

**WATERGRASS I
COMMUNITY
DEVELOPMENT DISTRICT**

**November 20, 2025
AGENDA PACKAGE**

Teams Meeting Information

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Meeting ID: 290 722 806 835 6

Passcode: nu2LS3Sg



313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

WaterGrass I Community Development District

Board of Supervisors

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

Staff:

Samantha Zaroni, District Manager
Cari Webster, District Counsel
Phill Chang, District Engineer
Jason Liggett, Inframark Field Service
Jonathan Sciotino, District Accountant
Tabitha Blackwelder, Administrative Assistant

Regular Meeting Agenda Thursday, November 20, 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 approve the agenda**
- 3. Audience Comments – Three- (3) Minute Time Limit**
- 4. Staff Reports**
 - A. District Accountant
 - i. Review of October 2025 Financial Statements..... Page 3
 - ii. Consideration of October 2025 Check Register Page 13
 - iii. Consideration of October 2025 O&M Report Page 14
 - B. Field Inspection Report..... Page 59
 - C. Landscaping
 - i. Review of November 2025 OLM Report Page 66
 - ii. Review of November 2025 OLM Grade Sheet Page 68
 - D. District Engineer
 - E. District Counsel
 - F. District Manager
- 5. Business Items**
 - A. Consideration of LMP Mulch Installation Proposal #369214 Page 69
 - B. Consideration of Miracle Recreation Equipment Revised Proposal #OE25007621 Page 71
 - C. Consideration of Resolution 2026-01; General Elections 2026..... Page 76
 - D. Ratification of FY2025 Audit Engagement Letter..... Page 78
 - E. Ratification of Inframark Dog Station Repair Proposal #101-027-5-25..... Page 83
- 6. Business Administration**
 - A. Consideration of Regular Meeting Minutes of October 16, 2025..... Page 84
- 7. Supervisor Requests**
- 8. Audience Comments -Three – (3) Minute Time Limit**
- 9. Adjournment**

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

District Office:

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

Meeting Location:

Watergrass Clubhouse
32711 Windelstraw Drive
Wesley Chapel, Florida 33545

Watergrass Community Development District

Financial Statements
(Unaudited)

Period Ending
October 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 October 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	\$ 69,930	\$ -	\$ -	\$ -	\$ 69,930
Cash In Bank	868	-	-	-	868
Cash In Bank	662,681	-	-	-	662,681
Cash in Transit	-	5,941	-	-	5,941
Due From Other Funds	-	1,625	-	-	1,625
Investments:					
Interest Account	-	60,578	-	-	60,578
Prepayment Account	-	2,789	-	-	2,789
Reserve Fund	-	74,304	-	-	74,304
Revenue Fund	-	11,869	-	-	11,869
Sinking fund	-	142	-	-	142
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	\$ 736,088	\$ 157,248	\$ 16,599,594	\$ 3,230,000	\$ 20,722,930

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 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>LIABILITIES</u>					
Accounts Payable	\$ 26,750	\$ -	\$ -	\$ -	\$ 26,750
Bonds Payable	-	-	-	3,230,000	3,230,000
Due To Other Funds	1,625	-	-	-	1,625
TOTAL LIABILITIES	28,375	-	-	3,230,000	3,258,375
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	157,248	-	-	157,248
Unassigned:	707,713	-	16,599,594	-	17,307,307
TOTAL FUND BALANCES	707,713	157,248	16,599,594	-	17,464,555
TOTAL LIABILITIES & FUND BALANCES	\$ 736,088	\$ 157,248	\$ 16,599,594	\$ 3,230,000	\$ 20,722,930

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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 - Investments	\$ -	\$ 128	\$ 128	0.00%
Special Assmnts- Tax Collector	614,197	2,765	(611,432)	0.45%
TOTAL REVENUES	614,197	2,893	(611,304)	0.47%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	1,400	10,600	11.67%
ProfServ-Arbitrage Rebate	3,000	-	3,000	0.00%
ProfServ-Trustee Fees	11,000	-	11,000	0.00%
Field Management	6,180	515	5,665	8.33%
District Counsel	7,000	157	6,843	2.24%
District Engineer	12,000	2,133	9,867	17.78%
District Manager	30,766	2,564	28,202	8.33%
Auditing Services	7,000	-	7,000	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	300	1	299	0.33%
Insurance - General Liability	4,349	4,349	-	100.00%
Public Officials Insurance	3,736	3,736	-	100.00%
Insurance -Property & Casualty	18,391	16,488	1,903	89.65%
Insurance - Crime	500	500	-	100.00%
Legal Advertising	1,000	-	1,000	0.00%
Tax Collector/Property Appraiser Fees	700	-	700	0.00%
Bank Fees	400	222	178	55.50%
Website Administration	1,200	-	1,200	0.00%
Dues, Licenses, Subscriptions	400	175	225	43.75%
Total Administration	121,422	32,240	89,182	26.55%
<u>Electric Utility Services</u>				
Utility - Electric	14,000	59	13,941	0.42%
Utility - StreetLights	33,000	3,031	29,969	9.18%
Utility - Reclaimed Irrigation	10,000	1,294	8,706	12.94%
Total Electric Utility Services	57,000	4,384	52,616	7.69%
<u>Other Physical Environment</u>				
Contracts-Aquatic Control	13,230	2,100	11,130	15.87%
Fire Ant Treatment	1,000	-	1,000	0.00%
Stormwater System	1,680	-	1,680	0.00%
Landscape R&M	39,000	-	39,000	0.00%
Landscape Maintenance	179,165	17,086	162,079	9.54%
Landscape Replacement	15,000	-	15,000	0.00%

