 04/08/2025  
Amount Due 56.35  
Current Charges Due 04/30/2025

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 32349 SILVERCREEK WAY  
Service Description ENTRANCE GATE  
Service Classification General Service Non-Demand

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Apr 2025	29	6
Mar 2025	29	6
Apr 2024	29	6

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 2 8 8 1 1 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

\*\*\* ATTENTION \*\*\*

The 2024 Capital Credits assigned amount for this account is \$64.56. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/08/2025

District: OP05

Use above space for address change ONLY.

1469251 OP05  
WATERGRASS CDD  
C/O MERITUS ASSOC  
2005 PAN AM CIR STE 800  
TAMPA FL 33607-2376

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/05	36345	04/03	36520				175

Previous Balance 55.15  
Payment 55.15CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 175 KWH @ 0.05017 8.78  
Fuel Adjustment 175 KWH @ 0.04000 7.00  
FL Gross Receipts Tax 1.41

Total Current Charges 56.35  
Total Due E.F.T. 56.35

**DO NOT PAY**  
Total amount will be electronically transferred on or after 04/25/2025.

Electronic Funds Transfer on or after 04/25/2025  
**TOTAL CHARGES DUE 56.35**  
**DO NOT PAY**

000146925100000563500000563506



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1469253** Cycle **05**  
Meter Number **33043869**  
Customer Number **10288112**  
Customer Name **WATERGRASS CDD**

Page 135  
Bill Date **04/08/2025**  
Amount Due **55.43**  
Current Charges Due **04/30/2025**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 7222 ANGLESTEM BLVD  
Service Description ENTRANCE LIGHTS  
Service Classification General Service Non-Demand

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/05	66902	04/03	67067				165

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Apr 2025	29	6
Mar 2025	29	6
Apr 2024	29	6

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 2 8 8 1 1 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

\*\*\* ATTENTION \*\*\*

The 2024 Capital Credits assigned amount for this account is \$61.87. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance 55.43  
Payment 55.43CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 165 KWH @ 0.05017 8.28  
Fuel Adjustment 165 KWH @ 0.04000 6.60  
FL Gross Receipts Tax 1.39

Total Current Charges 55.43  
Total Due E.F.T. 55.43

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/08/2025

District: OP05

Use above space for address change ONLY.

1469253 OP05  
WATERGRASS CDD  
C/O MERITUS ASSOC  
2005 PAN AM CIR STE 800  
TAMPA FL 33607-2376

Electronic Funds Transfer on or after 04/25/2025  
TOTAL CHARGES DUE 55.43  
DO NOT PAY

000146925300000554300000554308





Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1469255** Cycle 05  
Meter Number 34976409  
Customer Number 10288112  
Customer Name WATERGRASS CDD

Page 136  
Bill Date 04/08/2025  
Amount Due 40.44  
Current Charges Due 04/30/2025

District Office Serving You  
One Pasco Center

Service Address 7142 HATPIN LOOP  
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/05	857	04/03	860				3

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Apr 2025	29	0
Mar 2025	29	0
Apr 2024	29	0

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 2 8 8 1 1 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

\*\*\* ATTENTION \*\*\*

The 2024 Capital Credits assigned amount for this account is \$45.64. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance 40.44  
Payment 40.44CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 3 KWH @ 0.05017 0.15  
Fuel Adjustment 3 KWH @ 0.04000 0.12  
FL Gross Receipts Tax 1.01

Total Current Charges 40.44  
Total Due E.F.T. 40.44

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/08/2025

District: OP05

Use above space for address change ONLY.

1469255 OP05  
WATERGRASS CDD  
C/O MERITUS ASSOC  
2005 PAN AM CIR STE 800  
TAMPA FL 33607-2376

Electronic Funds Transfer on or after 04/25/2025  
TOTAL CHARGES DUE 40.44  
DO NOT PAY

000146925500000404400000404401



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1469256** Cycle **05**  
Meter Number **33114786**  
Customer Number **10288112**  
Customer Name **WATERGRASS CDD**

Page 137  
Bill Date **04/08/2025**  
Amount Due **40.44**  
Current Charges Due **04/30/2025**

District Office Serving You  
One Pasco Center

Service Address 32236 COTTAGE GLEN LN  
Service Classification General Service Non-Demand

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/05	734	04/03	737				3

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Apr 2025	29	0
Mar 2025	29	0
Apr 2024	29	0

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 2 8 8 1 1 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

\*\*\* ATTENTION \*\*\*

The 2024 Capital Credits assigned amount for this account is \$45.62. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance 40.44  
Payment 40.44CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 3 KWH @ 0.05017 0.15  
Fuel Adjustment 3 KWH @ 0.04000 0.12  
FL Gross Receipts Tax 1.01

Total Current Charges 40.44  
Total Due E.F.T. 40.44

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/08/2025

District: OP05

Use above space for address change ONLY.

1469256 OP05  
WATERGRASS CDD  
C/O MERITUS ASSOC  
2005 PAN AM CIR STE 800  
TAMPA FL 33607-2376

Electronic Funds Transfer on or after 04/25/2025  
TOTAL CHARGES DUE 40.44  
DO NOT PAY

000146925600000404400000404409



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1469257** Cycle 05  
Meter Number 33045091  
Customer Number 10288112  
Customer Name WATERGRASS CDD

Page 138  
Bill Date 04/08/2025  
Amount Due 40.53  
Current Charges Due 04/30/2025

District Office Serving You  
One Pasco Center

Service Address 32501 SILVERCREEK WAY  
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/05	745	04/03	749				4

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Apr 2025	29	0
Mar 2025	29	0
Apr 2024	29	0

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 2 8 8 1 1 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

\*\*\* ATTENTION \*\*\*

The 2024 Capital Credits assigned amount for this account is \$45.67. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance 40.44  
Payment 40.44CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 4 KWH @ 0.05017 0.20  
Fuel Adjustment 4 KWH @ 0.04000 0.16  
FL Gross Receipts Tax 1.01

Total Current Charges 40.53  
Total Due E.F.T. 40.53

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/08/2025

District: OP05

Use above space for address change ONLY.

1469257 OP05  
WATERGRASS CDD  
C/O MERITUS ASSOC  
2005 PAN AM CIR STE 800  
TAMPA FL 33607-2376

Electronic Funds Transfer on or after 04/25/2025  
TOTAL CHARGES DUE 40.53  
DO NOT PAY

000146925700000405300000405308



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1469258** Cycle 05  
Meter Number 33114818  
Customer Number 10288112  
Customer Name WATERGRASS CDD

Page 139  
Bill Date 04/08/2025  
Amount Due 40.53  
Current Charges Due 04/30/2025

District Office Serving You  
One Pasco Center

Service Address 7100 PEREGRINA LOOP  
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/05	890	04/03	894				4

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Apr 2025	29	0
Mar 2025	29	0
Apr 2024	29	0

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 2 8 8 1 1 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

\*\*\* ATTENTION \*\*\*

The 2024 Capital Credits assigned amount for this account is \$45.71. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance 40.53  
Payment 40.53CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 4 KWH @ 0.05017 0.20  
Fuel Adjustment 4 KWH @ 0.04000 0.16  
FL Gross Receipts Tax 1.01

Total Current Charges 40.53  
Total Due E.F.T. 40.53

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/08/2025

District: OP05

Use above space for address change ONLY.

1469258 OP05  
WATERGRASS CDD  
C/O MERITUS ASSOC  
2005 PAN AM CIR STE 800  
TAMPA FL 33607-2376

Electronic Funds Transfer on or after 04/25/2025  
TOTAL CHARGES DUE 40.53  
DO NOT PAY

000146925800000405300000405306



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1469244** Cycle 05  
Meter Number 38623308  
Customer Number 10288112  
Customer Name WATERGRASS CDD

Page 140  
Bill Date 04/08/2025  
Amount Due 66.25  
Current Charges Due 04/30/2025

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 7216 WILD TARO WAY  
Service Description E/GATE  
Service Classification General Service Non-Demand

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Apr 2025	29	10
Mar 2025	29	8
Apr 2024	29	10

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 2 8 8 1 1 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

\*\*\* ATTENTION \*\*\*

The 2024 Capital Credits assigned amount for this account is \$77.79. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/08/2025

District: OP05

1469244 OP05  
WATERGRASS CDD  
C/O MERITUS ASSOC  
2005 PAN AM CIR STE 800  
TAMPA FL 33607-2376

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/05	6553	04/03	6835				282

Previous Balance 62.45  
Payment 62.45CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 282 KWH @ 0.05017 14.15  
Fuel Adjustment 282 KWH @ 0.04000 11.28  
FL Gross Receipts Tax 1.66

Total Current Charges 66.25  
Total Due E.F.T. 66.25

**DO NOT PAY**  
Total amount will be electronically transferred on or after 04/25/2025.

Electronic Funds Transfer on or after 04/25/2025  
**TOTAL CHARGES DUE 66.25**  
**DO NOT PAY**

000146924400000662500000662506

**WITHLACOOCHIE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

# SUMMARY BILLING

**Customer Name**  
WATERGRASS CDD

**Customer  
Number**  
10288112

**Bill Date**  
05/08/2025

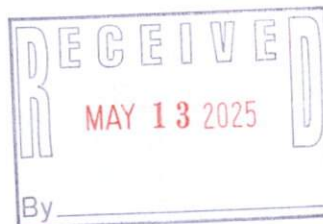
Account	Account Description	Reading		Rate	kWh	DMD	Balance Forward	Current Charges	Total Charges
		From	To						
1469239				PL			0.00	3,039.30	3,039.30
1469241		04/03	05/05	GS	13		0.00	41.56	41.56
1469242		04/03	05/05	GS	5		0.00	40.70	40.70
1469243		04/03	05/05	GS	831		0.00	129.57	129.57
1469244		04/03	05/05	GS	310		0.00	73.52	73.52
1469246		04/03	05/05	GS	187		0.00	60.29	60.29
1469247		04/03	05/05	GS	200		0.00	61.68	61.68
1469248		04/03	05/05	GS	190		0.00	60.60	60.60
1469250		04/03	05/05	GS	595		0.00	104.18	104.18
1469251		04/03	05/05	GS	196		0.00	61.25	61.25
1469252		04/03	05/05	GS	1133		0.00	162.06	162.06
1469253		04/03	05/05	GS	181		0.00	59.63	59.63
1469258		04/03	05/05	GS	4		0.00	40.59	40.59
Subtotal:					3845		0.00	3,934.93	3,934.93

DO NOT PAY - Total amount will be electronically transferred on 05/23/2025.

**WITHLACOOCHIE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

District: OP05



Bill Date: 05/08/2025

Electronic Funds Transfer On: 05/23/2025

Total Charges Due: 3,934.93

**DO NOT PAY**

\*\* Summary Bill \*\*

10288112  
WATERGRASS CDD  
C/O MERITUS ASSOC  
2005 PAN AM CIR STE 800  
TAMPA FL 33607-2376

OP05



000146923900039349300039349301



**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1469255** Cycle 05  
Meter Number 34976409  
Customer Number 10288112  
Customer Name WATERGRASS CDD

Page 142  
Bill Date 05/08/2025  
Amount Due 40.48  
Current Charges Due 05/30/2025

District Office Serving You  
One Pasco Center

Service Address 7142 HATPIN LOOP  
Service Classification General Service Non-Demand

See Reverse Side For More Information

Comparative Usage Information  
Average kWh

Period	Days	Per Day
May 2025	32	0
Apr 2025	29	0
May 2024	30	0

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 2 8 8 1 1 2

You have 24-hour access to manage your  
account on-line through Smarthub at  
[www.wrec.net](http://www.wrec.net). If you would like to make a  
payment using your credit card, please call  
855-938-3431. This number is WREC's  
Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/03	860	05/05	863				3

Previous Balance 40.44  
Payment 40.44CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 3 KWH @ 0.06090 0.18  
Fuel Adjustment 3 KWH @ 0.04400 0.13  
FL Gross Receipts Tax 1.01

Total Current Charges 40.48  
Total Due E.F.T. 40.48

**DO NOT PAY**  
Total amount will be electronically transferred on or after 05/23/2025.

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 05/08/2025

District: OP05

Use above space for address change ONLY.

