

**WATERGRASS I
COMMUNITY
DEVELOPMENT DISTRICT**

**August 21, 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 Zaroni, District Manager
Jennifer Goldyn, Regional Manager
Cari Webster, District Counsel
Phill Chang, District Engineer
Clay Wright, Inframark Field Service

Public Hearing & Regular Meeting Agenda Thursday, August 21, 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. **Business Items**
 - A. Public Hearing on Fiscal Year 2026 Budget
 1. Consideration of Resolution 2025-03; Adopting Fiscal Year 2026 BudgetPage 4
 - B. Public Hearing on Levying O&M Assessments for Fiscal Year 2025-2026
 1. Consideration of Resolution 2025-04 Levying O&M Assessment for Fiscal Year 2025-2026 (On-Roll Only)Page 26
 - C. Consideration of Resolution 2025-05 Setting Fiscal Year 2025-2026 Meeting SchedulePage 29
 - D. Review of Fiscal Year 2024-2025 Goals and Objectives.....Page 31
 - E. Consideration of Fiscal Year 2025-2026 Goals and ObjectivesPage 34
 - F. Discussion of Vacant Seat
5. **Staff Reports**
 - A. Landscape
 1. Field Inspection Report June 2025 & July 2025Page 38
 2. OLM Report June 2025 - August 2025Page 48
 3. OLM Grade Sheet June 2025 - August 2025Page 55
 4. Ratification of LMP Silver Creek Tree Removal Proposal #342190.....Page 58
 5. Ratification of LMP Summerglade Tree Removal Proposal #352330Page 63
 6. Ratification of LMP Bridgeview Tree Removal (Pond) Proposal #352339Page 67
 7. Ratification of LMP Bridgeview Tree Removal Proposal #352322Page 71
 8. Consideration of LMP Irrigation Proposal #350365.....Page 75
 9. Consideration of LMP Sod Replacement Proposal #353606.....Page 77
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 1. Consideration of Miracle Recreation Equipment Co. Proposal# OE25007621.....Page 79
 2. Consideration of Opening a Savings Account
 3. Acceptance of April 2025 1st Quarter & 2nd Quarter Website AuditPage 84

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 Community Development District

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Michael S. Leavor, Chairman
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4. Acceptance of Fiscal Year 2024 AuditPage 108
- 6. Business Administration**
 - A. Consideration of Regular Meeting Minutes from May 15, 2025Page 139
 - B. Consideration of May 2025 & June 2025 Financial Statement.....Page 143
 - C. Consideration of May 2025 & June 2025 O&M ReportPage 159
- 7. Supervisor Requests**
- 8. Audience Comments** -Three – (3) Minute Time Limit
- 9. Adjournment**

The next meeting is scheduled for Thursday, September 18, 2025, at 6:00 p.m.

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

Meeting Location:

Watergrass Clubhouse
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Wesley Chapel, Florida 33545

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

WaterGrass Community Development District I for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$1,124,772.00, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$714,197.00
Total Debt Service Funds	\$410,575.00
Total All Funds*	\$1,124,772.00

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

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

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

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

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

Passed and Adopted on August 21, 2025.

Attested By:

**WaterGrass Community
Development District I**

Print Name: _____
☐Secretary/☐Assistant Secretary

Print Name: _____
☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

Watergrass
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved Budget

Prepared by:



Watergrass
Community Development District

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Watergrass

Community Development District

Operating Budget

Fiscal Year 2026

Watergrass

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund BalancesGeneral Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	April-	PROJECTED	% +/(-)	BUDGET
	FY 2025	3/31/25	9/30/2025	FY 2025	Budget	FY 2026
REVENUES						
Interest - Investments	\$ -	\$ 889	\$ -	\$ 889	0%	\$ -
Operations & Maintenance Assmts - On Roll	592,031	575,633	16,398	592,031	0%	714,197
Other Miscellaneous Revenues	-	2,195	-	2,195	0%	-
TOTAL REVENUES	\$ 592,031		\$ 16,398	\$ 595,115		\$ 714,197
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	\$ 12,000	3,800	\$ 8,200	\$ 12,000	0%	\$ 12,000
District Management	29,870	14,935	14,935	29,870	0%	30,766
Field Management	6,000	3,100	2,900	6,000	0%	6,180
Website Admin Services	1,200	84	1,116	1,200	0%	1,200
District Engineer	7,200	-	7,200	7,200	0%	12,000
District Counsel	7,000	3,526	3,474	7,000	0%	7,000
Trustees Fees	11,000	-	11,000	11,000	0%	11,000
Auditing Services	8,900	6,000	2,900	8,900	0%	7,000
Postage, Phone, Faxes, Copies	300	2	298	300	0%	300
Legal Advertising	1,000	358	642	1,000	0%	1,000
Bank Fees	400	-	400	400	0%	400
Dues, Licenses & Fees	250	285	-	285	14%	400
Website ADA Compliance	1,500	1,500	-	1,500	0%	1,500
ProfServ - Arbitrage Rebate	1,000	3,000	-	3,000	200%	3,000
Tax Collector	700	95	605	700	0%	700
Total Financial and Administrative	\$ 88,320	\$ 36,685	\$ 53,670	\$ 90,355		\$ 94,446
Insurance						
Public Officials Insurance	\$ 3,414	-	\$ 3,414	\$ 3,414	0%	\$ 3,736
Property & Casualty Insurance	18,685	18,685	-	18,685	0%	18,391
General Liability	3,974	6,581	-	6,581	66%	4,349
Insurance - Crime	325	-	325	325	0%	500
Total Insurance	\$ 26,398	\$ 25,266	\$ 3,739	\$ 29,005		\$ 26,976
Utility Services						
Electric Utility Services	\$ 10,000	4,699	\$ 4,777	\$ 9,476	-5%	\$ 14,000
Street Lights	53,000	14,009	14,241	28,250	-47%	33,000
Reclaimed Irrigation	10,000	3,405	3,461	6,866	-31%	10,000
Total Utility Services	\$ 73,000	\$ 22,113	\$ 22,480	\$ 44,593		\$ 57,000

Watergrass**Community Development District****General Fund****Amenity**

WG2 Amenities	57,000	1,165	55,835	57,000	0%	84,700
Playground	5,000	-	-	-	-100%	43,500
Entrance Monuments, Gates, Walls R&M	25,000	60	24,940	25,000	0%	25,000
Sidewalk, Pavement, Signage R&M	14,500	2,500	12,000	14,500	0%	62,500
Holiday Decorations	13,000	9,659	9,819	19,478	50%	13,000
Total Amenity	\$ 114,500	\$ 13,384	\$ 102,594	\$ 115,978		\$ 228,700

Landscape and Pond Maintenance

Landscape Maintenance - Contract	\$ 175,650	103,106	\$ 72,544	\$ 175,650	0%	\$ 179,165
Landscaping - R&M	39,000	11,700	11,894	23,594	-40%	39,000
Landscaping - Replacement	15,000	-	-	-	-100%	15,000
Irrigation Maintenance	25,000	893	908	1,801	-93%	25,000
Aquatics - Contract	12,600	6,300	6,300	12,600	0%	\$ 13,230
Fire Ant Treatment	1,000	-	1,000	1,000	0%	1,000
Stormwater System	1,680	-	1,680	1,680	0%	1,680
Capital Reserve	19,883	-	-	-	-100%	20,000
Landscape-Storm Cleanup		20,300				13,000
Total Landscape and Pond Maintenance	\$ 289,813	\$ 142,299	\$ 94,326	\$ 216,325		\$ 307,075

TOTAL EXPENDITURES

TOTAL EXPENDITURES	\$ 592,031		\$ 276,808	\$ 496,255		\$ 714,197
Excess (deficiency) of revenues	\$ -	\$ -	\$ (260,410)	\$ 98,860		\$ -
Net change in fund balance	\$ -	\$ -	\$ (260,410)	\$ 98,860		\$ -
FUND BALANCE, BEGINNING	\$0	\$0	\$0	\$0		\$0
FUND BALANCE, ENDING	\$ -	\$ -	\$ (260,410)	\$ 98,860		\$ -