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
Landscape - Storm Clean Up	13,000	-	13,000	0.00%
Irrigation Maintenance	25,000	804	24,196	3.22%
Capital Reserve	20,000	-	20,000	0.00%
Total Other Physical Environment	307,075	19,990	287,085	6.51%
<u>Amenities</u>				
Sidewalk, Pavement, Signage R&M	62,500	24,494	38,006	39.19%
Entry & Walls Maintenance	25,000	345	24,655	1.38%
Playground Equipment and Maintenance	43,500	75,774	(32,274)	174.19%
Holiday Lighting & Decorations	13,000	4,730	8,270	36.38%
WGII Amenities	84,700	84,700	-	100.00%
Total Amenities	228,700	190,043	38,657	83.10%
TOTAL EXPENDITURES	714,197	246,657	467,540	34.54%
Excess (deficiency) of revenues				
Over (under) expenditures	(100,000)	(243,764)	(143,764)	243.76%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(100,000)	-	100,000	0.00%
TOTAL FINANCING SOURCES (USES)	(100,000)	-	100,000	0.00%
Net change in fund balance	<u>\$ (100,000)</u>	<u>\$ (243,764)</u>	<u>\$ 56,236</u>	<u>243.76%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		951,477		
FUND BALANCE, ENDING		<u>\$ 707,713</u>		

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 374	\$ 374	0.00%
Special Assmnts- Tax Collector	414,525	1,625	(412,900)	0.39%
TOTAL REVENUES	414,525	1,999	(412,526)	0.48%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	230,000	-	230,000	0.00%
Interest Expense	184,525	-	184,525	0.00%
Total Debt Service	414,525	-	414,525	0.00%
TOTAL EXPENDITURES	414,525	-	414,525	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,999	1,999	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		155,249		
FUND BALANCE, ENDING		\$ 157,248		

Bank Account Statement

Watergrass CDD

Bank Account No. 2280
Statement No. 25_10

Statement Date 10/31/2025

G/L Account No. 101002 Balance	69,929.59	Statement Balance	73,794.59
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	69,929.59	Subtotal	73,794.59
Negative Adjustments	0.00	Outstanding Checks	-3,865.00
Ending G/L Balance	69,929.59	Ending Balance	69,929.59

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
10/31/2025		JE000527	Interest - Investments	Interest Earned	126.44	126.44	0.00
Total Deposits					126.44	126.44	0.00
Checks							
							0.00
09/11/2025	Payment	641	WATERGRASS CDD	Check for Vendor V00074	-1,037.18	-1,037.18	0.00
09/12/2025	Payment	100106	FIRST CHOICE	Inv: 113018	-1,050.00	-1,050.00	0.00
10/17/2025	Payment	643	AQUATIC WEED MGMT LLC	Check for Vendor V00033	-200.00	-200.00	0.00
10/17/2025	Payment	644	CATHERINE ANNE BILLINGTON	Check for Vendor V00065	-200.00	-200.00	0.00
10/17/2025	Payment	645	MATTHEW P. BALOGH	Check for Vendor V00070	-200.00	-200.00	0.00
10/21/2025	Payment	647	MICHAEL S. LEAVOR	Check for Vendor V00065	-200.00	-200.00	0.00
10/21/2025	Payment	648	MATTHEW P. BALOGH	Check for Vendor V00070	-200.00	-200.00	0.00
10/31/2025		JE000528	MICHAEL S. LEAVOR	Check for Vendor V00070	-200.00	-200.00	0.00
			Bank Fees	Service Charges	-222.00	-222.00	0.00
Total Checks					-3,309.18	-3,309.18	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
08/06/2025	Payment	632	THADDEUS MURRELL	Check for Vendor V00082			-600.00
08/13/2025	Payment	633	METRO GATES, INC.	Check for Vendor V00100			-1,165.00
08/22/2025	Payment	639	THADDEUS MURRELL	Check for Vendor V00082			-200.00
10/21/2025	Payment	646	CATHERINE ANNE BILLINGTON	Check for Vendor V00033			-200.00

Bank Account Statement

Watergrass CDD

Bank Account No.2280

Statement No.25_10

Statement Date10/31/2025

10/21/2025	Payment	649	THADDEUS MURRELL	Check for Vendor V00082	-200.00
10/23/2025	Payment	652	OLM, INC.	Check for Vendor V00078	-1,500.00
Total Outstanding Checks					-3,865.00

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Watergrass CDD

Bank Account No. 9805
Statement No. 25_10

Statement Date 10/31/2025

Total Adjustments

Outstanding Checks

10/14/2025	Payment	300016	PASCO COUNTY UTILITIES	Inv: 23123154	-8.91
10/14/2025	Payment	300017	PASCO COUNTY UTILITIES	Inv: 23123153	-4.93
10/29/2025	Payment	300018	WITHLACOOCHEE RIVER ACH	Inv: 100825-9255-ACH	-40.59
10/29/2025	Payment	300019	WITHLACOOCHEE RIVER ACH	Inv: 100825-9256-ACH	-40.48
10/29/2025	Payment	300020	WITHLACOOCHEE RIVER ACH	Inv: 100825-9257-ACH	-40.48
10/29/2025	Payment	300021	WITHLACOOCHEE RIVER ACH	Inv: 100825-9239-ACH	-3,030.97
10/29/2025	Payment	300022	WITHLACOOCHEE RIVER ACH	Inv: 100825-9241-ACH	-40.59
10/29/2025	Payment	300023	WITHLACOOCHEE RIVER ACH	Inv: 100825-9242-ACH	-40.81
10/29/2025	Payment	300024	WITHLACOOCHEE RIVER ACH	Inv: 100825-9243-ACH	-151.73
10/29/2025	Payment	300025	WITHLACOOCHEE RIVER ACH	Inv: 100825-9244-ACH	-67.81
10/29/2025	Payment	300026	WITHLACOOCHEE RIVER ACH	Inv: 100825-9246-ACH	-57.81
10/29/2025	Payment	300027	WITHLACOOCHEE RIVER ACH	Inv: 100825-9247-ACH	-56.08
10/29/2025	Payment	300028	WITHLACOOCHEE RIVER ACH	Inv: 100825-9248-ACH	-58.55
10/29/2025	Payment	300029	WITHLACOOCHEE RIVER ACH	Inv: 100825-9250-ACH	-124.84
10/29/2025	Payment	300030	WITHLACOOCHEE RIVER ACH	Inv: 100825-9251-ACH	-57.60
10/29/2025	Payment	300031	WITHLACOOCHEE RIVER ACH	Inv: 100825-9252-ACH	-116.66
10/29/2025	Payment	300032	WITHLACOOCHEE RIVER ACH	Inv: 100825-9253-ACH	-57.81
10/29/2025	Payment	300033	WITHLACOOCHEE RIVER ACH	Inv: 100825-9258-ACH	-40.59
10/29/2025	Payment	100012	ILLUMINATIONS HOLIDAY	Inv: 371025	-345.00
Total Outstanding Checks					-4,382.24