1469255  
WATERGRASS CDD  
C/O MERITUS ASSOC  
2005 PAN AM CIR STE 800  
TAMPA FL 33607-2376

OP05

Electronic Funds Transfer on or after 05/23/2025  
**TOTAL CHARGES DUE 40.48**  
**DO NOT PAY**

000146925500000404800000404803

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1469256** Cycle 05  
Meter Number 33114786  
Customer Number 10288112  
Customer Name WATERGRASS CDD

Page 143  
Bill Date 05/08/2025  
Amount Due 40.48  
Current Charges Due 05/30/2025

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 32236 COTTAGE GLEN LN  
Service Classification General Service Non-Demand

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/03	737	05/05	740				3

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
May 2025	32	0
Apr 2025	29	0
May 2024	30	0

**BILLS ARE DUE  
WHEN RENDERED**  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 2 8 8 1 1 2

You have 24-hour access to manage your  
account on-line through Smarthub at  
[www.wrec.net](http://www.wrec.net). If you would like to make a  
payment using your credit card, please call  
855-938-3431. This number is WREC's  
Secure Pay-By-Phone system.

Previous Balance 40.44  
Payment 40.44CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 3 KWH @ 0.06090 0.18  
Fuel Adjustment 3 KWH @ 0.04400 0.13  
FL Gross Receipts Tax 1.01

Total Current Charges 40.48  
Total Due E.F.T. 40.48

**DO NOT PAY**

Total amount will be electronically transferred on or after 05/23/2025.

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 05/08/2025**

Use above space for address change ONLY.

District: OP05

1469256  
WATERGRASS CDD  
C/O MERITUS ASSOC  
2005 PAN AM CIR STE 800  
TAMPA FL 33607-2376

OP05

Electronic Funds Transfer on or after 05/23/2025  
**TOTAL CHARGES DUE 40.48**  
**DO NOT PAY**

0001469256000004048000000404801



**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1469257** Cycle 05  
Meter Number 33045091  
Customer Number 10288112  
Customer Name WATERGRASS CDD

Page 144  
Bill Date 05/08/2025  
Amount Due 40.59  
Current Charges Due 05/30/2025

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 32501 SILVERCREEK WAY  
Service Classification General Service Non-Demand

**ELECTRIC SERVICE**

From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/03	749	05/05	753				4

**Comparative Usage Information  
Average kWh**

Period	Days	Per Day
May 2025	32	0
Apr 2025	29	0
May 2024	30	0

**BILLS ARE DUE  
WHEN RENDERED**  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 2 8 8 1 1 2

You have 24-hour access to manage your  
account on-line through Smarthub at  
[www.wrec.net](http://www.wrec.net). If you would like to make a  
payment using your credit card, please call  
855-938-3431. This number is WREC's  
Secure Pay-By-Phone system.

Previous Balance 40.53  
Payment 40.53CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 4 KWH @ 0.06090 0.24  
Fuel Adjustment 4 KWH @ 0.04400 0.18  
FL Gross Receipts Tax 1.01

Total Current Charges 40.59  
Total Due E.F.T. 40.59

**DO NOT PAY**  
Total amount will be electronically transferred on or after 05/23/2025.

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 05/08/2025**

Use above space for address change ONLY.

District: OP05

1469257  
WATERGRASS CDD  
C/O MERITUS ASSOC  
2005 PAN AM CIR STE 800  
TAMPA FL 33607-2376

OP05

Electronic Funds Transfer on or after 05/23/2025  
**TOTAL CHARGES DUE 40.59**  
**DO NOT PAY**

000146925700000405900000405900



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1469239** Cycle **05**  
Meter Number  
Customer Number 10288112  
Customer Name **WATERGRASS CDD**

Page 145  
Bill Date **04/08/2025**  
Amount Due **2,970.36**  
Current Charges Due **04/30/2025**

District Office Serving You  
One Pasco Center

Service Address **PUBLIC LIGHTING**  
Service Classification **Public Lighting**

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used

**Comparative Usage Information**

Average kWh  
Period Days Per Day

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.

Previous Balance **2,970.36**  
Payment **2,970.36CR**  
Balance Forward **0.00**



1 0 2 8 8 1 1 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

**\*\*\* ATTENTION \*\*\***

The 2024 Capital Credits assigned amount for this account is \$3,362.62. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Light Energy Charge **211.19**  
Light Support Charge **208.60**  
Light Maintenance Charge **431.77**  
Light Fixture Charge **515.12**  
Light Fuel Adj 7,518 KWH @ 0.04000 **300.72**  
Poles (QTY 129) **1,284.50**  
FL Gross Receipts Tax **18.46**

Total Current Charges **2,970.36**  
Total Due **E.F.T. 2,970.36**

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 1	310 78	460 43	960 128
	214 4	311 3	910 1	

**DO NOT PAY**

Total amount will be electronically transferred on or after 04/25/2025.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 04/08/2025**

District: OP05

Use above space for address change ONLY.

**1469239** **OP05**  
WATERGRASS CDD  
C/O MERITUS ASSOC  
2005 PAN AM CIR STE 800  
TAMPA FL 33607-2376

Electronic Funds Transfer on or after	<b>04/25/2025</b>
<b>TOTAL CHARGES DUE</b>	<b>2,970.36</b>
<b>DO NOT PAY</b>	

000146923900029703600029703607



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1469243** Cycle 05  
Meter Number 62225599  
Customer Number 10288112  
Customer Name WATERGRASS CDD

Page 146  
Bill Date 04/08/2025  
Amount Due 114.71  
Current Charges Due 04/30/2025

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address WILD TARO WAY  
Service Description PUMP  
Service Classification General Service Non-Demand

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Apr 2025	29	28
Mar 2025	29	20
Apr 2024	29	27

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 2 8 8 1 1 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

\*\*\* ATTENTION \*\*\*

The 2024 Capital Credits assigned amount for this account is \$141.04. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/08/2025

District: OP05

1469243 OP05  
WATERGRASS CDD  
C/O MERITUS ASSOC  
2005 PAN AM CIR STE 800  
TAMPA FL 33607-2376

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/05	50828	04/03	51634				806

Previous Balance 92.88  
Payment 92.88CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 806 KWH @ 0.05017 40.44  
Fuel Adjustment 806 KWH @ 0.04000 32.24  
FL Gross Receipts Tax 2.87

Total Current Charges 114.71  
Total Due E.F.T. 114.71

**DO NOT PAY**  
Total amount will be electronically transferred on or after 04/25/2025.

Electronic Funds Transfer on or after 04/25/2025
<b>TOTAL CHARGES DUE 114.71</b>
<b>DO NOT PAY</b>

000146924300001147100001147105



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1469252** Cycle 05  
Meter Number 49883032  
Customer Number 10288112  
Customer Name WATERGRASS CDD

Page 147  
Bill Date 04/08/2025  
Amount Due 102.87  
Current Charges Due 04/30/2025

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 32540 OVERPASS RD  
Service Description IRRWAT  
Service Classification General Service Non-Demand

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Apr 2025	29	23
Mar 2025	29	20
Apr 2024	29	3

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 2 8 8 1 1 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

\*\*\* ATTENTION \*\*\*

The 2024 Capital Credits assigned amount for this account is \$81.20. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/08/2025

District: OP05

1469252 OP05  
WATERGRASS CDD  
C/O MERITUS ASSOC  
2005 PAN AM CIR STE 800  
TAMPA FL 33607-2376

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/05	23244	04/03	23922				678

Previous Balance 94.63  
Payment 94.63CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 678 KWH @ 0.05017 34.02  
Fuel Adjustment 678 KWH @ 0.04000 27.12  
FL Gross Receipts Tax 2.57

Total Current Charges 102.87  
Total Due E.F.T. 102.87

**DO NOT PAY**  
Total amount will be electronically transferred on or after 04/25/2025.

Electronic Funds Transfer on or after 04/25/2025
<b>TOTAL CHARGES DUE 102.87</b>
<b>DO NOT PAY</b>

000146925200001028700001028700

# Attendance Confirmation

for  
BOARD OF SUPERVISORS

District Name: Watergrass I

Board Meeting Date: May 15th 2025

		In Attend ance Please X	Paid
1	Michael Leavon	X	\$200.00
2	Catherine Billington	X	\$200.00
3	Matthew Balogh	X	\$200.00
4	Thaddeus Murrell	X	\$200.00
5			

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Samantha Zanoni  
District Manager Signature

5/16/2025  
Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE \*\***

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Watergrass I

Board Meeting Date: May 15th 2025

Name		In Attend ance Please X	Paid
1	Michael Leavon	X	\$200.00
2	Catherine Billington	X	\$200.00
3	Matthew Balogh	X	\$200.00
4	Thaddeus Murrell	X	\$200.00
5			

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Samantha Zanoni  
District Manager Signature

5/16/2025  
Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\***

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Watergrass I

Board Meeting Date: May 15th 2025

		In Attend ance Please X	Paid
1	Michael Leavon	X	\$200.00
2	Catherine Billington	X	\$200.00
3	Matthew Balogh	X	\$200.00
4	Thaddeus Murrell	X	\$200.00
5			

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Samantha Zanoni  
District Manager Signature

5/16/2025  
Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\***

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Watergrass I

Board Meeting Date: May 15th 2025

		In Attend ance Please X	Paid
1	Michael Leavon	X	\$200.00
2	Catherine Billington	X	\$200.00
3	Matthew Balogh	X	\$200.00
4	Thaddeus Murrell	X	\$200.00
5			

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Samantha Zanoni  
District Manager Signature

5/16/2025  
Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\***



**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 308085

Bill To
Watergrass CDD c/o Inframark IMS 2654 Cypress Ridge Blvd. Suite 101 Wesley Chapel, FL 33544

Date	Due Date
01/17/25	2/16/2025
Account Owner	PO#
Jason Painter	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$154.57

#318829 - Overpass irrigation inspection repairs completed on 1-9-2025.

Overpass irrigation inspection repairs completed on 1-9-2025.

*Lateral Components - 01/09/2025*

Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	1.00EA	\$24.50	\$24.50
Irrigation Technician Labor	2.00HR	\$45.00	\$90.00
KF-050 KF Black IPS Flex Pipe PVC 1/2 in.	4.00FT	\$1.92	\$7.68
PVC Pipe 1/2 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	6.00FT	\$1.90	\$11.40
Rain Bird 1806 Spray Body Side Inlet 6 in. Pop Up	1.00EA	\$14.05	\$14.05
Sch 40 PVC Cap 1/2 in. Socket	2.00EA	\$0.90	\$1.80
Sch 40 PVC Coupling 1/2 in. Socket	2.00EA	\$0.65	\$1.30
Sch 40 PVC Coupling 3/4 in. Socket	2.00EA	\$0.90	\$1.80
Sch 40 PVC Reducer Bushing Flush Style 3/4 in. x 1/2 in. Spigot x Socket	2.00EA	\$1.02	\$2.04

<b>Grand Total</b>	<b>\$154.57</b>
--------------------	-----------------

<b>1-30 Days</b>	<b>31-60 Days (Past Due)</b>	<b>61-90 Days (Past Due)</b>	<b>91-120 Days (Past Due)</b>	<b>121+ Days (Past Due)</b>
------------------	----------------------------------	----------------------------------	-----------------------------------	---------------------------------

Thank you for allowing us to serve you.

thelmpadvantage.com  
(877) 567-7761

\$23,068.68	\$419.50	\$0.00	\$16,637.74	\$0.00
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\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com  
(877) 567-7761

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 308095

Bill To
Watergrass CDD c/o Inframark IMS 2654 Cypress Ridge Blvd. Suite 101 Wesley Chapel, FL 33544

Date	Due Date
01/17/25	2/16/2025
Account Owner	PO#
Jason Painter	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$645.66

#318842 - Stuck valve on Anglestem Blvd. - zone 12.