Shell Point

Community Development District

*General Fund***Exhibit "A"**

Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	792,408
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Less: Forecasted Surplus/(Deficit) as of 9/30/2025		98,860
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Estimated Funds Available - 9/30/2025		891,268
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FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	891,268
----------------------------------------------------------------	----	---------

Less: First Quarter Operating Reserve		178,549 ⁽¹⁾
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Less: Designated Reserves for Capital Projects		
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Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-
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Estimated Remaining Undesignated Cash as of 9/30/2026		1,069,817
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Notes

(1) Represents approximately 3 months of operating expenditures

Watergrass

Community Development District

General Fund

Budget Narrative
Fiscal Year 2025**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES**Financial and Administrative****Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

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

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

EXPENDITURES

Budget Narrative
Fiscal Year 2025**Financial and Administrative** (continued)**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

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

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Watergrass

Community Development District

General Fund

Budget Narrative
Fiscal Year 2025**EXPENDITURES****Insurance****Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES**Utility Services****Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Watergrass

Community Development District

General Fund

Budget Narrative
Fiscal Year 2025**EXPENDITURES****Amenity****Pool Monitor**

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Watergrass

Community Development District

General Fund

Budget Narrative
Fiscal Year 2025**Amenity (Continued)****Entrance Monuments, Gates, Walls R&M**

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES**Landscape and Pond Maintenance****R&M – Stormwater System**

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES**Landscape and Pond Maintenance (Continued)**

Watergrass

Community Development District

General Fund

Budget Narrative
Fiscal Year 2025**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES**Contingency/Reserves****Contingency**

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Watergrass

Community Development District

Debt Service Budgets

Fiscal Year 2026

Watergrass

Community Development District

Series 2019 Debt Service

Series 2019 Bonds
Fiscal Year 2025 Budget

REVENUES		
CDD Debt Service Assessments	\$	410,575
TOTAL REVENUES	\$	410,575
EXPENDITURES		
Series 2019 May Bond Interest Payment	\$	98,313
Series 2019 May Bond Principal Payment	\$	220,000
Series 2019 November Bond Interest Payment	\$	92,263
TOTAL EXPENDITURES	\$	410,575
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2024	\$	3,575,000
Principal Payment Applied Toward Series 2021 Bonds	\$	220,000
Bonds Outstanding - Period Ending 11/1/2025	\$	3,355,000

Watergrass

Community Development District

2019 Debt Service Fund

**Watergrass I Community Development District
Special Assessment Refunding Note, Series 2019**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2019	\$ 4,660,000	\$ 160,000	5.500%	\$ 128,150	\$ 288,150
11/1/2019	\$ 4,500,000			\$ 123,750	\$ 123,750
5/1/2020	\$ 4,500,000	\$ 165,000	5.500%	\$ 123,750	\$ 288,750
11/1/2020	\$ 4,335,000			\$ 119,213	\$ 119,213
5/1/2021	\$ 4,335,000	\$ 175,000	5.500%	\$ 119,213	\$ 294,213
11/1/2021	\$ 4,160,000			\$ 114,400	\$ 114,400
5/1/2022	\$ 4,160,000	\$ 185,000	5.500%	\$ 114,400	\$ 299,400
11/1/2022	\$ 3,975,000			\$ 109,313	\$ 109,313
5/1/2023	\$ 3,975,000	\$ 195,000	5.500%	\$ 109,313	\$ 304,313
11/1/2023	\$ 3,780,000			\$ 103,950	\$ 103,950
5/1/2024	\$ 3,780,000	\$ 205,000	5.500%	\$ 103,950	\$ 308,950
11/1/2024	\$ 3,575,000			\$ 98,313	\$ 98,313
5/1/2025	\$ 3,575,000	\$ 220,000	5.500%	\$ 98,313	\$ 318,313
11/1/2025	\$ 3,355,000			\$ 92,263	\$ 92,263
5/1/2026	\$ 3,355,000	\$ 230,000	5.500%	\$ 92,263	\$ 322,263
11/1/2026	\$ 3,125,000			\$ 85,938	\$ 85,938
5/1/2027	\$ 3,125,000	\$ 245,000	5.500%	\$ 85,938	\$ 330,938
11/1/2027	\$ 2,880,000			\$ 79,200	\$ 79,200
5/1/2028	\$ 2,880,000	\$ 255,000	5.500%	\$ 79,200	\$ 334,200
11/1/2028	\$ 2,625,000			\$ 72,188	\$ 72,188
5/1/2029	\$ 2,625,000	\$ 270,000	5.500%	\$ 72,188	\$ 342,188
11/1/2029	\$ 2,355,000			\$ 64,763	\$ 64,763
5/1/2030	\$ 2,355,000	\$ 285,000	5.500%	\$ 64,763	\$ 349,763
11/1/2030	\$ 2,070,000			\$ 56,925	\$ 56,925
5/1/2031	\$ 2,070,000	\$ 300,000	5.500%	\$ 56,925	\$ 356,925
11/1/2031	\$ 1,770,000			\$ 48,675	\$ 48,675
5/1/2032	\$ 1,770,000	\$ 315,000	5.500%	\$ 48,675	\$ 363,675
11/1/2032	\$ 1,455,000			\$ 40,013	\$ 40,013
5/1/2033	\$ 1,455,000	\$ 335,000	5.500%	\$ 40,013	\$ 375,013
11/1/2033	\$ 1,120,000			\$ 30,800	\$ 30,800
5/1/2034	\$ 1,120,000	\$ 355,000	5.500%	\$ 30,800	\$ 385,800
11/1/2034	\$ 765,000			\$ 21,038	\$ 21,038
5/1/2035	\$ 765,000	\$ 370,000	5.500%	\$ 21,038	\$ 391,038
11/1/2035	\$ 395,000			\$ 10,863	\$ 10,863
5/1/2036	\$ 395,000	\$ 395,000	5.500%	\$ 10,863	\$ 405,863
		\$ 4,660,000		\$ 2,671,350	\$ 7,331,350

Watergrass

Community Development District

*Debt Service Fund***Budget Narrative**
Fiscal Year 2025**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES**Debt Service****Principal Debt Retirement**

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

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Watergrass

Community Development District

Supporting Budget Schedules

Fiscal Year 2026

Watergrass

Community Development District

All Funds

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION											
Assessment Area One- Series 2019											
			O&M Assessment			Debt Service Series 2019			Total Assessments per Unit		
			FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change
Product	DS Units	Units									
Single Family 40'	87	87	\$1,177.19	\$975.83	\$201.36	\$609.45	\$609.45	\$0.00	\$1,786.64	\$1,585.28	\$201.36
Single Family 55'	87	87	\$1,618.78	\$1,341.88	\$276.90	\$837.99	\$837.99	\$0.00	\$2,456.77	\$2,179.87	\$276.90
Single Family 60'	60	60	\$1,765.94	\$1,463.87	\$302.07	\$914.17	\$914.17	\$0.00	\$2,680.11	\$2,378.04	\$302.07
Single Family 65'	75	75	\$1,913.08	\$1,585.84	\$327.24	\$990.35	\$990.35	\$0.00	\$2,903.43	\$2,576.19	\$327.24
Single Family 75'	114	121	\$2,207.42	\$1,829.83	\$377.59	\$1,142.71	\$1,142.71	\$0.00	\$3,350.13	\$2,972.54	\$377.59
	423	430									

RESOLUTION 2025-04

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

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A** (“**FY 2025-2026 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

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

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

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

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

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

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

Passed and Adopted on August 21, 2025.

Attested By:

**WaterGrass Community
Development District I**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

RESOLUTION 2025-05

**A RESOLUTION OF THE WATERGRASS I COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2025/2026**

WHEREAS, the WaterGrass I Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 21st DAY OF AUGUST 2025.