Outstanding Deposits

Total Outstanding Deposits

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	100006	10/17/25	V00076	INFRAMARK LLC	160693	Oct 2025- Management fees	Field Management	531122-51301	\$515.00
001	100006	10/17/25	V00076	INFRAMARK LLC	160693	Oct 2025- Management fees	District Manager	531150-51301	\$2,563.83
001	100007	10/17/25	V00007	LANDSCAPE MAINTENANCE	361628	Oct 2025- Stump grinding	Landscape Maintenance	546300-53908	\$249.60
001	100007	10/17/25	V00007	LANDSCAPE MAINTENANCE	361554	Oct 2025- Landscape contract	Landscape Maintenance	546300-53908	\$14,637.51
001	100007	10/17/25	V00007	LANDSCAPE MAINTENANCE	361629	Oct 2025- Removal of dead pine tree	Landscape Maintenance	546300-53908	\$450.00
001	100007	10/17/25	V00007	LANDSCAPE MAINTENANCE	361630	Oct 2025- Removal of tree off Curley Berm	Landscape Maintenance	546300-53908	\$998.40
001	100008	10/17/25	V00078	OLM, INC.	45962	Oct 2025- OLM	Landscape Maintenance	546300-53908	\$750.00
001	100009	10/17/25	V00104	BGE, INC	30414	Sept 2025- District engineer services	District Engineer	531147-51301	\$2,133.11
001	100010	10/21/25	V00097	MIRACLE RECREATION EQUIPMENT COMPANY	5606	Oct 2025- Playground Repairs	Playground Equipment and Maintenance	546996-57217	\$75,773.60
001	100011	10/23/25	V00105	AQUATIC WEED CONTROL INC	115193	Oct 2025- Aquatics	WATERWAY	534067-53805	\$1,050.00
001	100012	10/29/25	V00011	ILLUMINATIONS HOLIDAY	371025	Oct 2025- Entrance Lights	Entry & Walls Maintenance	546992-57217	\$345.00
001	100013	10/29/25	V00076	INFRAMARK LLC	161908	Oct 2025- Copies	Postage, Phone, Faxes, Copies	541024-51301	\$1.20
001	1001	10/23/25	V00012	FLORIDA COMMERCE	92915	Oct 2025- Legal Annual Filing Fees	DISTRICT FILING FEES	554020-51301	\$175.00
001	1002	10/23/25	V00067	WATERGRASS CDD II	102	FY 2025- Cost share agreement	Interlocal Agreement	338100	\$77,000.00
001	1002	10/23/25	V00067	WATERGRASS CDD II	103	Oct 2025- FY26 Cost Share	WGII Amenities	564314-57217	\$84,700.00
001	300016	10/14/25	V00049	PASCO COUNTY UTILITIES	23123154	Aug/Sept- Reclaim	Utility - Reclaimed Irrigation	543083-53600	\$8.91
001	300017	10/14/25	V00049	PASCO COUNTY UTILITIES	23123153	Aug/Sept- Reclaim	Utility - Reclaimed Irrigation	543083-53600	\$4.93
001	300018	10/29/25	V00003	WITHLACOOCHEE RIVER ACH	100825-9255-ACH	Electric- 9/4-10/3	Utility - Electric	543041-53100	\$40.59
001	300019	10/29/25	V00003	WITHLACOOCHEE RIVER ACH	100825-9256-ACH	Electric- 9/4-10/3	Utility - Electric	543041-53100	\$40.48
001	300020	10/29/25	V00003	WITHLACOOCHEE RIVER ACH	100825-9257-ACH	Electric- 9/4-10/3	Utility - Electric	543041-53100	\$40.48
001	300021	10/29/25	V00003	WITHLACOOCHEE RIVER ACH	100825-9239-ACH	ELECTRIC 09/04-10/03/25	Utility - Electric	543041-53100	\$3,030.97
001	300022	10/29/25	V00003	WITHLACOOCHEE RIVER ACH	100825-9241-ACH	ELECTRIC 09/04-10/03/25	Utility - Electric	543041-53100	\$40.59
001	300023	10/29/25	V00003	WITHLACOOCHEE RIVER ACH	100825-9242-ACH	ELECTRIC 09/04-10/03/25	Utility - Electric	543041-53100	\$40.81
001	300024	10/29/25	V00003	WITHLACOOCHEE RIVER ACH	100825-9243-ACH	ELECTRIC 09/04-10/03/25	Utility - Electric	543041-53100	\$151.73
001	300025	10/29/25	V00003	WITHLACOOCHEE RIVER ACH	100825-9244-ACH	ELECTRIC 09/04-10/03/25	Utility - Electric	543041-53100	\$67.81
001	300026	10/29/25	V00003	WITHLACOOCHEE RIVER ACH	100825-9246-ACH	ELECTRIC 09/04-10/03/25	Utility - Electric	543041-53100	\$57.81
001	300027	10/29/25	V00003	WITHLACOOCHEE RIVER ACH	100825-9247-ACH	ELECTRIC 09/04-10/03/25	Utility - Electric	543041-53100	\$56.08
001	300028	10/29/25	V00003	WITHLACOOCHEE RIVER ACH	100825-9248-ACH	ELECTRIC 09/04-10/03/25	Utility - Electric	543041-53100	\$58.55
001	300029	10/29/25	V00003	WITHLACOOCHEE RIVER ACH	100825-9250-ACH	ELECTRIC 09/04-10/03/25	Utility - Electric	543041-53100	\$124.84
001	300030	10/29/25	V00003	WITHLACOOCHEE RIVER ACH	100825-9251-ACH	ELECTRIC 09/04-10/03/25	Utility - Electric	543041-53100	\$57.60
001	300031	10/29/25	V00003	WITHLACOOCHEE RIVER ACH	100825-9252-ACH	ELECTRIC 09/04-10/03/25	Utility - Electric	543041-53100	\$116.66
001	300032	10/29/25	V00003	WITHLACOOCHEE RIVER ACH	100825-9253-ACH	ELECTRIC 09/04-10/03/25	Utility - Electric	543041-53100	\$57.81
001	300033	10/29/25	V00003	WITHLACOOCHEE RIVER ACH	100825-9258-ACH	ELECTRIC 09/04-10/03/25	Utility - Electric	543041-53100	\$40.59
001	643	10/17/25	V00033	CATHERINE ANNE BILLINGTON	CB-101625	BOARD 10/16/25	Supervisor Fees	511100-51101	\$200.00
001	644	10/17/25	V00065	MATTHEW P. BALOGH	MB-101625	BOARD 10/16/25	Supervisor Fees	511100-51101	\$200.00
001	645	10/17/25	V00070	MICHAEL S. LEAVOR	ML-101625	BOARD 10/16/25	Supervisor Fees	511100-51101	\$200.00
001	646	10/21/25	V00033	CATHERINE ANNE BILLINGTON	CB-091825	BOARD 9/18/25	Supervisor Fees	511100-51301	\$200.00
001	647	10/21/25	V00065	MATTHEW P. BALOGH	MB-091825	BOARD 9/18/25	Supervisor Fees	511100-51101	\$200.00
001	648	10/21/25	V00070	MICHAEL S. LEAVOR	ML-091825	BOARD 9/18/25	Supervisor Fees	511100-51301	\$200.00
001	649	10/21/25	V00082	THADDEUS MURRELL	TM-091825	BOARD 9/18/25	Supervisor Fees	511100-51301	\$200.00
001	652	10/23/25	V00078	OLM, INC.	43374-1	July 2024- OLM	Landscape Maintenance	546300-53908	\$750.00
001	652	10/23/25	V00078	OLM, INC.	43578-1	INSPECTION	LANDSCAPE SERVICES	546300-53908	\$750.00
Fund Total									\$268,279.49