Stuck valve on Anglestem Blvd. - zone 12.

*Control Components - 01/09/2025*

Irrigation Tech Labor	2.00HR	\$85.00	\$170.00
NDS Pro-Span Expansion Repair Coupling	1.00EA	\$36.04	\$36.04
PVC Socket x Spigot 2 in. SLIP FIX			
PT-WC2-BLBL Pro-Trade	2.00EA	\$2.06	\$4.12
Irrigation/Lighting Wire Connector			
Blue/Blue			
Rain Bird PESB Industrial Scrubber Valve	1.00EA	\$429.02	\$429.02
Plastic 2 in. w/ Flow Control FIPT x FIPT			
Sch 40 PVC Male Adapter 2 in. MIPT x	2.00EA	\$3.24	\$6.48
Socket			

**Grand Total** \$645.66

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$23,068.68	\$419.50	\$0.00	\$16,637.74	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in

Thank you for allowing us to serve you.

thelmpadvantage.com  
(877) 567-7761

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 308949

Bill To
Watergrass CDD c/o Inframark IMS 2654 Cypress Ridge Blvd. Suite 101 Wesley Chapel, FL 33544

Date	Due Date
01/23/25	2/22/2025
Account Owner	PO#
Jason Painter	

Item	Amount
	\$1,200.00

**#316840 - Grinding Stumps**

Grinding stumps in Peregrina , Summerglade and Silvercreek parks.

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

**Scope of Work:**

Hardwood trees will be pruned as specified in the production plan as required by location and species.

Tree Care: Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut  $\frac{1}{4}$  to  $\frac{1}{2}$  the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

*Style of Cut:* After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

**Work Force**

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Thank you for allowing us to serve you.

thelmpadvantage.com  
(877) 567-7761

Debris will be stored in a designated area and cleaned upon completion of performance of work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

#### **Property Owner's Responsibility**

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) \_\_\_\_\_ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. \_\_\_\_\_ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. \_\_\_\_\_ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. \_\_\_\_\_ **Initial**

#### **Safety Measures**

##### *Worker Safety*

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

##### *Protection of People and Property*

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

Thank you for allowing us to serve you.

thelmpadvantage.com  
(877) 567-7761

*Stump Grinding - 01/23/2025*

**Grand Total** \$1,200.00

<b>1-30 Days</b>	<b>31-60 Days (Past Due)</b>	<b>61-90 Days (Past Due)</b>	<b>91-120 Days (Past Due)</b>	<b>121+ Days (Past Due)</b>
\$23,068.68	\$419.50	\$0.00	\$16,637.74	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

thelpadvantage.com  
(877) 567-7761

## June 2025 Meeting

**WATERGRASS CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
INFRAMARK LLC	6/1/2025	150804	\$500.00		June 2025 Inframark Monthly Services- Field Services
INFRAMARK LLC	6/1/2025	150804	\$2,489.17	\$2,989.17	June 2025 Inframark Monthly Services- Management
LANDSCAPE MAINTENANCE	5/27/2025	052725	\$61.28	\$61.28	LANDSCAPE
LANDSCAPE MAINTENANCE	4/1/2025	326386	\$14,637.51	\$14,637.51	April 2025- Maintenance Contract
LANDSCAPE MAINTENANCE	5/27/2025	052725-1	\$61.28	\$61.28	May 2025- Irrigation repair
LANDSCAPE MAINTENANCE	6/1/2025	338608	\$14,637.51	\$14,637.51	June 2025- Landscape Maintenance
LANDSCAPE MAINTENANCE	6/11/2025	339166	\$575.00	\$575.00	LANDSCAPE
LANDSCAPE MAINTENANCE	4/24/2025	328698	\$8,431.17	\$8,431.17	LANDSCAPE
OLM, INC.	6/9/2025	45284	\$750.00	\$750.00	June 2025 OLM
<b>Monthly Contract Subtotal</b>			<b>\$42,142.92</b>	<b>\$42,142.92</b>	
<b>Utilities</b>					
PASCO COUNTY UTILITIES	5/27/2025	22436040	\$6.48	\$6.48	April/May 2025- Reclaim
PASCO COUNTY UTILITIES	5/27/2025	22436039	\$4.05	\$4.05	April/May2025- Reclaim
PASCO COUNTY UTILITIES	5/27/2025	22436041	\$6.48	\$6.48	April 2025- Reclaim
PASCO COUNTY UTILITIES	5/27/2025	22436046	\$3.24	\$3.24	April/May2025- Reclaim
PASCO COUNTY UTILITIES	4/25/2025	22275820-ACH	\$13.19	\$13.19	WATER
PASCO COUNTY UTILITIES	4/12/2025	22275823-ACH	\$2.42	\$2.42	WATER
PASCO COUNTY UTILITIES	5/27/2025	22432577	\$73.79	\$73.79	April/May2025- Reclaim
PASCO COUNTY UTILITIES	5/27/2025	22432576	\$56.94	\$56.94	April/May2025- Reclaim
PASCO COUNTY UTILITIES	5/27/2025	22432580	\$31.27	\$31.27	April/May2025- Reclaim
PASCO COUNTY UTILITIES	5/27/2025	22432583	\$52.65	\$52.65	April/May2025- Reclaim
PASCO COUNTY UTILITIES	5/27/2025	22432581	\$16.61	\$16.61	April/May2025- Reclaim
PASCO COUNTY UTILITIES	5/27/2025	22432582	\$48.84	\$48.84	April/May2025- Reclaim
PASCO COUNTY UTILITIES	5/27/2025	22432584	\$54.03	\$54.03	April/May2025- Reclaim
PASCO COUNTY UTILITIES	5/27/2025	22432579	\$32.32	\$32.32	April/May 2025- Water
PASCO COUNTY UTILITIES	5/27/2025	22436047-ACH	\$8.33	\$8.33	June 2025- Pasco CO Utilities
PASCO COUNTY UTILITIES	5/27/2025	22436044-ACH	\$7.52	\$7.52	June 2025- Pasco CO Utilities
WITHLACOOCHEE RIVER ACH	6/9/2025	060925-9255-ACH	\$40.59	\$40.59	May/June 2025 Electric 5/5-6/4
WITHLACOOCHEE RIVER ACH	6/9/2025	060925-9256-ACH	\$40.48	\$40.48	May/June 2025 Electric 5/5-6/4
WITHLACOOCHEE RIVER ACH	6/9/2025	060925-9257-ACH	\$40.48	\$40.48	May/June 2025 Electric 5/5-6/4

## June 2025 Meeting

**WATERGRASS CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Utilities Subtotal</b>			<b>\$539.71</b>	<b>\$539.71</b>	
<b>Regular Services</b>					
BGE, INC	6/2/2025	22555	\$122.36	\$122.36	May 2025- District Engineer
GRAU & ASSOCIATES	6/2/2025	27800	\$6,000.00	\$6,000.00	Audit FYE 09/30/2024
INFRAMARK LLC	5/28/2025	150145	\$320.00		April 2025- DM Services
INFRAMARK LLC	5/28/2025	150145	\$50.99	\$370.99	April 2025- DM Services
INFRAMARK LLC	6/17/2025	151886	\$1.38	\$1.38	May 2025- Postage
LANDSCAPE MAINTENANCE	5/30/2025	335745	\$61.28	\$61.28	Landscaping- Glenbrook park controller May inspection
LANDSCAPE MAINTENANCE	5/30/2025	335744	\$61.28	\$61.28	Landscaping- Silvercreek park controller - May inspection
LANDSCAPE MAINTENANCE	5/30/2025	335810	\$333.32	\$333.32	Landscaping- Hunter ACC2 May inspection repairs
LANDSCAPE MAINTENANCE	5/30/2025	335807	\$540.50	\$540.50	- Bridgeview controller inspection completed on 5-22-2025
LANDSCAPE MAINTENANCE	5/30/2025	335809	\$61.28	\$61.28	Landscaping- Rainbird controller May inspection
LANDSCAPE MAINTENANCE	5/30/2025	335808	\$77.56	\$77.56	LANDSCAPE- Park controller May inspection
LANDSCAPE MAINTENANCE	3/11/2025	321361	\$350.00	\$350.00	April 2025- Tree branch removal- 32106 Garden Alcove
LANDSCAPE MAINTENANCE	3/26/2025	323022	\$69.50	\$69.50	June 2025- Irrigation Enhancement
MIKE FASANO, PASCO COUNTY	6/16/2025	061625-	\$147.16	\$147.16	Postage assessment 2024 Tax Year
WATERGRASS CDD	5/13/2025	05132025	\$2,576.73	\$2,576.73	SERIES 2019 NOTE FY25 TAX DIST ID 4.1.25/4.30.25
<b>Regular Services Subtotal</b>			<b>\$10,773.34</b>	<b>\$10,773.34</b>	
<b>Additional Services</b>					
FIELDS CONSULTING GROUP, LLC	6/3/2025	3574	\$825.00	\$825.00	June 2025- Signs
WATERGRASS CDD	6/16/2025	06162025 - 01	\$1,212.54	\$1,212.54	SERIES 2019 NOTE FY25 TAX DIST ID 05.01 - 05.31.25
<b>Additional Services Subtotal</b>			<b>\$2,037.54</b>	<b>\$2,037.54</b>	
<b>TOTAL</b>			<b>\$55,493.51</b>	<b>\$55,493.51</b>	





2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**BILL TO**

WaterGrass CDD I  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**INVOICE#**

150804

**CUSTOMER ID**

C2293

**PO#****DATE**

6/1/2025

**NET TERMS**

Net 30

**DUE DATE**

7/1/2025

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,489.17		2,489.17
Field Management	1	Ea	500.00		500.00
<b>Subtotal</b>					<b>2,989.17</b>

<b>Subtotal</b>	\$2,989.17
-----------------	------------

<b>Tax</b>	\$0.00
------------	--------

<b>Total Due</b>	\$2,989.17
------------------	------------

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

*To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.*

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice Number on your form of payment.*

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 335745

Bill To
Watergrass CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
05/30/25	6/29/2025
Account Owner	PO#
JASON PAINTER	

Item	Qty/UOM	Rate	Ext. Price	Amount
#344536 - Glenbrook park controller May inspection				\$61.28
<i>Lateral Components - 05/27/2025</i>				
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	\$16.28	\$16.28	
Irrigation Technician Labor	1.00HR	\$45.00	\$45.00	

Subtotal	\$61.28
Less Payments/Credits	(\$0.00)
Balance Due	\$61.28

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 326386

Bill To
Watergrass CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
04/01/25	5/1/2025
Account Owner	PO#
JASON PAINTER	

Item	Amount
#308647 - Watergrass CDD- Landscape Maintenance Agreement April 2025	\$14,637.51

Subtotal	<u>\$14,637.51</u>
Less Payments/Credits	<u>(\$0.00)</u>
Balance Due	\$14,637.51

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Thank you for allowing us to serve you.