ATTEST:

**WATERGRASS I COMMUNITY
DEVELOPMENT DISTRICT**

Asst. Secretary

Chair / Vice Chair

EXHIBIT “A”

**BOARD OF SUPERVISORS MEETING DATES
WATERGRASS I COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

October 16, 2025
November 20, 2025
December 18, 2025
January 15, 2026
February 19, 2026
March 19, 2026
April 16, 2026
May 21, 2026 Proposed Budget Meeting
June 18, 2026
July 16, 2026
August 20, 2026 Final Budget Meeting
September 17, 2026

All meetings for Fiscal Year 2026 will be held at the Watergrass Clubhouse, 32711 Windelstraw Drive Wesley Chapel, Florida 33545 on the third Thursday of every month at 6:00 p.m.

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

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☒

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

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

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

Achieved: Yes ☒ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. *(or other deadline, as appropriate)*

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

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

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

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

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

Achieved: Yes ☒ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

WaterGrass I Community Development District

District Manager: _____

Date: _____

Printed Name: _____

WaterGrass I Community Development District

0000362130-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meetings Schedule** was published in said newspaper by print in the issues of: **9/29/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Notice of Fiscal Year 2025 Meetings
Watergrass I
Community Development District

The Board of Supervisors of the Watergrass I Community Development District will hold the meetings for Fiscal Year 2025 at the Watergrass Clubhouse, 32711 Windelstraw Drive Wesley Chapel, Florida 33545 on the third Thursday of every month at 6:00 p.m. as follows:

October 17, 2024
November 21, 2024
December 19, 2024
January 16, 2025
February 20, 2025
March 20, 2025
April 17, 2025
May 15, 2025
June 19, 2025
July 17, 2025
August 21, 2025
September 18, 2025

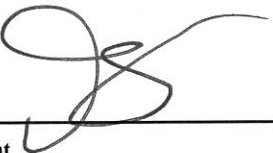
There may be occasions when one or more Supervisors will participate by telephone. The meeting may be continued to a date, time, and place to be specified on the record at the meetings without additional publication of notice.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

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

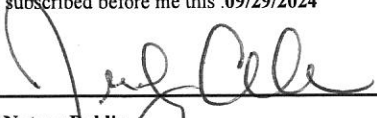
Mark Vega, Manager
September 29, 2024

0000362130



Signature Affiant

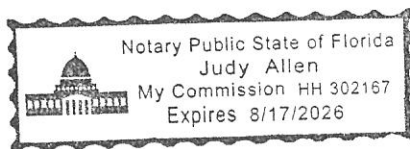
Sworn to and subscribed before me this **09/29/2024**



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____





Memorandum

To: Board of Supervisors

From: District Management

Date: August 21, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

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

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

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

Exhibit A:
Goals, Objectives, and Annual Reporting Form

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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. *(or other deadline, as appropriate)*

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

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

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

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

WaterGrass I Community Development District

District Manager: _____

Date: _____

Printed Name: _____

WaterGrass I Community Development District



WATERGRASS I CDD

Field Inspection - June 2025

Friday, June 6, 2025

Prepared For Watergrass CDD I Board Of Supervisors

17 Items Identified

ITEM 1

Assigned To: Miracle Playground Equipment

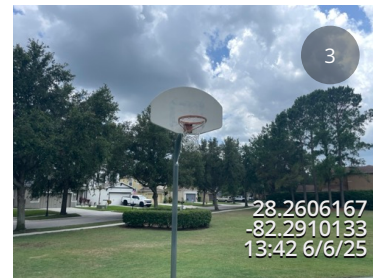
Bridgeview south playground components needing replacement (see top-down document)



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

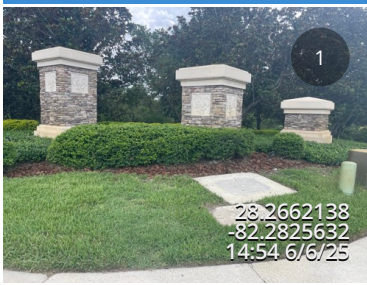
The rest of the benches are being budgeted for future replacement.

ITEM 5

Assigned To: LMP

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



**ITEM 6**

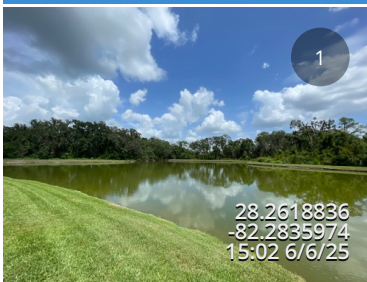
Assigned To: LMP

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

ITEM 8

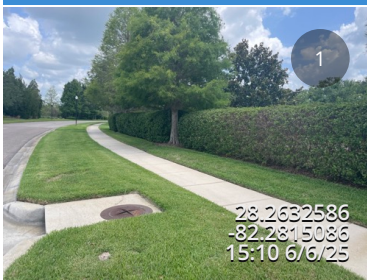
Assigned To: Miracle Playground Equipment

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.

ITEM 12

Assigned To: Miracle Playground Equipment

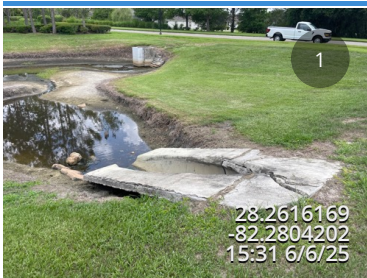
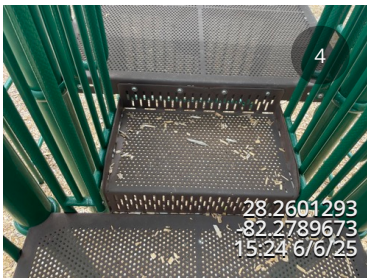
Summerglade playground components needing replacement (see top down document)



ITEM 13

Assigned To: Miracle Playground Equipment

Peregrina playground components needing replacement (see top down documents)



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

Field Inspection - July 2025

Monday, July 7, 2025

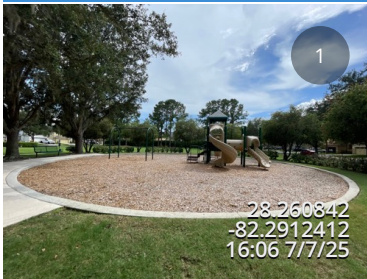
Prepared For Watergrass I CDD Board Of Supervisors

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

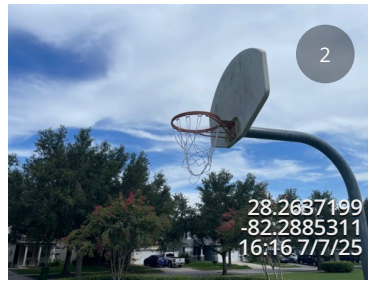
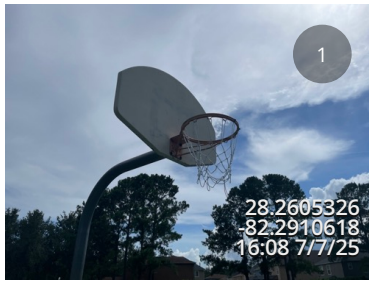
4/5 of the approved benches were installed. The last bench should be delivered and installed this week.



ITEM 5

Assigned To: Inframark

Basketball nets will be installed along with the swings.



ITEM 6

Assigned To: LMP

The turf has great fertility and health throughout.

ITEM 7

Assigned To: LMP

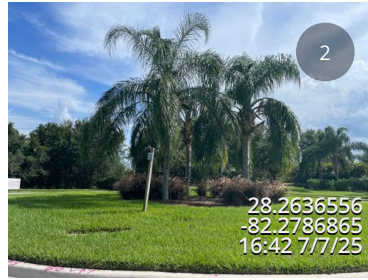
Please prune under the benches and treat the weeds in the mulch at the Bridgeview playground.



ITEM 8

Assigned To: LMP

The palms need trimming in the islands throughout the community.



ITEM 9

Assigned To: LMP

New Awabuki Viburnum was installed at the Silvercreek playground.