Total Checks Paid	\$268,279.49
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October 2025 Meeting

WATERGRASS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
AQUATIC WEED CONTROL INC	10/17/2025	115193	\$1,050.00	\$1,050.00	WATERWAY
INFRAMARK LLC	10/8/2025	160693	\$515.00		Oct 2025- Management fees
INFRAMARK LLC	10/8/2025	160693	\$2,563.83	\$3,078.83	Oct 2025- Management fees
LANDSCAPE MAINTENANCE	10/1/2025	361554	\$14,637.51	\$14,637.51	Oct 2025- Landscape contract
OLM, INC.	10/6/2025	45962	\$750.00	\$750.00	Oct 2025- OLM
Monthly Contract Subtotal			\$19,516.34	\$19,516.34	
Variable Contract					
BGE, INC	10/2/2025	30414	\$2,133.11	\$2,133.11	Sept 2025- District engineer services
Variable Contract Subtotal			\$2,133.11	\$2,133.11	
Utilities					
PASCO COUNTY UTILITIES	9/24/2025	23123154	\$8.91	\$8.91	Aug/Sept- Reclaim
PASCO COUNTY UTILITIES	9/24/2025	23123153	\$4.93	\$4.93	Aug/Sept- Reclaim
WITHLACOOCHEE RIVER ACH	10/8/2025	100825-9255-ACH	\$40.59	\$40.59	Electric- 9/4-10/3
WITHLACOOCHEE RIVER ACH	10/8/2025	100825-9256-ACH	\$40.48	\$40.48	Electric- 9/4-10/3
WITHLACOOCHEE RIVER ACH	10/8/2025	100825-9257-ACH	\$40.48	\$40.48	Electric- 9/4-10/3
WITHLACOOCHEE RIVER ACH	10/8/2025	100825-9239-ACH	\$3,030.97	\$3,030.97	ELECTRIC 09/04-10/03/25
WITHLACOOCHEE RIVER ACH	10/8/2025	100825-9241-ACH	\$40.59	\$40.59	ELECTRIC 09/04-10/03/25
WITHLACOOCHEE RIVER ACH	10/8/2025	100825-9242-ACH	\$40.81	\$40.81	ELECTRIC 09/04-10/03/25
WITHLACOOCHEE RIVER ACH	10/8/2025	100825-9243-ACH	\$151.73	\$151.73	ELECTRIC 09/04-10/03/25
WITHLACOOCHEE RIVER ACH	10/8/2025	100825-9244-ACH	\$67.81	\$67.81	ELECTRIC 09/04-10/03/25
WITHLACOOCHEE RIVER ACH	10/8/2025	100825-9246-ACH	\$57.81	\$57.81	ELECTRIC 09/04-10/03/25
WITHLACOOCHEE RIVER ACH	10/8/2025	100825-9247-ACH	\$56.08	\$56.08	ELECTRIC 09/04-10/03/25
WITHLACOOCHEE RIVER ACH	10/8/2025	100825-9248-ACH	\$58.55	\$58.55	ELECTRIC 09/04-10/03/25
WITHLACOOCHEE RIVER ACH	10/8/2025	100825-9250-ACH	\$124.84	\$124.84	ELECTRIC 09/04-10/03/25
WITHLACOOCHEE RIVER ACH	10/8/2025	100825-9251-ACH	\$57.60	\$57.60	ELECTRIC 09/04-10/03/25
WITHLACOOCHEE RIVER ACH	10/8/2025	100825-9252-ACH	\$116.66	\$116.66	ELECTRIC 09/04-10/03/25
WITHLACOOCHEE RIVER ACH	10/8/2025	100825-9253-ACH	\$57.81	\$57.81	ELECTRIC 09/04-10/03/25
WITHLACOOCHEE RIVER ACH	10/8/2025	100825-9258-ACH	\$40.59	\$40.59	ELECTRIC 09/04-10/03/25
Utilities Subtotal			\$4,037.24	\$4,037.24	