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 335744

Bill To
Watergrass CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
05/30/25	6/29/2025
Account Owner	PO#
JASON PAINTER	

Item	Qty/UOM	Rate	Ext. Price	Amount
#344531 - Silvercreek park controller - May inspection				\$61.28
<i>Lateral Components - 05/27/2025</i>				
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	\$16.28	\$16.28	
Irrigation Technician Labor	1.00HR	\$45.00	\$45.00	

Subtotal	\$61.28
Less Payments/Credits	(\$0.00)
Balance Due	\$61.28

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

**IMP** Landscape  
Maintenance  
Professionals, Inc.

Property:

Watergrass I

Silvercreek Park

Date

5/27/25

Technician

Arrive/ Depart

Tanner Bellido

P.O. 267 Seffner, Florida 33583 \* (813) 757-6500 Fax: (813) 757-6501 \* www.imppro.com

Clock type/ #

Battery Date

Rain Sensor

Reinforced Esp-ME

Confirm Time/ Date

Y

Time/Date Adjust

Y

C

Battery Replaced

Y

C

Start

Sun

Mon

Tue

Wed

Thu

Fri

Sat

Pgm A

1

10 PM

Pgm B

1

Pgm C

1

Pgm D

1

2

Technician Use Only (Use Standard Invoice forms for additional charges)

Labor

Supervisor:

Technician:

Tanner Bellido

hrs

Rate

Amount

1hr

45.00

45.00

Total Labor Charges \$

Materials

QTY

Unit

Extended

Pop up Spray 6" H

1

16.28

16.28

N/C

N/C

Total Materials

\$ 16.28

Total Labor

\$ 45.00

Grand Total

\$ 61.28

Bill To:

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 338608

Bill To
Watergrass CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
06/01/25	7/1/2025
Account Owner	PO#
JASON PAINTER	

Item	Amount
#308647 - Watergrass CDD- Landscape Maintenance Agreement June 2025	\$14,637.51

Subtotal	\$14,637.51
Less Payments/Credits	(\$0.00)
Balance Due	\$14,637.51

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.



**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
 PO Box 628395  
 Orlando FL 32862-8395



Invoice 339166

Bill To
Watergrass CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
06/11/25	7/11/2025
Account Owner	PO#
JASON PAINTER	

Item	Amount
<b>#341017 - Remove Dead Pine Tree and grinding stumps on Silvercreek park</b>	<b>\$575.00</b>
<i>Tree Removal - 06/06/2025</i>	

**Grand Total** **\$575.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$16,347.73	\$8,431.17	\$14,707.01	\$350.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

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Thank you for allowing us to serve you.



**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
 PO Box 628395  
 Orlando FL 32862-8395



Invoice 328698

Bill To
Watergrass CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
04/24/25	5/24/2025
Account Owner	PO#
JASON PAINTER	

Item	Qty/UOM	Rate	Ext. Price	Amount
<b>#337048 - Anglestem BLVD</b>				<b>\$8,431.17</b>
<i>Control Components - 04/19/2025</i>				
Hunter ACC2 75 Station 2-Wire Base	1.00EA	\$8,251.17	\$8,251.17	
Model Plastic Pedestal				
Irrigation Tech Labor	4.00HR	\$45.00	\$180.00	
<b>Grand Total</b>				<b>\$8,431.17</b>

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$16,347.73	\$8,431.17	\$14,707.01	\$350.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.



**OLM, Inc.**  
PO Box 440725  
Kennesaw, GA 30160  
+17704200900  
mlimbaugh@olminc.com  
www.olminc.com

**BILL TO**  
Watergrass CDD 1  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**INVOICE 45284**

**DATE** 06/09/2025    **TERMS** Net 30

**DUE DATE** 07/09/2025

DATE	ACTIVITY	DESCRIPTION	AMOUNT
06/06/2025	<b>Inspection</b>	monthly landscape inspection conducted at Watergrass 1 CDD by Paul Woods	750.00

Please include invoice number on all payments.

**TOTAL DUE**                      **\$750.00**



PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
NEW PORT RICHEY (727) 847-8131  
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net  
Pay By Phone: 1-855-786-5344



3003 1 1

35-93582

## WATERGRASS CDD

Service Address: **32349 SILVERCREEK WAY**

Bill Number: 22436040

Billing Date: 5/27/2025

Billing Period: 4/14/2025 to 5/13/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
0930165	01314219
Please use the 15-digit number below when making a payment through your bank	
093016501314219	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12703381	4/14/2025	1048	5/13/2025	1056	29	8

## Usage History

## Reclaimed

May 2025	8
April 2025	1
March 2025	0
February 2025	0
January 2025	0
December 2024	0
November 2024	0
October 2024	0
September 2024	0
August 2024	13
July 2024	18
June 2024	6

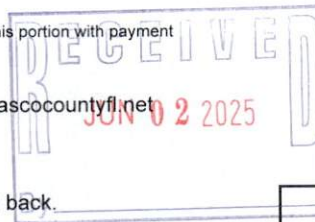
## Transactions

Previous Bill	-12.22 CR
<b>Balance Forward</b>	-12.22 CR
Current Transactions	
Reclaimed	
Reclaimed	8 Thousand Gals X \$0.81 6.48
<b>Total Current Transactions</b>	6.48
<b>TOTAL BALANCE DUE</b>	<b>-\$5.74 CR</b>

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Account #	0930165
Customer #	01314219
Balance Forward	-12.22 CR
Current Transactions	6.48
<b>Total Balance Due</b>	<b>-\$5.74 CR</b>

**CREDIT - DO NOT PAY**

WATERGRASS CDD  
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2005 PAN AM CIRCLE STE 120  
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013142199093016562243604090000000000



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WATERGRASS CDD

Service Address: **0 SUMMERGLADE DR**

Bill Number: 22436039

Billing Date: 5/27/2025

Billing Period: 4/14/2025 to 5/13/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**

Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
0930050	01314219
Please use the 15-digit number below when making a payment through your bank	
093005001314219	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12703639	4/14/2025	850	5/13/2025	855	29	5

## Usage History

## Reclaimed

May 2025	5
April 2025	0
March 2025	0
February 2025	0
January 2025	0
December 2024	0
November 2024	0
October 2024	0
September 2024	0
August 2024	0
July 2024	14
June 2024	17

## Transactions

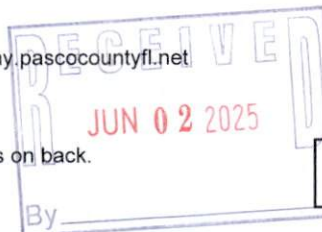
## Current Transactions

Reclaimed		
Reclaimed	5 Thousand Gals X \$0.81	4.05
<b>Total Current Transactions</b>		<b>4.05</b>
<b>TOTAL BALANCE DUE</b>		<b>\$4.05</b>

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Account # 0930050  
Customer # 01314219

Balance Forward 0.00  
Current Transactions 4.05

**Total Balance Due \$4.05**  
**Due Date 6/13/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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WATERGRASS CDD

Service Address: **0 GARDEN ALCOVE LOOP**

Bill Number: 22436041

Billing Date: 5/27/2025

Billing Period: 4/14/2025 to 5/13/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
0930485	01314219
Please use the 15-digit number below when making a payment through your bank	
093048501314219	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	211150226	4/14/2025	293	5/13/2025	301	29	8

## Usage History

## Reclaimed

May 2025	8
April 2025	8
March 2025	6
February 2025	1
January 2025	6
December 2024	8
November 2024	10
October 2024	0
September 2024	0
August 2024	2
July 2024	6
June 2024	7

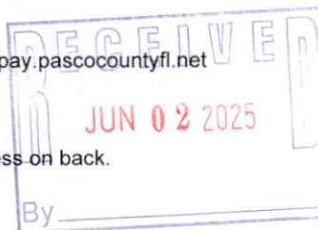
## Transactions

Previous Bill	11.34
Payment 05/22/25	-11.34 CR
Payment	-11.34 CR
<b>Balance Forward</b>	-11.34 CR
Current Transactions	
Reclaimed	
Reclaimed	8 Thousand Gals X \$0.81 6.48
<b>Total Current Transactions</b>	6.48
<b>TOTAL BALANCE DUE</b>	<b>-\$4.86 CR</b>

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Account #	0930485
Customer #	01314219
Balance Forward	-11.34 CR
Current Transactions	6.48
<b>Total Balance Due</b>	<b>-\$4.86 CR</b>

**CREDIT - DO NOT PAY**

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WATERGRASS CDD

Service Address: **0 LEAF BLADE LANE**

Bill Number: 22436046

Billing Date: 5/27/2025

Billing Period: 4/14/2025 to 5/13/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
0930880	01314219
Please use the 15-digit number below when making a payment through your bank	
093088001314219	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12703679	4/14/2025	870	5/13/2025	874	29	4

## Usage History

## Reclaimed

May 2025	4
April 2025	0
March 2025	0
February 2025	0
January 2025	3
December 2024	4
November 2024	22
October 2024	0
September 2024	0
August 2024	9
July 2024	22
June 2024	7

## Transactions

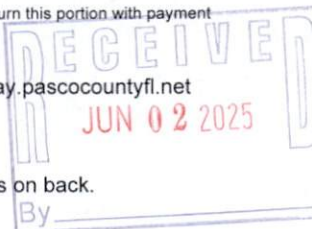
## Current Transactions

Reclaimed		
Reclaimed	4 Thousand Gals X \$0.81	3.24
<b>Total Current Transactions</b>		<b>3.24</b>
<b>TOTAL BALANCE DUE</b>		<b>\$3.24</b>

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Account #	0930880
Customer #	01314219
Balance Forward	0.00
Current Transactions	3.24

<b>Total Balance Due</b>	<b>\$3.24</b>
<b>Due Date</b>	<b>6/13/2025</b>

10% late fee will be applied if paid after due date

Round-Up Donations to Charity	
Amount Enclosed	

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013142199093088082243604610000003249



Phone: (727) 847-8131

**Billing Information**

WATERGRASS CDD I  
2005 PAN AM CIR STE 120  
TAMPA, FL 33607  
districtinvoices@inframark.com

**Transaction Detail**

EFT (Check)  
XXXXXXXXXX2280  
5/19/2025 11:22:43 AM  
PAYMENT PROCESSED 676325

**Invoices**

Type	Account Number-Customer Number	Invoice/Bill #	Amount
Pasco County Utilities	0930485-01314219	22275820	\$11.34
SUBTOTAL			<b>\$11.34</b>
SERVICE FEE			<b>\$1.85</b>
GRAND TOTAL			<b>\$13.19</b>



Phone: (727) 847-8131

**Billing Information**

WATERGRASS CDD I  
2005 PAN AM CIR STE 120  
TAMPA, FL 33607  
districtinvoices@inframark.com

**Transaction Detail**

EFT (Check)  
XXXXXXXXXX2280  
5/19/2025 11:27:34 AM  
PAYMENT PROCESSED 286215

**Invoices**

Type	Account Number-Customer Number	Invoice/Bill #	Amount
Pasco County Utilities	0930585-01314219	22275823	\$0.57
SUBTOTAL			<b>\$0.57</b>
SERVICE FEE			<b>\$1.85</b>
GRAND TOTAL			<b>\$2.42</b>





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93 1 1  
35-93582

## WATERGRASS CDD

Service Address: **0 SEEDPOD LOOP**

Bill Number: 22432577

Billing Date: 5/27/2025

Billing Period: 4/14/2025 to 5/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
0011170	01259453
Please use the 15-digit number below when making a payment through your bank	
001117001259453	

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	08404830	4/14/2025	3184	5/13/2025	3271	29	87

## Usage History

## Transactions

Reclaimed		Previous Bill	
May 2025	87		33.21
April 2025	41	Past Due	33.21
March 2025	55	Current Transactions	
February 2025	14	Reclaimed	
January 2025	54	Reclaimed	87 Thousand Gals X \$0.81 70.47
December 2024	64	Adjustments	
November 2024	128	Late Payment Charge	3.32
October 2024	0	Total Current Transactions	73.79
September 2024	0		
August 2024	43		
July 2024	100		
June 2024	90		

**TOTAL BALANCE DUE \$107.00**

\*Past due balance is delinquent and subject to further fees and immediate disconnect.