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
Scott Carlson scott.carlson@lmppro.com
Alex Figueroa Alex.Figueroa@lmppro.com
Bill Conrad bill.conrad@lmppro.com
Kevin Pajala Kevin.pajala@lmppro.com
Jason Painter jason.painter@lmppro.com
Samantha Ford samantha.ford@inframark.com
Clay Wright clay.wright@inframark.com
Jennifer Goldyn 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
 Scott Carlson scott.carlson@lmppro.com
 Alex Figueroa Alex.Figueroa@lmppro.com
 Bill Conrad bill.conrad@lmppro.com
 Kevin Pajala Kevin.pajala@lmppro.com
 Jason Painter jason.painter@lmppro.com
 Samantha Ford samantha.ford@inframark.com
 Clay Wright clay.wright@inframark.com
 Jennifer Goldyn Jennifer.Goldyn@inframark.com



WATERGRASS CDD 1

LANDSCAPE INSPECTION

August 7, 2025

ATTENDING:

GUILLERMO ISHIDA – LMP

ALEX FIGUEROA – LMP

BILL CONRAD – LMP

PAUL WOODS – OLM, INC.

SCORE: 96%

**NEXT INSPECTION
SEPTEMBER 4, 2025 AT 2:00 PM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS 07/03/2025

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. (note Contractor reports vandalism)

CATEGORY II: MAINTENANCE ITEMS

BRIDGEVIEW

1. Penta Place: Control Nutsedge and grassy weeds in Bermuda.
2. Control crack weeds.
3. Remove debris and leaves in the play zone.
4. Sidewalk: Control bed weeds in Viburnum hedgerow.
5. Sidewalk: Prune Viburnum to approximately 3 to 4 feet.

ANGLESTEM

6. Near the well: Remove pruning debris.
7. Overpass and Anglestem intersection: Remove rock and other debris in the crosswalk.

GLENBROOK

8. Entrance: Remove viney growth on the island.
9. Inbound right of way: Control hot spot injury in turf.
10. South of the entrance: Remove viney growth in the Viburnum hedgerow.
11. Define along wood lines between the mowables and conservations.

SUMMERGLADE

12. Hat Pin Park: Improve Bermuda with supplemental nutrients.

SILVER CREEK

13. **Gate island: Control bed weeds.**
14. 1400 block cul-de-sac: Improve hot spots in turf repairing under warranty areas that do not recover.
15. Gate: Improve fertility to Chinese Fan palms.
16. **Improve fertility in Crinum Lilies.**

CATEGORY III: IMPROVEMENTS – PRICING

1. Along Chancy Road: Provide a price to prune Brazilian Pepper and other vegetation in the ditch area. This is the Pasco swale south of Bridgeview entrance.
2. Summerglade: Provide a price to improve cul-de-sac turf.
3. Silver Creek: Provide a price to install 20 one-gallon Asian Jasmine to infill voids.
4. Silver Creek: Provide a price to improve drainage at the playground.

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

NONE

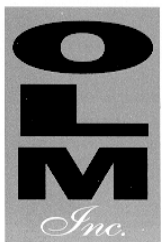
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 Bill Conrad bill.conrad@lmppro.com
 Kevin Pajala Kevin.pajala@lmppro.com
 Guillermo Ishida Guillermo.ishida@lmppro.com
 Samantha Ford samantha.ford@inframark.com
 Clay Wright clay.wright@inframark.com
 Jennifer Goldyn Jennifer.Goldyn@inframark.com

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		
MAXIMUM VALUE	145		



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

Contractor Signature: _____

Inspector Signature: _____

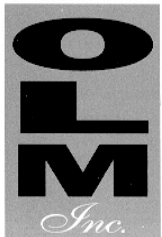
Property Representative Signature: _____

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		
MAXIMUM VALUE	145		



Date: 7-3-25 Score: 96% *Performance Payment™* % 100

Contractor Signature: _____

Inspector Signature: _____

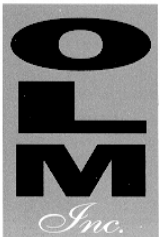
Property Representative Signature: _____

WATERGRASS CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5	-1.5	Base of cypress at pellegrina pond
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-1.5	Dove weed, grassy, nutsedge
TURF INSECT/DISEASE CONTROL	10	-1.5	Cul d sacs
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		Woodline, moss,
CLEANLINESS	10		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5	-1.5	18

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



Date: 8-7-25 Score: 96% _____ *Performance Payment™* % 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
Arbor Care Services			
Tree Removal			\$1,200.00
Tree Removal - Med (Flush Cut)	2.00	CT	
Stump Grinding			\$150.00
Stump Grinding - Small	2.00	CT	
Total:			\$1,350.00

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.: 352330

Proposed Date: 07/16/25

PROPERTY:	FOR:
Watergrass CDD Samantha Ford 32711 Windelstraw Dr Wesley Chapel, FL 33545	Cut down Leaning Tree on 32653 Summerglade dr

Proposal provide for cut down leaning pine tree high risk to falling and hit the pool cage of 32653 Summerglade dr.





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

Arbor Care Services

Tree Removal			\$998.40
Tree Removal - Large (Flush Cut)	1.00	CT	
Total:			\$998.40

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 in 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.: 352339

Proposed Date: 07/16/25

PROPERTY:	FOR:
Watergrass CDD Samantha Ford 32711 Windelstraw Dr Wesley Chapel, FL 33545	Remove Tree that Fell from the conservation and blocking the mowing area.



Proposal provide for cut tree that fell from the conservation and blocking the mowing area on pond at bridgeview in the back of 31824 Spoonflower cir. (Debris is going to stay in the conservation)

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
Arbor Care Services			
Tree Removal			\$800.00
Tree Removal - Large (Flush Cut)	1.00	CT	
Total:			\$800.00

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.: 352322
Proposed Date: 07/16/25

PROPERTY:	FOR:
Watergrass CDD Samantha Ford 32711 Windelstraw Dr Wesley Chapel, FL 33545	Cut down two dead pine in the back of 7302 Bridgeview Dr.

Proposal provide for cut down two dead pine trees in conservation area on the back of 7302 Bridgeview Dr , high risk of falling into the house. (debris is going to stay on the conservation)





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.

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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**

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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.

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ITEM	QTY	UOM	TOTAL
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Arbor Care Services

Tree Removal **\$2,498.98**

Tree Removal - Large (Flush Cut)	1.00	CT
Tree Removal - X Large (Flush Cut)	1.00	CT

Total: \$2,498.98

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
Irrigation Renovation			
Lateral Components			\$928.20
Irrigation Tech Labor	2.00	HR	
MPR Rotator Nozzle	55.00	EA	
Total:			\$928.20

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:

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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.: 353606

Proposed Date: 07/29/25

PROPERTY:	FOR:
Watergrass CDD Samantha Ford 32711 Windelstraw Dr Wesley Chapel, FL 33545	Enhancement - Summerglade- at the Cul-De Sac, remove declining sod and install new.

Summerglade community, at the Cul De Sac on Summerglade Dr. remove existing declining sod and replace with new ST. Augustine sod.

ITEM	QTY	UOM	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)			
Site Prep			\$325.00
Bed Prep - Plant, Sod, Debris Removal	5.00	HR	
Landscape Material			\$2,415.00
Enhancement Labor	6.00	HR	
Floritam Saint Augustine, 01 SF MATERIAL ONLY	1500.00	01SF	
Total:			\$2,740.00

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.

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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.

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

Date:

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

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

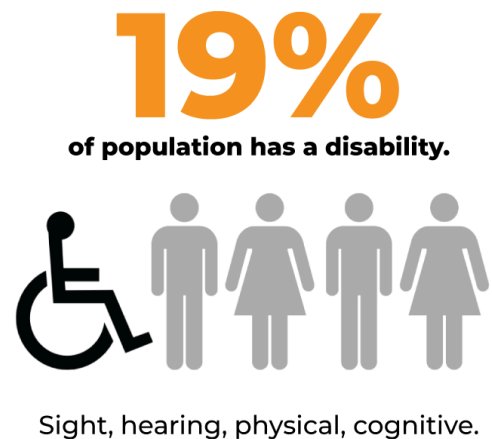
Compliance Criteria

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>



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Ability to navigate with the keyboard

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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.