October 2025 Meeting

WATERGRASS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services					
CATHERINE ANNE BILLINGTON	10/16/2025	CB-101625	\$200.00	\$200.00	BOARD 10/16/25
CATHERINE ANNE BILLINGTON	9/18/2025	CB-091825	\$200.00	\$200.00	BOARD 9/18/25
FLORIDA COMMERCE	10/1/2025	92915	\$175.00	\$175.00	DISTRICT FILING FEES
ILLUMINATIONS HOLIDAY	10/23/2025	371025	\$345.00	\$345.00	Oct 2025- Entrance Lights
INFRAMARK LLC	10/24/2025	161908	\$1.20	\$1.20	Oct 2025- Copies
LANDSCAPE MAINTENANCE	10/7/2025	361628	\$249.60	\$249.60	Oct 2025- Stump grinding
LANDSCAPE MAINTENANCE	10/7/2025	361629	\$450.00	\$450.00	Oct 2025- Removal of dead pine tree
LANDSCAPE MAINTENANCE	10/7/2025	361630	\$998.40	\$998.40	Oct 2025- Removal of tree off Curley Berm
MATTHEW P. BALOGH	10/16/2025	MB-101625	\$200.00	\$200.00	BOARD 10/16/25
MATTHEW P. BALOGH	9/18/2025	MB-091825	\$200.00	\$200.00	BOARD 9/18/25
MICHAEL S. LEAVOR	10/16/2025	ML-101625	\$200.00	\$200.00	BOARD 10/16/25
MICHAEL S. LEAVOR	9/18/2025	ML-091825	\$200.00	\$200.00	BOARD 9/18/25
MIRACLE RECREATION EQUIPMENT COMPANY	10/16/2025	5606	\$75,773.60	\$75,773.60	Oct 2025- Playground Repairs
THADDEUS MURRELL	9/18/2025	TM-091825	\$200.00	\$200.00	BOARD 9/18/25
WATERGRASS CDD II	6/25/2025	102	\$77,000.00	\$77,000.00	FY 2025- Cost share agreement
WATERGRASS CDD II	10/6/2025	103	\$84,700.00	\$84,700.00	Oct 2025- FY26 Cost Share
Regular Services Subtotal			\$241,092.80	\$241,092.80	
TOTAL			\$266,779.49	\$266,779.49	

P.O. Box 593258
Orlando, FL 32859

Invoice

Date	Invoice #
10/17/2025	115193

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	11/16/2025

Description	Amount
Monthly waterway service for the month this invoice is dated - 15 waterways	1,050.00
Light Debris pickup included	

Thank you for your business.

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
160693
CUSTOMER ID
C2293
PO#

DATE
10/8/2025
NET TERMS
Due On Receipt
DUE DATE
10/8/2025

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

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,563.83		2,563.83
Field Management	1	Ea	515.00		515.00
Subtotal					3,078.83

Subtotal	\$3,078.83
Tax	\$0.00
Total Due	\$3,078.83

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 361554

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

Date	Due Date
10/01/25	10/31/2025
Account Owner	PO#
GUILLERMO ISHIDA ORTEGA	

Item	Amount
#308647 - Watergrass CDD- Landscape Maintenance Agreement October 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
7704200900
mlimbaugh@olminc.com
www.olminc.com

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

INVOICE 45962

DATE 10/06/2025 **TERMS** Net 30

DUE DATE 11/05/2025

DATE	ACTIVITY	DESCRIPTION	AMOUNT
10/02/2025	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**



INVOICE

Samantha Ford
 Watergrass Community Development District I
 2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

October 2, 2025
 Project No: 00014629-00
 Invoice No: 30414

Invoice Total	\$2,133.11
----------------------	-------------------

Project 00014629-00 Watergrass CDD I District Engineering Services
 Coordination/discussion with District Manager and District Counsel regarding french drain installation in easement. Park drainage inspections. Attend monthly meeting via teams.

Services current through September 26, 2025

Professional Personnel

	Hours	Rate	Amount	
Director I	3.00	280.00	840.00	
Intern	14.00	90.00	1,260.00	
Totals	17.00		2,100.00	
Total Labor				2,100.00

Reimbursable Expenses

R-Project Travel & Subsist.	33.11	
Total Reimbursables	33.11	33.11

Total this Invoice	\$2,133.11
---------------------------	-------------------

BBE/L
 inframarkcms@payableslockbox.com

Billing Backup

Thursday, October 2, 2025

BGE, Inc.