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Account # 0011170  
Customer # 01259453  
Past Due 33.21  
Current Transactions 73.79

**Total Balance Due \$107.00**  
**Due Date 6/13/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity ☐ ☐ ☐ ☐ ☐  
Amount Enclosed ☐ ☐ ☐ ☐ ☐

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WATERGRASS CDD  
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## WATERGRASS CDD

Service Address: 0 PENTA PLACE

Bill Number: 22432576

Billing Date: 5/27/2025

Billing Period: 4/14/2025 to 5/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
0011180	01259453
Please use the 15-digit number below when making a payment through your bank	
001118001259453	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404833	4/14/2025	4265	5/13/2025	4333	29	68

## Usage History

## Reclaimed

May 2025	68
April 2025	23
March 2025	18
February 2025	34
January 2025	40
December 2024	49
November 2024	83
October 2024	0
September 2024	0
August 2024	30
July 2024	74
June 2024	53

## Transactions

Previous Bill	20.09
Past Due	20.09
Current Transactions	
Reclaimed	
Reclaimed	68 Thousand Gals X \$0.81 55.08
Adjustments	
Late Payment Charge	1.86
Total Current Transactions	56.94
<b>TOTAL BALANCE DUE</b>	<b>\$77.03</b>

\*Past due balance is delinquent and subject to further fees and immediate disconnect.

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Account #	0011180
Customer #	01259453
Past Due	20.09
Current Transactions	56.94

<b>Total Balance Due</b>	<b>\$77.03</b>
<b>Due Date</b>	<b>6/13/2025</b>

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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## WATERGRASS CDD

Service Address: 0 COTTAGE GLEN LANE

Bill Number: 22432580

Billing Date: 5/27/2025

Billing Period: 4/14/2025 to 5/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
0011190	01259453
Please use the 15-digit number below when making a payment through your bank	
001119001259453	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404826	4/14/2025	2067	5/13/2025	2104	29	37

## Usage History

## Transactions

Usage History		Transactions	
	Reclaimed	Previous Bill	14.90
May 2025	37	Past Due	14.90
April 2025	16	Current Transactions	
March 2025	24	Reclaimed	
February 2025	5	Reclaimed	37 Thousand Gals X \$0.81 29.97
January 2025	14	Adjustments	
December 2024	20	Late Payment Charge	1.30
November 2024	110	Total Current Transactions	31.27
October 2024	0	TOTAL BALANCE DUE	\$46.17
September 2024	0	*Past due balance is delinquent and subject to further fees and immediate disconnect.	
August 2024	35		
July 2024	100		
June 2024	30		

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Account # 0011190  
Customer # 01259453  
Past Due 14.90  
Current Transactions 31.27

Total Balance Due \$46.17  
Due Date 6/13/2025

10% late fee will be applied if paid after due date

Round-Up Donations to Charity ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐  
Amount Enclosed ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

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## WATERGRASS CDD

Service Address: 0 HATPIN LOOP

Bill Number: 22432583

Billing Date: 5/27/2025

Billing Period: 4/14/2025 to 5/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcurates for details.

Account #	Customer #
0011200	01259453
Please use the 15-digit number below when making a payment through your bank	
001120001259453	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404827	4/14/2025	3742	5/13/2025	3804	29	62

## Usage History

## Reclaimed

May 2025	62
April 2025	30
March 2025	30
February 2025	26
January 2025	42
December 2024	47
November 2024	93
October 2024	0
September 2024	0
August 2024	33
July 2024	70
June 2024	45

## Transactions

Previous Bill	24.30
Past Due	24.30
Current Transactions	
Reclaimed	
Reclaimed	62 Thousand Gals X \$0.81
Adjustments	
Late Payment Charge	2.43
Total Current Transactions	52.65
<b>TOTAL BALANCE DUE</b>	<b>\$76.95</b>

\*Past due balance is delinquent and subject to further fees and immediate disconnect.

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Account # 0011200  
Customer # 01259453  
Past Due 24.30  
Current Transactions 52.65

**Total Balance Due \$76.95**  
**Due Date 6/13/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐  
Amount Enclosed ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

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35-93582

## WATERGRASS CDD

Service Address: 0 ANGLESTEM BOULEVARD

Bill Number: 22432581

Billing Date: 5/27/2025

Billing Period: 4/14/2025 to 5/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
0011195	01259453
Please use the 15-digit number below when making a payment through your bank.	
001119501259453	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404807	4/14/2025	13063	5/13/2025	13063	29	0

## Usage History

## Transactions

## Reclaimed

May 2025	0
April 2025	0
March 2025	0
February 2025	0
January 2025	205
December 2024	264
November 2024	200
October 2024	68
September 2024	0
August 2024	96
July 2024	203
June 2024	62

## Previous Bill

16.61

## Past Due

16.61

## TOTAL BALANCE DUE

\$16.61

\*Past due balance is delinquent and subject to further fees and immediate disconnect.

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Account # 0011195

Customer # 01259453

Past Due 16.61

Current Transactions 16.61

Total Balance Due \$16.61

Due Date 6/13/2025

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

WATERGRASS CDD  
C/O MERITUS  
11555 HERON BAY BOULEVARD 201  
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012594535001119552243258150000016618



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98 1 1  
35-93582

# WATERGRASS CDD

Service Address: 0 PEREGRINA LOOP

Bill Number: 22432582

Billing Date: 5/27/2025

Billing Period: 4/14/2025 to 5/13/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.  
Please visit bit.ly/pcurates for details.

Account #	Customer #
0011205	01259453
Please use the 15-digit number below when making a payment through your bank.	
001120501259453	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404829	4/14/2025	4023	5/13/2025	4081	29	58

## Usage History

### Reclaimed

May 2025	58
April 2025	23
March 2025	35
February 2025	8
January 2025	29
December 2024	33
November 2024	78
October 2024	0
September 2024	0
August 2024	33
July 2024	68
June 2024	46

## Transactions

Previous Bill	18.63
Past Due	18.63
Current Transactions	
Reclaimed	
Reclaimed	58 Thousand Gals X \$0.81
Adjustments	
Late Payment Charge	1.86
Total Current Transactions	48.84
<b>TOTAL BALANCE DUE</b>	<b>\$67.47</b>

\*Past due balance is delinquent and subject to further fees and immediate disconnect.

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.



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Account # 0011205  
Customer # 01259453  
Past Due 18.63  
Current Transactions 48.84

**Total Balance Due \$67.47**  
**Due Date 6/13/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity ☐ ☐ ☐ ☐ ☐  
Amount Enclosed ☐ ☐ ☐ ☐ ☐

☐ Check this box to participate in Round-Up.

WATERGRASS CDD  
C/O MERITUS  
11555 HERON BAY BOULEVARD 201  
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100 1 1  
35-93582

## WATERGRASS CDD

Service Address: **0 SILVERCREEK WAY**

Bill Number: 22432584

Billing Date: 5/27/2025

Billing Period: 4/14/2025 to 5/13/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
0011210	01259453
Please use the 15-digit number below when making a payment through your bank	
001121001259453	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404832	4/14/2025	3587	5/13/2025	3652	29	65

## Usage History

## Transactions

Usage History		Transactions	
May 2025	65	Previous Bill	13.77
April 2025	17	Past Due	13.77
March 2025	37	Current Transactions	
February 2025	40	Reclaimed	
January 2025	54	Reclaimed	65 Thousand Gals X \$0.81 52.65
December 2024	83	Adjustments	
November 2024	95	Late Payment Charge	1.38
October 2024	0	Total Current Transactions	54.03
September 2024	0		
August 2024	29		
July 2024	78		
June 2024	40		
		<b>TOTAL BALANCE DUE</b>	<b>\$67.80</b>
		*Past due balance is delinquent and subject to further fees and immediate disconnect.	

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Account # 0011210  
Customer # 01259453  
Past Due 13.77  
Current Transactions 54.03

**Total Balance Due \$67.80**  
**Due Date 6/13/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity ☐ ☐ ☐ ☐ ☐  
Amount Enclosed ☐ ☐ ☐ ☐ ☐

☐ Check this box to participate in Round-Up.

WATERGRASS CDD  
C/O MERITUS  
11555 HERON BAY BOULEVARD 201  
CORAL SPRINGS FL 33076

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012594535001121052243258460000067801



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95 1 1  
35-93582

## WATERGRASS CDD

Service Address: **0 OVERPASS ROAD**

Bill Number: 22432579

Billing Date: 5/27/2025

Billing Period: 4/14/2025 to 5/13/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
0011185	01259453
Please use the 15-digit number below when making a payment through your bank.	
001118501259453	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404809	4/14/2025	15154	5/13/2025	15192	29	38

## Usage History

## Reclaimed

May 2025	38
April 2025	19
March 2025	19
February 2025	5
January 2025	17
December 2024	16
November 2024	1
October 2024	0
September 2024	0
August 2024	0
July 2024	0
June 2024	0

## Transactions

Previous Bill	33.13
Past Due	33.13
Current Transactions	
Reclaimed	
Reclaimed	38 Thousand Gals X \$0.81
Adjustments	
Late Payment Charge	1.54
<b>Total Current Transactions</b>	<b>32.32</b>
<b>TOTAL BALANCE DUE</b>	<b>\$65.45</b>

\*Past due balance is delinquent and subject to further fees and immediate disconnect.