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Properly formatting tables

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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.

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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.

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W3C	World Wide Web Consortium – the international body that develops standards for using the web



Quarterly Compliance Audit Report

Watergrass I CDD

Date: July 2025 - 2nd 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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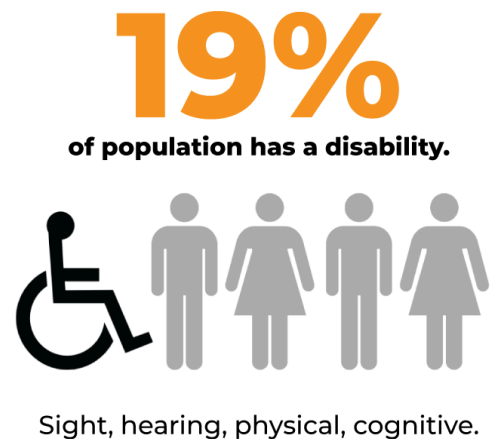
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**WATERGRASS
COMMUNITY DEVELOPMENT DISTRICT I
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I
PASCO COUNTY, FLORIDA
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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>
ASSETS	
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>
 LIABILITIES	
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>
 NET POSITION	
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	1,127,624	960,924	14,308	(152,392)
General revenues:				
Miscellaneous				293
Transfer to Watergrass II CDD				(53,689)
Total general revenues				(53,396)
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	
ASSETS			
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>
LIABILITIES AND FUND BALANCES			
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	
REVENUES			
Assessments	\$ 594,768	\$ 366,156	\$ 960,924
Interest income	-	14,308	14,308
Miscellaneous	293	-	293
Total revenues	595,061	380,464	975,525
EXPENDITURES			
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
OTHER FINANCING SOURCES (USES)			
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.	3,593
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 1st and ends on September 30th. 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 & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 592,031	\$ 594,768	\$ 2,737
Miscellaneous	-	293	293
Total revenues	<u>592,031</u>	<u>595,061</u>	<u>3,030</u>
EXPENDITURES			
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
OTHER FINANCING SOURCES			
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



Grau & Associates

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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.

WATERGRASS I COMMUNITY DEVELOPMENT DISTRICT
May 15, 2025 - Minutes of Meeting
Page 1

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. Zanoni presented LMP Proposal #341017 for the removal of a dead pine tree and grinding of 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 scheduled 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 for August 21, 2025, carried

B. Number of Registered Voters

Ms. Zanoni advised the Board that the number of registered voters in the district is 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

88

89 **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

90

91 **SEVENTH ORDER OF BUSINESS Supervisor Request**

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

94

95 **EIGHTH ORDER OF BUSINESS Audience Comments**

96 There being none, the next order of business followed.

97

98 **NINETH ORDER OF BUSINESS Adjournment**

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

99

100

101

102 _____
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
<u>ASSETS</u>					
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
TOTAL ASSETS	\$ 1,264,656	\$ 143,626	\$ 38,986,837	\$ 9,075,000	\$ 49,470,119
<u>LIABILITIES</u>					
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
TOTAL LIABILITIES	46,303	-	-	9,075,000	9,121,303
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	143,626	-	-	143,626
Unassigned:	1,218,353	-	38,986,837	-	40,205,190
TOTAL FUND BALANCES	1,218,353	143,626	38,986,837	-	40,348,816
TOTAL LIABILITIES & FUND BALANCES	\$ 1,264,656	\$ 143,626	\$ 38,986,837	\$ 9,075,000	\$ 49,470,119

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
<u>REVENUES</u>				
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%
TOTAL REVENUES	592,031	594,837	2,806	100.47%
<u>EXPENDITURES</u>				
<u>Administration</u>				
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%
Total Administration	85,734	40,893	44,841	47.70%
<u>Electric Utility Services</u>				
Utility - Electric	10,000	12,147	(2,147)	121.47%
Utility - StreetLights	53,000	11,050	41,950	20.85%
Total Electric Utility Services	63,000	23,197	39,803	36.82%
<u>Water-Sewer Comb Services</u>				
Utility - Reclaimed Irrigation	10,000	3,432	6,568	34.32%
Total Water-Sewer Comb Services	10,000	3,432	6,568	34.32%
<u>Stormwater Control</u>				
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%
Total Stormwater Control	14,280	8,400	5,880	58.82%

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
<u>Other Physical Environment</u>				
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%
Total Other Physical Environment	319,634	209,755	109,879	65.62%
<u>Road and Street Facilities</u>				
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%
Total Road and Street Facilities	17,500	2,500	15,000	14.29%
<u>Parks and Recreation</u>				
Playground Equipment and Maintenance	5,000	-	5,000	0.00%
WGII Amenities	57,000	1,165	55,835	2.04%
Total Parks and Recreation	62,000	1,165	60,835	1.88%
<u>Reserves</u>				
Capital Reserve	19,883	-	19,883	0.00%
Total Reserves	19,883	-	19,883	0.00%
TOTAL EXPENDITURES & RESERVES	592,031	289,342	302,689	48.87%
Excess (deficiency) of revenues				
Over (under) expenditures	-	305,495	305,495	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		912,858		
FUND BALANCE, ENDING		\$ 1,218,353		

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
<u>REVENUES</u>				
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%
TOTAL REVENUES	410,575	372,474	(38,101)	90.72%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	220,000	310,000	(90,000)	140.91%
Interest Expense	190,575	132,750	57,825	69.66%
Total Debt Service	410,575	442,750	(32,175)	107.84%
TOTAL EXPENDITURES	410,575	442,750	(32,175)	107.84%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(70,276)	(70,276)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		213,902		
FUND BALANCE, ENDING		\$ 143,626		

Bank Account Statement

Watergrass CDD

Bank Account No. 2280

Statement No. 05_25

Statement Date

05/31/2025

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

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							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
Total Deposits					9,340.25	9,340.25	0.00
Checks							
							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
Total Checks					-46,487.71	-46,487.71	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 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
Total Outstanding Checks					-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
Total Outstanding Deposits			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
<u>ASSETS</u>					
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
TOTAL ASSETS	\$ 1,206,099	\$ 152,952	\$ 16,599,594	\$ 3,230,000	\$ 21,188,645
<u>LIABILITIES</u>					
Accounts Payable	\$ 1,582	\$ -	\$ -	\$ -	\$ 1,582
Bonds Payable	-	-	-	3,230,000	3,230,000
Due To Other Funds	37,319	-	-	-	37,319
TOTAL LIABILITIES	38,901	-	-	3,230,000	3,268,901
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	152,952	-	-	152,952
Unassigned:	1,167,198	-	16,599,594	-	17,766,792
TOTAL FUND BALANCES	1,167,198	152,952	16,599,594	-	17,919,744
TOTAL LIABILITIES & FUND BALANCES	\$ 1,206,099	\$ 152,952	\$ 16,599,594	\$ 3,230,000	\$ 21,188,645

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
<u>REVENUES</u>				
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%
TOTAL REVENUES	592,031	601,724	9,693	101.64%
<u>EXPENDITURES</u>				
<u>Administration</u>				
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%
Total Administration	85,734	51,341	34,393	59.88%
<u>Electric Utility Services</u>				
Utility - Electric	10,000	13,004	(3,004)	130.04%
Utility - StreetLights	53,000	14,089	38,911	26.58%
Total Electric Utility Services	63,000	27,093	35,907	43.00%
<u>Water-Sewer Comb Services</u>				
Utility - Reclaimed Irrigation	10,000	4,137	5,863	41.37%
Total Water-Sewer Comb Services	10,000	4,137	5,863	41.37%
<u>Stormwater Control</u>				
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%
Total Stormwater Control	14,280	8,400	5,880	58.82%