Invoice 30414 Dated 10/2/2025

4:41:49 PM

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

Professional Personnel

			Hours	Rate	Amount	
Director I						
Chang, Philip	8/25/2025		.25	280.00	70.00	
Chang, Philip	9/2/2025		.75	280.00	210.00	
Chang, Philip	9/4/2025		.50	280.00	140.00	
Chang, Philip	9/9/2025		.25	280.00	70.00	
Chang, Philip	9/10/2025		.25	280.00	70.00	
Chang, Philip	9/17/2025		.50	280.00	140.00	
Chang, Philip	9/18/2025		.50	280.00	140.00	
Intern						
Huerta, Kent	9/9/2025		7.00	90.00	630.00	
Huerta, Kent	9/26/2025		7.00	90.00	630.00	
Totals			17.00		2,100.00	
Total Labor						2,100.00

Reimbursable Expenses

R-Project Travel & Subsist.						
000000080088	9/14/2025	Huerta, Kent / Watergrass playgrounds Drainage / went to inspect the drainage problems present in watergrass playgrounds / 43.00 miles @ 0.70			33.11	
Total Reimbursables					33.11	33.11
				Total this Project		\$2,133.11
				Total this Report		\$2,133.11

REMIT TO: BGE, Inc. • 10777 Westheimer • Suite 400 • Houston, Texas 77042

INVOICE PAYABLE UPON RECEIPT



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



2928 1 1
35-93582

WATERGRASS CDD

Service Address: **0 GARDEN ALCOVE LOOP**

Bill Number: 23123154

Billing Date: 9/24/2025

Billing Period: 8/11/2025 to 9/10/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	8/11/2025	339	9/10/2025	350	30	11

Usage History

Reclaimed

September 2025	11
August 2025	15
July 2025	10
June 2025	13
May 2025	8
April 2025	8
March 2025	6
February 2025	1
January 2025	6
December 2024	8
November 2024	10
October 2024	0

Transactions

Previous Bill	20.17
Payment 09/18/25	-20.17 CR
Past Due	0.00
Current Transactions	
Reclaimed	
Reclaimed	11 Thousand Gals X \$0.81 8.91
Total Current Transactions	8.91
TOTAL BALANCE DUE	\$8.91

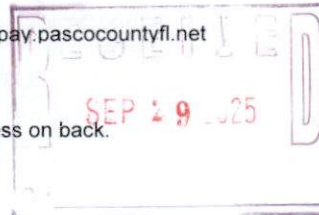
*Past due balance is delinquent and subject to further fees and immediate disconnect.



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 0.00
Current Transactions 8.91

Total Balance Due \$8.91
Due Date 10/14/2025

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

013142199093048552312315450000008916



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



2927 1 1

35-93582

WATERGRASS CDD

Service Address: **32349 SILVERCREEK WAY**

Bill Number: 23123153

Billing Date: 9/24/2025

Billing Period: 8/11/2025 to 9/10/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	8/11/2025	1082	9/10/2025	1090	30	8

Usage History

Reclaimed

September 2025
August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024

8
9
9
8
8
1
0
0
0
0
0
0

Transactions

Previous Bill 8.84
Payment 09/18/25 -10.39 CR
Balance Forward -1.55 CR

Current Transactions

Reclaimed

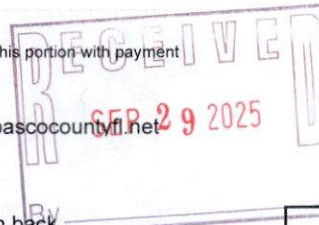
Reclaimed 8 Thousand Gals X \$0.81 6.48

Total Current Transactions

6.48

TOTAL BALANCE DUE**\$4.93**

Please return this portion with payment

TO PAY ONLINE, VISIT pascocountyfl.net

Account # 0930165

Customer # 01314219

Balance Forward -1.55 CR

Current Transactions 6.48

Total Balance Due \$4.93**Due Date 10/14/2025**

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

013142199093016562312315380000004932

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

Page 24
Bill Date **10/08/2025**
Amount Due **40.59**
Current Charges Due **10/29/2025**

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
09/04	877	10/03	881				4

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	29	0
Sep 2025	30	0
Oct 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.

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 Please Pay 40.59

Prenoting of your bank and account number has not been completed. Please
make arrangements to pay this bill. EFT should start on your next regular bill.
Thank you for your patience.



Current Charges Due Date	10/29/2025
TOTAL CHARGES DUE	40.59
Total Charges Due After Due Date	40.59

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

Page 25
Bill Date **10/08/2025**
Amount Due **40.48**
Current Charges Due **10/29/2025**

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
09/04	752	10/03	755				3

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	29	0
Sep 2025	30	0
Oct 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.

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 **40.48** Please Pay

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.

Bill Date: 10/08/2025

District: OP05

Use above space for address change ONLY.

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

OP05

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	10/29/2025
TOTAL CHARGES DUE	40.48
Total Charges Due After Due Date	40.48

000146925600000404800000404801

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

Page 26
Bill Date 10/08/2025
Amount Due 40.48
Current Charges Due 10/29/2025

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
09/04	768	10/03	771				3

Comparative Usage Information

Period	Days	Average kWh
Oct 2025	29	0
Sep 2025	30	0
Oct 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.

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 Please Pay 40.48

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



Current Charges Due Date	10/29/2025
TOTAL CHARGES DUE	40.48
Total Charges Due After Due Date	40.48



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 27
Bill Date **10/08/2025**
Amount Due **3,030.97**
Current Charges Due **10/29/2025**

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.



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 3,026.50
Payment 3,026.50CR
Balance Forward 0.00

Light Energy Charge	206.16
Light Support Charge	179.28
Light Maintenance Charge	437.09
Light Fixture Charge	521.87
Light Fuel Adj 7,372 KWH @ 0.04400	324.37
Poles (QTY 128)	1,344.00
FL Gross Receipts Tax	18.20

Total Current Charges 3,030.97
Total Due Please Pay 3,030.97

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	214 5	310 78	311 3	460 44	960 128

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 10/08/2025

District: OP05

Use above space for address change ONLY.

1469239
WATERGRASS CDD
C/O MERITUS ASSOC
2005 PAN AM CIR STE 800
TAMPA FL 33607-2376

OP05

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	10/29/2025
TOTAL CHARGES DUE	3,030.97
Total Charges Due After Due Date	3,030.97

000146923900030309700030309705



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 28
Bill Date 10/08/2025
Amount Due 40.59
Current Charges Due 10/29/2025

District Office Serving You
One Pasco Center

Service Address PENTA PL
Service Description PUMP
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
09/04	38720	10/03	38724				4

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	29	0
Sep 2025	30	1
Oct 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.