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Account # 0011185  
Customer # 01259453  
Past Due 33.13  
Current Transactions 32.32

**Total Balance Due \$65.45**  
**Due Date 6/13/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

WATERGRASS CDD  
C/O MERITUS  
11555 HERON BAY BOULEVARD 201  
CORAL SPRINGS FL 33076

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012594535001118562243257980000065452





Phone: (727) 847-8131

**Billing Information**

WATERGRASS CDD I  
2005 PAN AM CIR STE 120  
TAMPA, FL 33607  
itzel.trujillo@inframark.com

**Transaction Detail**

EFT (Check)  
XXXXXXXXXX2280  
6/18/2025 12:52:33 PM  
PAYMENT PROCESSED 425588

**Invoices**

Type	Account Number-Customer Number	Invoice/Bill #	Amount
Pasco County Utilities	0930945-01314219	22436047	\$6.48
SUBTOTAL			<b>\$6.48</b>
SERVICE FEE			<b>\$1.85</b>
GRAND TOTAL			<b>\$8.33</b>



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35-93582

## WATERGRASS CDD

Service Address: **32418 SUMMERGLADE DR**

Bill Number: 22436044

Billing Date: 5/27/2025

Billing Period: 4/14/2025 to 5/13/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Account #	Customer #
0930585	01314219
Please use the 15-digit number below when making a payment through your bank	
093058501314219	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12703385	4/14/2025	1117	5/13/2025	1124	29	7

## Usage History

Water

May 2025	7
April 2025	0
March 2025	0
February 2025	0
January 2025	7
December 2024	9
November 2024	12
October 2024	0
September 2024	0
August 2024	3
July 2024	6
June 2024	10

## Transactions

Previous Bill	0.57
Payment	-0.57 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Reclaimed	
Reclaimed	7 Thousand Gals X \$0.81
<b>Total Current Transactions</b>	<b>5.67</b>
<b>TOTAL BALANCE DUE</b>	<b>\$5.67</b>

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WATERGRASS CDD  
C/O MERITUS  
2005 PAN AM CIRCLE STE 120  
TAMPA FL 33607-2529

Account # 0930585  
Customer # 01314219  
Balance Forward 0.00  
Current Transactions 5.67

<b>Total Balance Due</b>	<b>\$5.67</b>
<b>Due Date</b>	<b>6/13/2025</b>

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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35-93582

WATERGRASS CDD

Service Address: **0 A SUMMERGLADE DR**

Bill Number: 22436047

Billing Date: 5/27/2025

Billing Period: 4/14/2025 to 5/13/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Account #	Customer #
0930945	01314219
Please use the 15-digit number below when making a payment through your bank	
093094501314219	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12703382	4/14/2025	1251	5/13/2025	1259	29	8

#### Usage History

Water

May 2025	8
April 2025	0
March 2025	0
February 2025	0
January 2025	5
December 2024	9
November 2024	14
October 2024	0
September 2024	13
August 2024	4
July 2024	6
June 2024	5

#### Transactions

Current Transactions

Reclaimed

Reclaimed

8 Thousand Gals X \$0.81

6.48

**Total Current Transactions**

6.48

**TOTAL BALANCE DUE**

**\$6.48**

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WATERGRASS CDD  
C/O MERITUS  
2005 PAN AM CIRCLE STE 120  
TAMPA FL 33607-2529

Account # 0930945  
Customer # 01314219  
Balance Forward 0.00  
Current Transactions 6.48

**Total Balance Due \$6.48**  
**Due Date 6/13/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

PASCO COUNTY UTILITIES  
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Phone: (727) 847-8131

**Billing Information**

WATERGRASS CDD I  
2005 PAN AM CIR STE 120  
TAMPA, FL 33607  
itzel.trujillo@inframark.com

**Transaction Detail**

EFT (Check)  
XXXXXXXXXX2280  
6/18/2025 12:49:19 PM  
PAYMENT PROCESSED 111173

**Invoices**

Type	Account Number-Customer Number	Invoice/Bill #	Amount
Pasco County Utilities	0930585-01314219	22436044	\$5.67
SUBTOTAL			<b>\$5.67</b>
SERVICE FEE			<b>\$1.85</b>
GRAND TOTAL			<b>\$7.52</b>



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2995 1 1  
35-93582

## WATERGRASS CDD

Service Address: **0 GARDEN ALCOVE LOOP**

Bill Number: 22275820

Billing Date: 4/25/2025

Billing Period: 3/14/2025 to 4/14/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
0930485	01314219
Please use the 15-digit number below when making a payment through your bank	
093048501314219	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	211150226	3/14/2025	285	4/14/2025	293	31	8

## Usage History

## Reclaimed

April 2025	8
March 2025	6
February 2025	1
January 2025	6
December 2024	8
November 2024	10
October 2024	0
September 2024	0
August 2024	2
July 2024	6
June 2024	7
May 2024	6

## Transactions

Previous Bill	4.86
<b>Past Due</b>	4.86
Current Transactions	
Reclaimed	
Reclaimed	8 Thousand Gals X \$0.81
<b>Total Current Transactions</b>	6.48

**TOTAL BALANCE DUE \$11.34**

\*Past due balance is delinquent and subject to further fees and immediate disconnect.



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Account # 0930485  
Customer # 01314219

Past Due 4.86  
Current Transactions 6.48

**Total Balance Due \$11.34**  
**Due Date 5/12/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

WATERGRASS CDD  
C/O MERITUS  
2005 PAN AM CIRCLE STE 120  
TAMPA FL 33607-2529

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013142199093048552227582020000011349

**WITHLACOOCHEE RIVER ELECTRIC  
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P.O. Box 278 • Dade City, Florida 33526-0278

 Account Number **1469255** Cycle 05  
 Meter Number 34976409  
 Customer Number 10288112  
 Customer Name WATERGRASS CDD

 Bill Date **06/09/2025**  
 Amount Due **40.59**  
 Current Charges Due **06/30/2025**

 District Office Serving You  
One Pasco Center

See Reverse Side For More Information

 Service Address 7142 HATPIN LOOP  
 Service Classification General Service Non-Demand
**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/05	863	06/04	867				4

 Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jun 2025	30	0
May 2025	32	0
Jun 2024	33	0

 BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.


1 0 2 8 8 1 1 2

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Previous Balance 40.48  
 Payment 40.48CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 4 KWH @ 0.06090 0.24  
 Fuel Adjustment 4 KWH @ 0.04400 0.18  
 FL Gross Receipts Tax 1.01

Total Current Charges 40.59  
 Total Due E.F.T. 40.59

**DO NOT PAY**

Total amount will be electronically transferred on or after 06/20/2025.

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See Reverse Side For Mailing Instructions

**Bill Date: 06/09/2025**

Use above space for address change ONLY.

District: OP05

 1469255  
 WATERGRASS CDD  
 C/O MERITUS ASSOC  
 2005 PAN AM CIR STE 800  
 TAMPA FL 33607-2376

OP05

Electronic Funds Transfer on or after	06/20/2025
<b>TOTAL CHARGES DUE</b>	<b>40.59</b>
<b>DO NOT PAY</b>	

000146925500000405900000405905



Account Number **1469256** Cycle 05  
Meter Number 33114786  
Customer Number 10288112  
Customer Name WATERGRASS CDD

Page 190  
Bill Date 06/09/2025  
Amount Due 40.48  
Current Charges Due 06/30/2025

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 32236 COTTAGE GLEN LN  
Service Classification General Service Non-Demand

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jun 2025	30	0
May 2025	32	0
Jun 2024	33	0

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 2 8 8 1 1 2

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855-938-3431. This number is WREC's  
Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/05	740	06/04	743				3

Previous Balance 40.48  
Payment 40.48CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 3 KWH @ 0.06090 0.18  
Fuel Adjustment 3 KWH @ 0.04400 0.13  
FL Gross Receipts Tax 1.01

Total Current Charges 40.48  
Total Due E.F.T. 40.48

**DO NOT PAY**  
Total amount will be electronically transferred on or after 06/20/2025.

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

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P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1469257** Cycle 05  
Meter Number 33045091  
Customer Number 10288112  
Customer Name WATERGRASS CDD

Bill Date **06/09/2025**  
Amount Due **40.48**  
Current Charges Due **06/30/2025**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 32501 SILVERCREEK WAY  
Service Classification General Service Non-Demand

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/05	753	06/04	756				3

**Comparative Usage Information**

Average kWh

Period	Days	Per Day
Jun 2025	30	0
May 2025	32	0
Jun 2024	33	0

BILLS ARE DUE  
WHEN RENDERED

A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 2 8 8 1 1 2

Previous Balance 40.59  
Payment 40.59CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 3 KWH @ 0.06090 0.18  
Fuel Adjustment 3 KWH @ 0.04400 0.13  
FL Gross Receipts Tax 1.01

Total Current Charges 40.48  
Total Due E.F.T. 40.48

You have 24-hour access to manage your  
account on-line through Smarthub at  
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payment using your credit card, please call  
855-938-3431. This number is WREC's  
Secure Pay-By-Phone system.

**DO NOT PAY**

Total amount will be electronically transferred on or after 06/20/2025.

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**Bill Date: 06/09/2025**

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District: OP05

1469257  
WATERGRASS CDD  
C/O MERITUS ASSOC  
2005 PAN AM CIR STE 800  
TAMPA FL 33607-2376

OP05

Electronic Funds Transfer on or after **06/20/2025**  
**TOTAL CHARGES DUE 40.48**  
**DO NOT PAY**

000146925700000404800000404808





# INVOICE

Samantha Ford  
 Watergrass Community Development District I  
 2005 Pan Am Circle  
 Suite 300  
 Tampa, FL 33607

June 2, 2025  
 Project No: 00014629-00  
 Invoice No: 22555

Project 00014629-00 Watergrass CDD I District Engineering Services

Attend monthly meeting

Services current through May 23, 2025

**Professional Personnel**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Director I	.25	280.00	70.00	
Totals	.25		70.00	
<b>Total Labor</b>				<b>70.00</b>

**Reimbursable Expenses**

R-Project Travel & Subsist.			52.36	
<b>Total Reimbursables</b>			<b>52.36</b>	<b>52.36</b>
<b>Total this Invoice</b>				<b>\$122.36</b>

BBE/L  
 inframarkcms@payableslockbox.com

# Billing Backup

BGE, Inc.	Invoice 22555 Dated 6/2/2025	Monday, June 2, 2025 4:20:04 PM
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Project	00014629-00	Watergrass CDD I District Engineering Services
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## Professional Personnel

			Hours	Rate	Amount	
Director I						
Chang, Philip	5/15/2025		.25	280.00	70.00	
	Totals		.25		70.00	
	<b>Total Labor</b>					<b>70.00</b>

## Reimbursable Expenses

R-Project Travel & Subsist.						
000000076369	5/15/2025	Chang, Philip / Watergrass CDD I - Monthly Meeting / Monthly meeting at Watergrass CDD I&nbsp; / 68.00 miles @ 0.70			52.36	
	<b>Total Reimbursables</b>				<b>52.36</b>	<b>52.36</b>
				<b>Total this Project</b>		<b>\$122.36</b>
				<b>Total this Report</b>		<b>\$122.36</b>

**Grau and Associates**

1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Watergrass Community Development District 1*  
*2005 Pan Am Circle, Suite 300*  
*Tampa, FL 33607*

Invoice No. 27800  
Date 06/02/2025

---

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>6,000.00</u>
Current Amount Due	\$ <u><u>6,000.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
6,000.00	0.00	0.00	0.00	0.00	6,000.00

Payment due upon receipt.



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**BILL TO**

WaterGrass CDD I  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**INVOICE#**

150145

**CUSTOMER ID**

C2293

**PO#****DATE**

5/28/2025

**NET TERMS**

Net 30

**DUE DATE**

6/27/2025

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Work Order # WOWG04042025 \$170 / WOWG04042025-2 \$150	1	Ea	320.00		320.00
Sandra H Demarco 03-05-25 DNH*GODADDY#3624625840 : Domain Renewals \$50.99	1	Ea	50.99		50.99
<b>Subtotal</b>					<b>370.99</b>

<b>Subtotal</b>	\$370.99
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$370.99

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

*To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.*

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice Number on your form of payment.*



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**BILL TO**

WaterGrass CDD I  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**INVOICE#**

151886

**CUSTOMER ID**

C2293

**PO#****DATE**

6/17/2025

**NET TERMS**

Net 30

**DUE DATE**

7/17/2025

**Services provided for the Month of: May 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.69		1.38
<b>Subtotal</b>					<b>1.38</b>

**Subtotal**

\$1.38

**Tax**

\$0.00

**Total Due**

\$1.38

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

*To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.*

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*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice Number on your form of payment.*

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 335745

Bill To
Watergrass CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
05/30/25	6/29/2025
Account Owner	PO#
JASON PAINTER	

Item	Qty/UOM	Rate	Ext. Price	Amount
#344536 - Glenbrook park controller May inspection				\$61.28
<i>Lateral Components - 05/27/2025</i>				
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	\$16.28	\$16.28	
Irrigation Technician Labor	1.00HR	\$45.00	\$45.00	

Subtotal	\$61.28
Less Payments/Credits	(\$0.00)
Balance Due	\$61.28

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 335744

Bill To
Watergrass CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
05/30/25	6/29/2025
Account Owner	PO#
JASON PAINTER	

Item	Qty/UOM	Rate	Ext. Price	Amount
#344531 - Silvercreek park controller - May inspection				\$61.28
<i>Lateral Components - 05/27/2025</i>				
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	\$16.28	\$16.28	
Irrigation Technician Labor	1.00HR	\$45.00	\$45.00	

Subtotal	\$61.28
Less Payments/Credits	(\$0.00)
Balance Due	\$61.28

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Thank you for allowing us to serve you.