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
<u>Other Physical Environment</u>				
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%
Total Other Physical Environment	319,634	237,870	81,764	74.42%
<u>Road and Street Facilities</u>				
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%
Total Road and Street Facilities	17,500	3,325	14,175	19.00%
<u>Parks and Recreation</u>				
Playground Equipment and Maintenance	5,000	-	5,000	0.00%
WGII Amenities	57,000	1,165	55,835	2.04%
Total Parks and Recreation	62,000	1,165	60,835	1.88%
<u>Reserves</u>				
Capital Reserve	19,883	-	19,883	0.00%
Total Reserves	19,883	-	19,883	0.00%
TOTAL EXPENDITURES & RESERVES	592,031	333,331	258,700	56.30%
Excess (deficiency) of revenues				
Over (under) expenditures	-	268,393	268,393	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		898,805		
FUND BALANCE, ENDING		\$ 1,167,198		

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

Bank Account Statement

Watergrass CDD

Bank Account No. 2280
Statement No. 06_25

Statement Date 06/30/2025

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

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							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
Total Deposits					6,899.73	6,899.73	0.00
Checks							
							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
Total Checks					-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	
Total Outstanding Checks						-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
Total Outstanding Deposits			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
Monthly Contract					
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
Monthly Contract Subtotal			\$36,614.19	\$36,614.19	
Variable Contract					
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
Variable Contract Subtotal			\$2,932.50	\$2,932.50	
Utilities					
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
Utilities Subtotal			\$7,883.73	\$7,883.73	
Regular Services					
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
Regular Services Subtotal			\$800.00	\$800.00	
Additional Services					
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
Additional Services Subtotal			\$2,000.23	\$2,000.23	
TOTAL			\$50,230.65	\$50,230.65	

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

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	

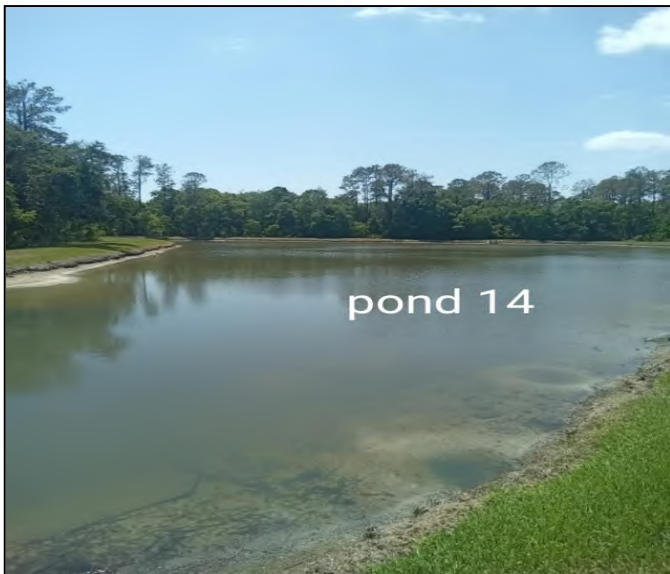
☐ Arrowhead ☐ Bulrush ☐ Golden Canna
☐ Bacopa ☐ Chara ☐ Gulf Spikerush
☐ Blue Flag Iris ☐ Cordgrass ☐ Lily

☐ 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.

Total	\$1,050.00
Payments/Credits	\$0.00
Balance Due	\$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
Subtotal					2,989.17

Subtotal	\$2,989.17
-----------------	------------

Tax	\$0.00
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Total Due	\$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	\$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.



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	Inspection	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	Inspection	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	Inspection	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	\$ 1,000.00
Current Amount Due	\$ 1,000.00

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>Community Entrances</p> <p>Issue: Track Lighting not working at Bridgeview Entrance</p> <p>Fix: Intermatic timer that controls landscape lights and receptacle to Track Lighting was off by 5 hours (picture attached)</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;">WAIVED</p>	<p>\$165.00</p>
AMOUNT DUE	\$165.00

* 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>Community Entrances</p> <p>Issue: Landscape Lighting not working at Overpass and Englestem Reported that lights were broken We found 3 lights that had been knocked off the stem (knuckle) of the light fixture</p> <p>Fix: 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;">WAIVED</p>	<p>\$215.00</p>
AMOUNT DUE	\$215.00

* 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)
PAY THIS AMOUNT				\$1,203.50

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

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

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
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 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
Past Due	4.86
Current Transactions	
Reclaimed	
Reclaimed	8 Thousand Gals X \$0.81
	6.48
Total Current Transactions	6.48
TOTAL BALANCE DUE	\$11.34

*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

☐ 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 192
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. 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 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

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 193
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. 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 194
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. 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
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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 195
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. 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 196
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. 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

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 197
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

ELECTRIC SERVICE

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

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. 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.

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.



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.

1469250
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 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 198
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

ELECTRIC SERVICE

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

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. 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.

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.



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

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 199
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. 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 200
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. 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 201
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. 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 202
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. 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 203
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. 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 204
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

ELECTRIC SERVICE

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

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. 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.

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.



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.

1469244 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 66.25
DO NOT PAY

000146924400000662500000662506

**WITHLACOOCHEE 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

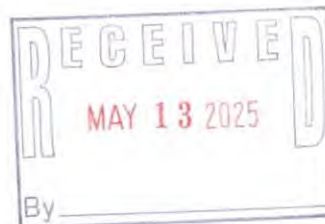
Bill Date
05/08/2025

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.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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



Bill Date: 05/08/2025

Electronic Funds Transfer On: 05/23/2025

Total Charges Due: 3,934.93

DO NOT PAY

District: OP05

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

OP05

** Summary Bill **



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 206
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

ELECTRIC SERVICE

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

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 207
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. 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 208
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

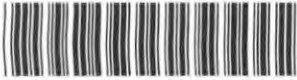
ELECTRIC SERVICE

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. 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

District: OP05

Use above space for address change ONLY.

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 209
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**

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**



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. 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.

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	04/25/2025
TOTAL CHARGES DUE	2,970.36
DO NOT PAY	

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 210
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. 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
WATERGRASS CDD
C/O MERITUS ASSOC
2005 PAN AM CIR STE 800
TAMPA FL 33607-2376

OP05

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
TOTAL CHARGES DUE 114.71
DO NOT PAY

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 211
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. 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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
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
TOTAL CHARGES DUE 102.87
DO NOT PAY

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

		In Attend ance Please X	Paid
Name			
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

Grand Total **\$154.57**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
------------------	----------------------------------	----------------------------------	-----------------------------------	---------------------------------

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

**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**

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

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
Monthly Contract					
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
Monthly Contract Subtotal			\$42,142.92	\$42,142.92	
Utilities					
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
Utilities Subtotal			\$539.71	\$539.71	
Regular Services					
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
Regular Services Subtotal			\$10,773.34	\$10,773.34	
Additional Services					
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
Additional Services Subtotal			\$2,037.54	\$2,037.54	
TOTAL			\$55,493.51	\$55,493.51	



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
Subtotal					2,989.17

Subtotal	\$2,989.17
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$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	\$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:

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:

Silvercreek Park

Date

5/27/25

Technician

Arrive/Depart

Tanner Bellido

P.O. 267, Ft. Myers, Florida 33583 (813) 757-6500 Fax: (813) 757-6501 www.imppro.com

Clock type/ #
Battery Date

Reinforced ESP ME

Confirm Time/Date

Time/Date Adjust

Start

Sun

Mon

Tue

Wed

Thu

Fri

Sat

Rain Sensor

OK Bad

Battery Replaced

Y

N

Pgm A

1

Pgm B

2

Pgm C

1

Pgm D

2

Pgm E

1

Pgm F

2

Pgm G

1

Pgm H

2

Pgm I

1

Pgm J

2

Programs

Zone Information

Technician Use Only (Use Standard Invoice form for additional charges)

Labor

Supervisor:

Rate

Amount

Technician:

Tanner Bellido

Hrs

Rate

Amount

Total Labor Charges

Materials

Qty

Unit

Total

Pop up Spray 6" H

1

16.28

16.28

New

1

N/C

N/C

Total Materials

\$ 16.28

Total Labor

\$ 45.00

Grand Total

\$ 61.28

Time

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

Silvercreek Wagon 32603 Bud Clock
Proposed Solar kit with Controller

Leaf Blade CN #7451 Middle Blade
Humbler or high id
ST: 12 AM 2D-Tower, Thru, Set
OK
OK

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.