Previous Balance 41.77
Payment 41.77CR
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 Please Pay 40.59

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 10/08/2025

District: OP05

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

OP05

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	10/29/2025
TOTAL CHARGES DUE	40.59
Total Charges Due After Due Date	40.59

000146924100000405900000405901



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 29
Bill Date 10/08/2025
Amount Due 40.81
Current Charges Due 10/29/2025

District Office Serving You
One Pasco Center

Service Address BRIDGEVIEW DR
Service Description PUMP
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
09/04	8338	10/03	8344				6

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	29	0
Sep 2025	30	0
Oct 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.

Previous Balance 40.70
Payment 40.70CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 6 KWH @ 0.06090 0.37
Fuel Adjustment 6 KWH @ 0.04400 0.26
FL Gross Receipts Tax 1.02

Total Current Charges 40.81
Total Due Please Pay 40.81

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 10/08/2025

District: OP05

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

OP05

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	10/29/2025
TOTAL CHARGES DUE	40.81
Total Charges Due After Due Date	40.81

000146924200000408100000408105



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 30
Bill Date 10/08/2025
Amount Due 151.73
Current Charges Due 10/29/2025

District Office Serving You
One Pasco Center

Service Address WILD TARO WAY
Service Description PUMP
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
09/04	57000	10/03	58037				1037

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	29	36
Sep 2025	30	37
Oct 2024	29	1

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 160.56
Payment 160.56CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,037 KWH @ 0.06090 63.15
Fuel Adjustment 1,037 KWH @ 0.04400 45.63
FL Gross Receipts Tax 3.79

Total Current Charges 151.73
Total Due Please Pay 151.73

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 10/08/2025

District: OP05

1469243
WATERGRASS CDD
C/O MERITUS ASSOC
2005 PAN AM CIR STE 800
TAMPA FL 33607-2376

OP05

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	10/29/2025
TOTAL CHARGES DUE	151.73
Total Charges Due After Due Date	151.73

000146924300001517300001517303



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 31
Bill Date 10/08/2025
Amount Due 67.81
Current Charges Due 10/29/2025

District Office Serving You
One Pasco Center

Service Address 7216 WILD TARO WAY
Service Description E/GATE
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
09/04	8361	10/03	8618				257

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	29	9
Sep 2025	30	10
Oct 2024	29	9

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 73.84
Payment 73.84CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 257 KWH @ 0.06090 15.65
Fuel Adjustment 257 KWH @ 0.04400 11.31
FL Gross Receipts Tax 1.69

Total Current Charges 67.81
Total Due Please Pay 67.81

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 10/08/2025

District: OP05

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

OP05

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	10/29/2025
TOTAL CHARGES DUE	67.81
Total Charges Due After Due Date	67.81

000146924400000678100000678106



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 32
Bill Date 10/08/2025
Amount Due 57.81
Current Charges Due 10/29/2025

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
Oct 2025	29	6
Sep 2025	30	6
Oct 2024	29	4

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	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/04	10/03		56492				164

Previous Balance 57.92
Payment 57.92CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 164 KWH @ 0.06090 9.99
Fuel Adjustment 164 KWH @ 0.04400 7.22
FL Gross Receipts Tax 1.44

Total Current Charges 57.81
Total Due Please Pay 57.81

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 10/08/2025

District: OP05

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

OP05

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	10/29/2025
TOTAL CHARGES DUE	57.81
Total Charges Due After Due Date	57.81

000146924600000578100000578106



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 33
Bill Date 10/08/2025
Amount Due 56.08
Current Charges Due 10/29/2025

District Office Serving You
One Pasco Center

Service Address 32418 SUMMERGLADE DR
Service Description B4 GAT
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
09/04	52526	10/03	52674				148

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	29	5
Sep 2025	30	5
Oct 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.

Previous Balance 56.08
Payment 56.08CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 148 KWH @ 0.06090 9.01
Fuel Adjustment 148 KWH @ 0.04400 6.51
FL Gross Receipts Tax 1.40

Total Current Charges 56.08
Total Due Please Pay 56.08

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 10/08/2025

District: OP05

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

OP05

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	10/29/2025
TOTAL CHARGES DUE	56.08
Total Charges Due After Due Date	56.08

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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 34
Bill Date 10/08/2025
Amount Due 58.55
Current Charges Due 10/29/2025

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	29	6
Sep 2025	30	6
Oct 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.

ELECTRIC SERVICE							
From	To	Multiplier	Dem. Reading	KW Demand	kWh Used		
Date	Reading	Date	Reading				
09/04	41871	10/03	42042		171		

Previous Balance 59.10
Payment 59.10CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 171 KWH @ 0.06090 10.41
Fuel Adjustment 171 KWH @ 0.04400 7.52
FL Gross Receipts Tax 1.46

Total Current Charges 58.55
Total Due Please Pay 58.55

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 10/08/2025

District: OP05

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

OP05

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	10/29/2025
TOTAL CHARGES DUE	58.55
Total Charges Due After Due Date	58.55

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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 35
Bill Date 10/08/2025
Amount Due 124.84
Current Charges Due 10/29/2025

District Office Serving You
One Pasco Center

Service Address 7222 ANGLESTEM BLVD
Service Description IRRIG
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
09/04	79916	10/03	80703				787

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	29	27
Sep 2025	30	30
Oct 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.

Previous Balance 137.53
Payment 137.53CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 787 KWH @ 0.06090 47.93
Fuel Adjustment 787 KWH @ 0.04400 34.63
FL Gross Receipts Tax 3.12

Total Current Charges 124.84
Total Due Please Pay 124.84

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 10/08/2025

District: OP05

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

OP05

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	10/29/2025
TOTAL CHARGES DUE	124.84
Total Charges Due After Due Date	124.84

000146925000001248400001248403



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 36
Bill Date 10/08/2025
Amount Due 57.60
Current Charges Due 10/29/2025

District Office Serving You
One Pasco Center

Service Address 32349 SILVERCREEK WAY
Service Description ENTRANCE GATE
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
09/04	37423	10/03	37585				162

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	29	6
Sep 2025	30	6
Oct 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.