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 335810

Bill To
Watergrass CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
05/30/25	6/29/2025
Account Owner	PO#
JASON PAINTER	

Item	Qty/UOM	Rate	Ext. Price	Amount
#344556 - Hunter ACC2 May inspection repairs				\$333.32

*Lateral Components - 05/14/2025*

Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	2.00EA	\$28.18	\$56.36	
Irrigation Technician Labor	4.00HR	\$45.00	\$180.00	
Rain Bird 1806 Spray Body Side Inlet 6 in. Pop Up	6.00EA	\$16.16	\$96.96	

<b>Subtotal</b>	<b>\$333.32</b>
<b>Less Payments/Credits</b>	<b>(\$0.00)</b>
<b>Balance Due</b>	<b>\$333.32</b>

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.



P.O. 267 Seffner, Florida 33583 \* (813)757-6500 Fax: (813)757-6501 \* www.lmpro.com

Clock Type/ #	Battery Date	Rain Sensor	nk	hard	Confirm Time/ Date	Y	Time/Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
					Battery Replaced	Y	N			Pgm A	1						
											2						
										Pgm B	1						
											2						
										Pgm C	1						
											2						
										Pgm D	1						
											2						

Notes:

Zone #	Type	A	B	C	D	Programs	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)
26	R		50				2 Rotor	Labor
26	R		50				Alarm	Hrs
27								Rate
28								Amount
29	R		50				ok	Supervisor:
30	R		50				ok	Technician:
31	R		50				ok	
32	R		50				ok	
33	R		50				1 Rotor	Total Labor Charges \$
34	R		50				1 Pipe Broken 1 Rotor	Materials
35	R		50				ok	QTY
36	R		50				ok	Unit
37	R		50				ok	Extended
38	R		50				ok	
39								
40								
41								
42								
43								
44								
45								
46								
47								
48								
								Total Materials \$
								Total Labor \$
								Grand Total \$
								Bill To:

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 335807

Bill To
Watergrass CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
05/30/25	6/29/2025
Account Owner	PO#
JASON PAINTER	

Item	Qty/UOM	Rate	Ext. Price	Amount
#344528 - Bridgeview controller inspection completed on 5-22-2025				\$540.50

*Lateral Components - 05/22/2025*

Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	11.00EA	\$28.18	\$309.98	
Irrigation Technician Labor	4.00HR	\$45.00	\$180.00	
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	10.00EA	\$2.21	\$22.10	
NDS Pro-Span PVC Expansion Repair Coupling 1 in. Socket x Spigot SLIP FIX	1.00EA	\$13.31	\$13.31	
Rain Bird XF Coupling 17 mm	6.00EA	\$0.79	\$4.74	
Sch 40 PVC 90 Degree Elbow 3/4 in. Socket	4.00EA	\$1.27	\$5.08	
Sch 40 PVC Coupling 1 in. Socket	1.00EA	\$1.78	\$1.78	
Sch 40 PVC Reducer Bushing Flush Style 3/4 in. x 1/2 in. Spigot x Socket	3.00EA	\$1.17	\$3.51	

Subtotal	\$540.50
Less Payments/Credits	(\$0.00)
Balance Due	\$540.50

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.



Landscape  
Maintenance  
Professionals, Inc.

Property:

Watergrass I Bridgeview

Page 1/2

Date  
Technician  
Arrive/ Depart

5-22-25

Javier Bellido

1

P.O. 267 Seffner, Florida 33583 \* (813) 757-6500 Fax: (813) 757-6501 \* www.lmppro.com

Clock Type/ #	Hunter ACC	Confirm Time/ Date	<input checked="" type="radio"/> Y	Time/Date Adjust	Y	<input checked="" type="radio"/> N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Battery Replaced	<input checked="" type="radio"/> Y				Pgm A 1							
Rain Sensor	OK bad						7PM 2		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Notes:							Pgm B 1	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
							7PM 2							
							Pgm C 1							
							2							
							Pgm D 1							
							4 PM 2	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			

Zone #	Type	A	B	C	D	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)				
							Labor	Hrs	Rate	Amount	
1	R	50				ok	Supervisor:				
2	S	30				ok	Technician: Javier Bellido	4	45.00	180.00	
3	R	50				1 Rotor	Total Labor Charges \$ 180.00				
4	D				15	ok	Materials				
5	D				15	ok	Qty Unit Extended				
6	R	50				1 Rotor	Pop up Rotor 4"				
7	R	50				ok	Netahm Coupling				
8	R	50				1 Rotor	Expansion Coupling 1"				
9	R	50				ok	Coupling 1"				
10	R	50				1 Rotor	Elbow 3/4"				
11	R	50				2 Rotors	Flex Pipe 1/2"				
12	D				20	No work Proposal	Reducing Bushing 3/4" x 1/2"				
13	D	10				Alarm Proposal	Total Materials \$ 360.50				
14	D				5	No work Proposal	Total Labor \$ 180.00				
15	D				15	40 Dup Pipe	Grand Total \$ 540.50				
16	S	30				ok	Bill To:				
17	D				10						
18	R	50				Alarm					
19	R	50				ok					
20	R	35				1 Rotor					
21	R	50				1 Rotor					
22	R	50									
23	R	50									
24	R	50									

Please make additional notes on the reverse side of this report Use extra report as needed for programming information

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 335809

Bill To
Watergrass CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
05/30/25	6/29/2025
Account Owner	PO#
JASON PAINTER	

Item	Qty/UOM	Rate	Ext. Price	Amount
#344553 - Rainbird controller May inspection				\$61.28
<i>Lateral Components - 05/27/2025</i>				
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	\$16.28	\$16.28	
Irrigation Technician Labor	1.00HR	\$45.00	\$45.00	

Subtotal	\$61.28
Less Payments/Credits	(\$0.00)
Balance Due	\$61.28

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

**IMP** Landscape  
Maintenance  
Professionals, Inc.

Property:

Watergrass I

P.O. 267 Seffner, Florida 33583 \* (813)757-6500 Fax: (813)757-6501 \* www.imppro.com

Date  
Technician  
Arrive/Depart

5-27-25  
Javier B. 11:00  
1

Zone #	Type	A	B	C	D	Programs	Zone Information
1	S	30					Nozzle
2	R	45					OK
3	R	45					OK
4	R	45					OK
5	S	30					OK
6	R	45					OK
7	R	45					OK
8							
9							
10							
11	S	30					1 spray
12	R	40					OK
13							
14							Summerville Dr. (Fon #3273)
15							Hunter xc hybrid
16	S	20					st: 12 AM
17	R	45					SD - Mon, Wed, Fri
18							
19							
20							Redcoat CT (Fon #7110)
21							Hunter xc hybrid
22	R	45					st: 12 AM
23	S	20					SD - Mon, Thu, Sat
24							

Technician Use Only (Use Standard Invoice forms for additional charges)			
Supervisor:	Technician:	Hrs	Rate
	Javier B. 11:00	1.0	45.00
Total Labor Charges:			\$ 45.00
Materials		Qty	Unit
Pop up spray 6" H		1	16.28
Nozzle		2	N/C
Total Materials			\$ 16.28
Total Labor			\$ 45.00
Grand Total			\$ 61.28

Bill To:

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 335808

Bill To
Watergrass CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
05/30/25	6/29/2025
Account Owner	PO#
JASON PAINTER	

Item	Qty/UOM	Rate	Ext. Price	Amount
#344550 - Summergate Park controller May inspection				\$77.56
<i>Lateral Components - 05/27/2025</i>				
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	2.00EA	\$16.28	\$32.56	
Irrigation Technician Labor	1.00HR	\$45.00	\$45.00	

Subtotal	\$77.56
Less Payments/Credits	(\$0.00)
Balance Due	\$77.56

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.



**IMP** Landscape  
Maintenance  
Professionals, Inc.

Property:

Walden I Summergate Park

P.O. 267 Seffner, Florida 33583 \* (813)757-6500 Fax: (813)757-6501 \* www.imppro.com

Date

5/27/25

Technician

James Bellido

Arrive/Depart

Clock type/ #

Rainbird Esp-ME3

Battery Date

Rain Sensor

OK bad

Confirm Time/ Date

(Y)

Time/Date Adjust

Y

(N)

Battery Replaced

Y

(N)

Start

Sun

Mon

Tue

Wed

Thu

Fri

Sat

Pgm A

1

12 AM

Pgm B

1

2

Pgm C

1

2

Pgm D

1

2

Notes:

Zone #	Type	Programs				Zone Information
		A	B	C	D	
1	S	30				2 Spray
2	R	45				OK
3	R	45				OK
4	S	30				OK
5	S	30				OK
6	R	45				OK
7	R	45				OK
8	R	45				OK
9	S	30				OK
10						
11						
12						
13	Main Line off					Summergate Round about Port #32027
14						Hunter XC hybrid PS - OK
15	R	40				SL - 4 AM
16	S	5				SD - All Days
17						OK
18						
19						
20						
21						
22						
23						
24						

Technician Use Only (Use standard two-in form for additional charges)

Labor

Hrs

Rate

Amount

Supervisor:

Technician:

James Bellido

14

45.00

45.00

Total Labor Charges \$

Materials

Qty

Unit

Extended

Pop up spray 6" H

2

16.28

32.56

Mature

3

N/A

N/A

Total Materials

\$ 77.56

Total Labor

\$ 45.00

Grand Total

\$

Bill To:

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 321361

Bill To
Watergrass CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
03/11/25	4/10/2025
Account Owner	PO#
JASON PAINTER	

Item	Amount
#328631 - Remove tree branches that fell in the back of 32106 Garden Alcove	\$350.00



Thank you for allowing us to serve you.

theImpadvantage.com  
(877) 567-7761





**Proposal provide for remove tree branches that fell in the back yard of 32106 Garden Alcove.**

Thank you for inviting **Juniper Landscaping** to present a proposal for tree work at the above referenced property. Our team of professionals is committed to meet your service expectations and budget considerations.

**Scope of Work:**

Hardwood trees will be pruned as specified in the production plan as required by location and species.

**Tree Care:** Three (3) cuts will be utilized for removing branches that are too large for one-handed holding. The first cut will be an undercut  $\frac{1}{4}$  to  $\frac{1}{2}$  the branch thickness, six to twelve inches from the branch base. A second cut within an inch or two of the first will be made to drop the branch. A final cut will be made at the edge of the branch collar to remove the branch stub. No stubs will be left at the end of the pruning operation.

**Style of Cut:** After the final cut in lateral branch removal a protuberance is left. The angle of the cut needed to save the branch collar is determined by the natural target pruning. This angle is equal and opposite to the angle of the branch bark ridge when present. When the branch bark ridge is not visible, the angle is determined by the swelling at the branch truck union. The resulting knob or bump, which is called the branch collar, is not a stub that requires a flush cut, but is necessary for continued health of the tree.

**Work Force**

The Contractor's representative will be experienced in tree maintenance and will be under the supervision of an I.S.A. Certified Arborist.