IMPRO Landscape
Maintenance
Professionals, Inc.

Property:

Watergrass I Glenbrook Park

P.O. 267 Seffner, Florida 33583 * (813) 757-6500 Fax: (813) 757-6501 * www.impro.com

Date

Technician

Arrive/Depart

5/27/25
Tami Belk

Client type/ #	Revised 830-1153	Confirm Time/Date	<input checked="" type="checkbox"/> Y	Time/Date Adjust	<input checked="" type="checkbox"/> Y	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Battery Replaced	<input checked="" type="checkbox"/> Y			Pgm A							
Rain Sensor	<input checked="" type="checkbox"/> bad					Pgm B	12 AM						
						Pgm C							
						Pgm D							

Zone #	Type	Programs				Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)			
		A	B	C	D		Labor	hrs	Rate	Amount
1	S	30				OK	Supervisor:			
	R	40				OK	Technician: Tami Belk	1 hr	45.00	45.00
	R	40				OK				
	S	30				None 1 spray				
5							Materials	QTY	Unit	Amount
7										
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100										

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

Call Jim

Total Materials

Total Labor

Grand Total

\$ 16.28

\$ 45.00

\$ 61.28

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
#341017 - Remove Dead Pine Tree and grinding stumps on Silvercreek park	\$575.00
<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.

***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 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
#337048 - Anglestem BLVD				\$8,431.17
<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	
Grand Total				\$8,431.17

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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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	Inspection	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
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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 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
Balance Forward	-12.22 CR
Current Transactions	
Reclaimed	
Reclaimed	8 Thousand Gals X \$0.81 6.48
Total Current Transactions	6.48
TOTAL BALANCE DUE	-\$5.74 CR

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Account #	0930165
Customer #	01314219
Balance Forward	-12.22 CR
Current Transactions	6.48
Total Balance Due	-\$5.74 CR

CREDIT - DO NOT PAY

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

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013142199093016562243604090000000000



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3002 1 1

35-93582

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 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
Total Current Transactions		4.05
TOTAL BALANCE DUE		\$4.05

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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

☐ 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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3004 1 1

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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 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

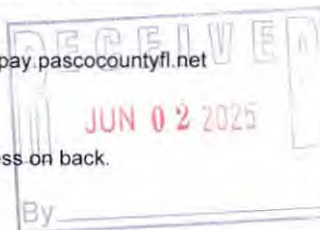
Transactions

Previous Bill	11.34
Payment 05/22/25	-11.34 CR
Payment	-11.34 CR
Balance Forward	-11.34 CR
Current Transactions	
Reclaimed	
Reclaimed	8 Thousand Gals X \$0.81 6.48
Total Current Transactions	6.48
TOTAL BALANCE DUE	-\$4.86 CR

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.



Please return this portion with payment

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Account #	0930485
Customer #	01314219
Balance Forward	-11.34 CR
Current Transactions	6.48
Total Balance Due	-\$4.86 CR

CREDIT - DO NOT PAY

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

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3005 1 1

35-93582

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 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

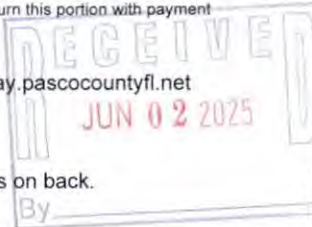
Current Transactions

Reclaimed		
Reclaimed	4 Thousand Gals X \$0.81	3.24
Total Current Transactions		3.24
TOTAL BALANCE DUE		\$3.24

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Account #	0930880
Customer #	01314219
Balance Forward	0.00
Current Transactions	3.24

Total Balance Due	\$3.24
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
2005 PAN AM CIRCLE STE 120
TAMPA FL 33607-2529

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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NEW PORT RICHEY, FL 34656-2139

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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			\$11.34
SERVICE FEE			\$1.85
GRAND TOTAL			\$13.19



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			\$0.57
SERVICE FEE			\$1.85
GRAND TOTAL			\$2.42



PASCO COUNTY UTILITIES
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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 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.

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.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net☐ Check this box if entering change of mailing address on back.

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

☐ Check this box to participate in Round-Up.

WATERGRASS CDD
C/O MERITUS
11555 HERON BAY BOULEVARD 201
CORAL SPRINGS FL 33076

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

012594535001117022243257740000107008



PASCO COUNTY UTILITIES
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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



92 1 1
35-93582

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 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
TOTAL BALANCE DUE	\$77.03

*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.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net
☐ Check this box if entering change of mailing address on back.

Account #	0011180
Customer #	01259453
Past Due	20.09
Current Transactions	56.94

Total Balance Due	\$77.03
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

PASCO COUNTY UTILITIES
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012594535001118012243257670000077031



PASCO COUNTY UTILITIES
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(352) 521-4285

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Pay By Phone: 1-855-786-5344

96 1 1
35-93582

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 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		

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 # 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

☐ Check this box to participate in Round-Up.

WATERGRASS CDD
C/O MERITUS
11555 HERON BAY BOULEVARD 201
CORAL SPRINGS FL 33076

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

012594535001119002243258080000046174

99 1 1
35-93582

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	50.22
Adjustments		
Late Payment Charge		2.43
Total Current Transactions		52.65
TOTAL BALANCE DUE		\$76.95

*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 # 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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WATERGRASS CDD
C/O MERITUS
11555 HERON BAY BOULEVARD 201
CORAL SPRINGS FL 33076

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012594535001120062243258390000076959



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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 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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Page 245



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/pcirates 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
TOTAL BALANCE DUE	\$67.47

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

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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
CORAL SPRINGS FL 33076

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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 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		
		TOTAL BALANCE DUE	\$67.80
		*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 ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

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WATERGRASS CDD
C/O MERITUS
11555 HERON BAY BOULEVARD 201
CORAL SPRINGS FL 33076

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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 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
Total Current Transactions	32.32
TOTAL BALANCE DUE	\$65.45

*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 # 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 ☐ ☐ ☐ ☐

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WATERGRASS CDD
C/O MERITUS
11555 HERON BAY BOULEVARD 201
CORAL SPRINGS FL 33076

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

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			\$6.48
SERVICE FEE			\$1.85
GRAND TOTAL			\$8.33



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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NEW PORT RICHEY, FL 34656-2139

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DADE CITY (352) 521-4285

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Pay By Phone: 1-855-786-5344

1 1 1
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 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
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	7 Thousand Gals X \$0.81
	5.67
Total Current Transactions	5.67
TOTAL BALANCE DUE	\$5.67

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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

Total Balance Due	\$5.67
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
CUSTOMER INFORMATION & SERVICES
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Pay By Phone: 1-855-786-5344

1 1 1
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 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			\$5.67
SERVICE FEE			\$1.85
GRAND TOTAL			\$7.52



PASCO COUNTY UTILITIES
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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 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
Past Due	4.86
Current Transactions	
Reclaimed	
Reclaimed	8 Thousand Gals X \$0.81
Total Current Transactions	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
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

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

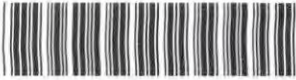
ELECTRIC SERVICE

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

You have 24-hour access to manage your
account on-line through Smarthub at
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 40.48
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.

**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: 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
TOTAL CHARGES DUE 40.59
DO NOT PAY

000146925500000405900000405905

**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 254
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

You have 24-hour access to manage your
account on-line through Smarthub at
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
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.**

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: 06/09/2025

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 06/20/2025
TOTAL CHARGES DUE 40.48
DO NOT PAY

00014692560000004048000000404801

**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

 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

You have 24-hour access to manage your account on-line through Smarthub at 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 40.59
 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
DO NOT PAY

Total amount will be electronically transferred on or after 06/20/2025.