Debris will be stored in a designated area and cleaned upon completion of performance of

Thank you for allowing us to serve you.

theImpadvantage.com  
(877) 567-7761

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
 PO Box 628395  
 Orlando FL 32862-8395



Invoice 323022

Bill To
Watergrass CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
03/26/25	4/25/2025
Account Owner	PO#
JASON PAINTER	

Item	Qty/UOM	Rate	Ext. Price	Amount
#332664 - Bridgeview controller irrigation inspection				\$69.50
<i>Lateral Components - 03/17/2025</i>				
Hunter PGP Ultra Adjustable Rotor 4 in.	1.00EA	\$24.50	\$24.50	
Riser with 3.0 Nozzle - PGP0430				
Irrigation Technician Labor	1.00HR	\$45.00	\$45.00	
<b>Grand Total</b>				<b>\$69.50</b>

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$16,347.73	\$8,431.17	\$14,707.01	\$350.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

work. All walks and resident areas will be cleaned up on a daily basis.

The contractor will maintain trees in a healthy, growing condition by performing all necessary operations, including the following:

#### **Property Owner's Responsibility**

Juniper Landscaping does not provide permits. All permits are to be obtained by the property owner. (unless otherwise stated in the proposal) \_\_\_\_\_ **Initial**

Juniper Landscaping will not attempt to perform arbor work over the top of vehicles. The property should have all vehicles, storage items such as boats, trailers and etc., moved prior to the beginning of work. Should the arbor crew be unable to complete services do to un-moved obstacles, a return trip will result in additional charges to cover the costs for returning to the job and for completion. \_\_\_\_\_ **Initial**

Juniper Landscaping cannot be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through trees being worked on, or otherwise in conflict with the completion of services. The property owner is to assure all such items are removed prior to the start of the job. \_\_\_\_\_ **Initial**

During the stump removal process, if included within the scope of work, wires, cables, and or pipes may be damaged do to their location within or close to the stump and or root system. Juniper Landscaping will not be responsible for any damage of this nature. \_\_\_\_\_ **Initial**

#### **Safety Measures**

##### *Worker Safety*

Workers shall wear hard hats; climbers shall use tree saddles and safety lanyards, and also a safety work line with rappelling hitch for climbing at heights above fifteen feet (15'). Ground workers shall stand clear of branch drop areas and take appropriate precautions to avoid injury from the work or tools employed.

##### *Protection of People and Property*

Tree pruning or removal performed in the vicinity of pedestrian or vehicular traffic ways shall be effectively cordoned off with cones and/or lines, and shall have warning signs to keep people at a safe distance from the work area.

Branch drop after cutting shall be controlled to avoid injury to people and property. Branches too large for controlled, one-handed dropping shall be roped and lowered by ropes and other equipment. All brush and other trimming debris shall be cleaned up and removed from the site, leaving a safe and neat ground surface upon completion of work.

Thank you for allowing us to serve you.

thelmpadvantage.com  
(877) 567-7761

*Tree Removal - 03/11/2025*

**Grand Total** **\$350.00**

<b>1-30 Days</b>	<b>31-60 Days (Past Due)</b>	<b>61-90 Days (Past Due)</b>	<b>91-120 Days (Past Due)</b>	<b>121+ Days (Past Due)</b>
\$16,347.73	\$8,431.17	\$14,707.01	\$350.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com  
(877) 567-7761



**MIKE FASANO**  
**TAX COLLECTOR**  
 PASCO COUNTY FLORIDA

POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

June 16, 2025

Watergrass I CDD  
 Inframark  
 2005 Pan Am Circle Ste 300  
 Tampa, FL 33607

Re: Watergrass I CDD Postage Assessment

Pursuant to F.S. 197.3632, this letter will serve as an invoice for \$147.16 for the cost of collection of Watergrass I CDD Postage Assessment for the 2024 Tax Year.

Should you have any questions, please feel free to contact my office.

Best wishes,

Mike Fasano  
 Tax Collector

MF/mg

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER  
 DADE CITY  
 TELEPHONE 352.521.4360

CENTRAL PASCO GOVERNMENT CENTER  
 LAND O' LAKES  
 TELEPHONE 813.235.6020

WEST PASCO GOVERNMENT CENTER  
 NEW PORT RICHEY  
 TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK  
 WESLEY CHAPEL  
 TELEPHONE 813.235.6020

TAX COLLECTOR BUILDING  
 GULF HARBORS  
 TELEPHONE 727.847.8165

# WATERGRASS I CDD

## DISTRICT CHECK REQUEST

<b>Today's Date</b>	<u>5/13/2025</u>
<b>Check Amount</b>	<u><b>\$2,576.73</b></u>
<b>Payable To</b>	<u>Watergrass 1 CDD</u>
<b>Check Description</b>	<u>Series 2019 Note - FY 25 Tax Dist. ID 4.1.25/4.30.25</u>
<b>Special Instructions</b>	<u>Do not mail. Please give to Eric</u>

(Please attach all supporting documentation: invoices, receipts, etc.)

ERIC

Authorization

DM		
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk	#	Date



## Distribution Details

Funding Agency: WATERGRASS CDD (WATERGR)

Batch: 1126556

Components: delinquent (re), homestead (re)

District/Agency	Fund	Roll Yr	Category	Type	Amount	Commission (ZZZ)
WATERGRASS CDD (WTRGR1)	WATERGR (WTRGR1)	2024	Real Estate - Delinquent	Delinquency Interest	\$47.56	\$0.95
		2024	Real Estate - Delinquent	Tax Due	\$1,585.28	\$31.71
WATERGRASS CDD (WATERGR)			Total	\$1,632.84	\$32.66	
			Check Total	\$1,600.18		





11749 Crestridge Loop  
Trinity, FL 34655



# Invoice

Date	Invoice #
6/3/2025	3574

Bill To
Inframark Watergrass CDD Attn: Samantha Ford 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Install (Signage)	Item #1 : Installed on (05/28/25) "Summerglade Dr + Peregrina Lp" - Remove / dispose of broken "SUMMERGLADE DR" sign frame ; Install (1) new "SUMMERGLADE DR" (9x36) 2-sided reflective street name sign (.120) with new swing bracket frame (SBH-3) black. (Note: I planned on using the existing SUMMERGLADE DR sign frame, but it wouldn't match the new frame being installed on this post for PEREGRINA LOOP. So I added a new sign frame and street name sign panel.)	1	300.00	300.00
Install (Signage)	Item #8 : Installed on (05/07/25) "Anglestem + Cottage Glen Lane @ Glenbrook" [ Outside Entrance Median Sign ] -- New 14-ft black 3" round decorative fluted post; Removed / discarded broken post and transferred the 2 existing signs, decorative base and ball top on to the new post; Cemented new post. (Note: This was Item #8 on the 1st invoice #3503 for \$100 to straighten the post. The post was broken when we arrived the 2nd time to simply straighten it back up. I added (1) new post. Total: \$375. The \$100 credit is being applied to this repair)	1	275.00	275.00

**Subtotal**

**Sales Tax (7.0%)**

**Total**

**Payments/Credits**

**Balance Due**

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com



11749 Crestridge Loop  
Trinity, FL 34655



# Invoice

Date	Invoice #
6/3/2025	3574

Bill To
Inframark Watergrass CDD Attn: Samantha Ford 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Install (Signage)	Item #10 : Installed on (05/07/25) "Cottage Glen Lane" [ Inside Entrance Speed Limit 30 Sign Post ] -- Dug up the post and reset it with new cement. (Note: This was Item #10 on the 1st invoice #3503 for \$100 to straighten the post. The post was broken at the bottom when we arrived the 2nd time to simply straighten it back up. I dug up the old cement and reset the shorter post with new cement. Total: \$150. The \$100 credit is being applied to this repair)	1	50.00	50.00
Install (Signage)	Item #13 : Fixed on (05/28/25) "Peregrina Loop" - Straighten leaning post; Includes digging up dirt around the post and resetting level.	1	100.00	100.00
Install (Signage)	Item #14 : Fixed on (05/28/25) "Leaf Blade Lane" - Straighten leaning post; Includes digging up dirt around the post and resetting level.	1	100.00	100.00

<b>Subtotal</b>	\$825.00
<b>Sales Tax (7.0%)</b>	\$0.00
<b>Total</b>	\$825.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$825.00

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

# WATERGRASS I CDD

## DISTRICT CHECK REQUEST

**Today's Date** 6/16/2025  
**Check Amount** \$1,212.54  
**Payable To** Watergrass 1 CDD  
**Check Description** Series 2019 Note - FY 25 Tax Dist. ID 5.1.25/5.31.25  
**Special Instructions** Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

ERIC

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

# WATERGRASS I CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2025, Tax Year 2024

Net O&M  
Net DS 2019note  
Net Total

Dollar Amounts	Fiscal Year 2025 Percentages	
592,031.00	62.112%	0.621100
361,129.16	37.888%	0.378900
953,160.16	100.0000%	1.000000

100%

203

Date Received	Amount Received	62.11%	62.11%	37.89%	37.89%	Proof		
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Note Debt Service Revenue	Rounded 2019 Note Debt Service Revenue			
11/7/2024	95.65	59.41	59.41	36.24	36.24			
11/7/2024	11,097.63	6,893.01	6,893.01	4,204.62	4,204.62	-	6/1-11-1	
11/15/2024	45,490.66	28,255.36	28,255.36	17,235.30	17,235.30	-	11/1-11/8	
11/20/2024	36,025.85	22,376.53	22,376.53	13,649.32	13,649.32	-	11/9-11/17	
11/27/2024	43,253.49	26,865.80	26,865.80	16,387.69	16,387.69	-	11.18.24/11.21.24	563
12/9/2024	719,073.70	446,634.19	446,634.19	272,439.51	272,439.51	-	11.22.24/11.30.24	562
12/13/2024	33,431.42	20,765.07	20,765.07	12,666.35	12,666.35	-	12.1.24/12.10.24	563
1/8/2025	13,722.96	8,523.66	8,523.66	5,199.30	5,199.30	-	12.11/12.31	563
2/11/2025	12,950.14	8,043.65	8,043.65	4,906.49	4,906.49	-	1.1.25/1.31.25	594
3/10/2025	\$4,422.00	2,746.61	2,746.61	1,675.39	1,675.39	-	2.1.25/2.28.25	599
4/8/2025	21,836.00	13,562.87	13,562.87	8,273.13	8,273.13	-	3.1.25/3.31.25	602
5/13/2025	6,801.00	4,224.27	4,224.27	2,576.73	2,576.73	-	4.1.25/4.30.25	625
6/16/2025	1,600.19	993.92	993.92	606.27	606.27	-	5.1.25/5.31.25	
6/16/2025	1,600.18	993.91	993.91	606.27	606.27	-	DelinquentTaxDue	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
<b>TOTAL</b>	951,305.22	590,878.85	590,878.85	360,426.37	360,426.37			
<b>Net Total on Roll</b>	953,160.16		592,031.00		361,129.16			
<b>Collection Surplus / (Deficit)</b>	(1,854.94)		(1,152.15)		(702.79)			

## Distribution Details

Funding Agency: WATERGRASS CDD (WATERGR)

Date: 05/01/2025 - 05/31/2025

Components: current (tp, re, ca), installment (tp, re, ca), spas (re)

District/Agency	Fund	Roll Yr	Category	Type	Amount	Commission (ZZZ)
WATERGRASS CDD (WTRGR1)	WATERGR (WTRGR1)	2024	Real Estate - Current	Delinquency Interest	\$47.56	\$0.95
		2024	Real Estate - Current	Tax Due	\$1,585.28	\$31.70
WATERGRASS CDD (WATERGR)			Total	\$1,632.84	\$32.65	
			Check Total	\$1,600.19		