**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: 06/09/2025

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 **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

	Hours	Rate	Amount	
Director I	.25	280.00	70.00	
Totals	.25		70.00	
Total Labor				70.00

Reimbursable Expenses

R-Project Travel & Subsist.			52.36	
Total Reimbursables			52.36	52.36
Total this Invoice				\$122.36

BBE/L
 inframarkcms@payableslockbox.com

Billing Backup

BGE, Inc.	Invoice 22555 Dated 6/2/2025	Monday, June 2, 2025 4:20:04 PM
-----------	------------------------------	------------------------------------

Project	00014629-00	Watergrass CDD I District Engineering Services
---------	-------------	------------------------------------------------

Professional Personnel

			Hours	Rate	Amount	
Director I						
Chang, Philip	5/15/2025		.25	280.00	70.00	
	Totals		.25		70.00	
	Total Labor					70.00

Reimbursable Expenses

R-Project Travel & Subsist.						
000000076369	5/15/2025	Chang, Philip / Watergrass CDD I - Monthly Meeting / Monthly meeting at Watergrass CDD I / 68.00 miles @ 0.70			52.36	
	Total Reimbursables				52.36	52.36
				Total this Project		\$122.36
				Total this Report		\$122.36

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
Subtotal					370.99

Subtotal

\$370.99

Tax

\$0.00

Total Due

\$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
Subtotal					1.38

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.

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 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	

Subtotal	\$333.32
Less Payments/Credits	(\$0.00)
Balance Due	\$333.32

***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/ #		Confirm Time/ Date	Y	Time/Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Battery Replaced	Y	N			Pgm A							
Rain Sensor	OK	bad					Pgm B							
							Pgm C							
							Pgm D							

Notes:

Zone #	Type	Programs				Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)			
		A	B	C	D		Labor	Hrs	Rate	Amount
26	R		50			2 Rotar				
26	R		50			Alarm				
27										
28										
29	R		50			OK				
30	R		50			OK				
31	R		50			OK				
32	R		50			OK				
33	R		50			1 Rotar				
34	R		50			1 Pipe Break 1 Rotar				
35	R		50			OK				
36	R		50			OK				
37	R		50			OK				
38	R		50			OK				
39										
40										
41										
42										
43										
44										
45										
46										
47										
48										
Run Time							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
<i>Lateral Components - 05/22/2025</i>				
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 Bridge

Page 1/2

Date
Technician
Arrive/ Depart

5-22-25

Javier Bellido

1

1111 767 Solon, Florida 33545 * (813) 757-6500 Fax: (813) 757-6501 * www.lmpro.com

Clock Type/ #	Battery Date	Rain Sensor	Confirm Time/ Date	Time/Date Adjust	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Hunter ACC		Call bad			Pgm A 1							
					7PM 2							
					Pgm B 1	✓		✓				
					7PM 2							
					Pgm C 1							
					2							
					Pgm D 1							
					4 PM 2	✓			✓			

Programs				Zone Information		Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone	Type	Rate	Time	Description	Labor	Hrs	Rate	Amount	
R	50		15	ok	Supervisor:				
R	30		15	ok	Technician: Javier Bellido	4	45.00	180.00	
R	50		15	1 Rotor	Total Labor Charges \$ 120.00				
R	50		15	ok	Materials				
R	50		15	ok	Pop up Rotor 4"	1	28.18	309.98	
R	50		15	1 Rotor	Nelson Coupling	6	.79	4.74	
R	50		15	ok	Expansion Coupling 1"	1	13.31	13.31	
R	50		15	ok	Coupling 1"	1	1.78	1.78	
R	50		15	1 Rotor	Elbow 3/4"	4	1.27	5.08	
R	50		15	2 Rotor	Flex Pipe 1/2"	10ft	2.21	22.10	
R	50		15	No Work Proposal	Reducing Bushing 3/4" x 1/2"	3	1.17	3.51	
R	10		5	Alarm Proposal					
R	30		15	4 Dup Pipe					
R	50		15	ok					
R	50		15	Alarm					
R	50		15	ok					
R	50		15	1 Rotor					
R	50		15	1 Rotor					
Total Materials						5	360.50		
Total Labor						5	180.00		
Grand Total						10	540.50		

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 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

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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.lmpro.com

Date

5-27-25
Javier B. LlorensTechnician
Arrive/Depart

Clock Type/ #	Round 6 Gsp MEB	Confirm Time/ Date	<input checked="" type="checkbox"/>	Time/Date Adjust	<input checked="" type="checkbox"/>
Battery Date		Battery Replaced	<input checked="" type="checkbox"/>		
Rain Sensor	<input checked="" type="checkbox"/> ok <input type="checkbox"/> bad				

Notes:

Start	Sun	Mon	Tue	Wed	Thu
Pgm A					
3 AM	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Pgm B					
Pgm C					
Pgm D					

Zone #	Type	A	B	C	D	Programs
	S	30				Nozzle
	R	45				OK
	R	45				OK
	R	45				OK
	S	30				OK
	R	45				OK
	R	45				OK
	S	30				1 Spray
	R	40				OK
	S	20				Summerville Dr. Term #52737
	R	45				Hunter xc hybrid
	S	20				St. 12 AM
	R	45				SD - Memphis, TN
	S	20				Retreat CT Term #711C
	R	45				Hunter xc hybrid
	S	20				St. 12 AM
	R	45				SD - Mica, Thru Sat

Technician Use Only (Use Standard Invoice form for additional charges)

Labor

Supervisor:

Technician:

Materials

Pop up Spray 6" H
Nozzle

Qty	Rate	Amount
1 hr	45.00	45.00
Total Labor Charges		\$ 45.00

Qty	Unit	Amount
1	16.08	16.28
2	N/A	N/A

Total Materials

Total Labor

Grand Total

\$ 16.28
\$ 45.00
\$ 61.28

Bill To:

Run Time

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

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Thank you for allowing us to serve you.

IMPRO Landscape
Maintenance
Professionals, Inc.

Property:

Wahigross I Summer Lake Park

P.O. 267 Seffner, Florida 33583 • (813) 757-6500 Fax: (813) 757-6501 * www.impro.com

Date
Technician
Arrive/Depart

5/28/25
Tanner Bellido

Clock Type/ #	Battery Date	Rain Sensor	Confirm Time/ Date	Y	Time/Date Adjust	Y	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Revised Esp - ME3		OK	Battery Replaced	Y	OK		Pgm A							
							Pgm B							
							Pgm C							
							Pgm D							

Zone #	Type	A	B	C	D	Zone Information
2	S	30				2 Spray
2	R	45				OK
4	R	45				OK
4	S	30				OK
6	S	30				OK
6	R	45				OK
7	R	45				OK
7	R	45				OK
9	S	30				OK
10						
11						
12						
13	Main Line off					3 Summer Lake Round about East #32027
14						Hunter xc hybrid 25 - OK
14	R	40				ST - 4 AM
2	S	5				512 All Days
18						
19						
20						
24						

Technician Use Only (Use Standard hours for additional charges)			
Labor		hrs	Rate
Supervisor:			
Technician:	Tanner Bellido	1 hr	45.00
Total Labor Charges			\$ 45.00
Materials		Qty	Unit
Pop 4p spray 6"		2	16.50
Nature		2	N/C
Total Materials			\$ 77.50
Total Labor			\$ 45.00
Grand Total			\$

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	
Grand Total				\$69.50

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**

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.

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'LAKE
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

Today's Date	<u>5/13/2025</u>
Check Amount	<u>\$2,576.73</u>
Payable To	<u>Watergrass 1 CDD</u>
Check Description	<u>Series 2019 Note - FY 25 Tax Dist. ID 4.1.25/4.30.25</u>
Special Instructions	<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		



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



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

Subtotal	\$825.00
Sales Tax (7.0%)	\$0.00
Total	\$825.00
Payments/Credits	\$0.00
Balance Due	\$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	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	951,305.22	590,878.85	590,878.85	360,426.37	360,426.37			
Net Total on Roll	953,160.16		592,031.00		361,129.16			
Collection Surplus / (Deficit)	(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		