Previous Balance 58.24
Payment 58.24CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 162 KWH @ 0.06090 9.87
Fuel Adjustment 162 KWH @ 0.04400 7.13
FL Gross Receipts Tax 1.44

Total Current Charges 57.60
Total Due Please Pay 57.60

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 10/08/2025

District: OP05

Use above space for address change ONLY.

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

OP05

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	10/29/2025
TOTAL CHARGES DUE	57.60
Total Charges Due After Due Date	57.60

000146925100000576000000576002



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 37
Bill Date 10/08/2025
Amount Due 116.66
Current Charges Due 10/29/2025

District Office Serving You
One Pasco Center

Service Address 32540 OVERPASS RD
Service Description IRRWAT
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
09/04	31116	10/03	31827				711

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	29	25
Sep 2025	30	34
Oct 2024	29	2

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 148.93
Payment 148.93CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 711 KWH @ 0.06090 43.30
Fuel Adjustment 711 KWH @ 0.04400 31.28
FL Gross Receipts Tax 2.92

Total Current Charges 116.66
Total Due Please Pay 116.66

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 10/08/2025

District: OP05

Use above space for address change ONLY.

1469252
WATERGRASS CDD
C/O MERITUS ASSOC
2005 PAN AM CIR STE 800
TAMPA FL 33607-2376

OP05

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	10/29/2025
TOTAL CHARGES DUE	116.66
Total Charges Due After Due Date	116.66

000146925200001166600001166604



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 38
Bill Date 10/08/2025
Amount Due 57.81
Current Charges Due 10/29/2025

District Office Serving You
One Pasco Center

Service Address 7222 ANGLESTEM BLVD
Service Description ENTRANCE LIGHTS
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
09/04	67928	10/03	68092				164

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	29	6
Sep 2025	30	6
Oct 2024	29	5

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 58.55
Payment 58.55CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 164 KWH @ 0.06090 9.99
Fuel Adjustment 164 KWH @ 0.04400 7.22
FL Gross Receipts Tax 1.44

Total Current Charges 57.81
Total Due Please Pay 57.81

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 10/08/2025

District: OP05

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

OP05

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	10/29/2025
TOTAL CHARGES DUE	57.81
Total Charges Due After Due Date	57.81

000146925300000578100000578106



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 39
Bill Date 10/08/2025
Amount Due 40.59
Current Charges Due 10/29/2025

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
09/04	915	10/03	919				4

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	29	0
Sep 2025	30	0
Oct 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.

Previous Balance 40.59
Payment 40.59CR
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 Please Pay 40.59

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 10/08/2025

District: OP05

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

OP05

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	10/29/2025
TOTAL CHARGES DUE	40.59
Total Charges Due After Due Date	40.59

000146925800000405900000405908

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Watergrass I

Board Meeting Date: October 16, 2025

	Name	In Attendance Please X	Paid
1	Michael Leavor	X	\$200.00
2	Catherine Billington	X	\$200.00
3	Matthew Balogh	X	\$200.00
4	Thaddeus Murrell		\$200.00
5			\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Samantha Zanoni
District Manager Signature

10/17/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Watergrass I

Board Meeting Date: Sept 18th 2025

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5			\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Saamntha Zanoni
District Manager Signature

10/21/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

FloridaCommerce, Special District Accountability Program

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 92915
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

WaterGrass Community Development District I

Mr. Brian Lamb

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607



- 2. Telephone:** 813-397-5121 Ext:
- 3. Fax:** 813-873-7670
- 4. Email:** brian.lamb@inframark.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** watergrasscdd.org
- 8. County(ies):** Pasco
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 04/01/2005
- 11. Creation Document on File:** 04/01/2005
- 12. Date Established:** 02/22/2005
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** Pasco County
- 15. Creation Document(s):** County Ordinances 05-04 and 13-06
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: [Signature] Date 10/7/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 371025

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Watergrass CDD I
2005 Pam Am Circle; Suite 300
Tampa, FL 33607

JOB DESCRIPTION
WaterGrass CDD I Lighting at Bridgeview Entrance Not Working - Service Call

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Community Entrances Issue: Lights not working at Bridgeview Entrance After assessment, all of the lights were not working at the entrance (track and landscape) Fix: The Intermatic timer was not working. It looks as if there must have been a power surge (lightning strike) to damaged the timer. We temporarily re-wired the timer to bypass it so all of the landscape lights and track lighting would come on. There is no way to turn the lights off with this temporary solution. A new Intermatic timer needs to be installed. Requires 50% Deposit WAIVED	\$345.00
AMOUNT DUE	\$345.00

* Pricing includes labor and material.

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

Tim Gay
PREPARED BY

10/23/2025
DATE



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
161908
CUSTOMER ID
C2293
PO#

DATE
10/24/2025
NET TERMS
Due On Receipt
DUE DATE
10/24/2025

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

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	8	Ea	0.15		1.20
Subtotal					1.20

Subtotal	\$1.20
Tax	\$0.00
Total Due	\$1.20

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 361628

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

Date	Due Date
10/07/25	11/6/2025
Account Owner	PO#
GUILLERMO ISHIDA ORTEGA	

Item	Amount
#326943 - Grinding Stump 32037 Summerglade Conservation	\$249.60
<i>Stump Grinding - 10/03/2025</i>	

Subtotal	\$249.60
Less Payments/Credits	(\$0.00)
Balance Due	\$249.60

***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 361629

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

Date	Due Date
10/07/25	11/6/2025
Account Owner	PO#
GUILLERMO ISHIDA ORTEGA	

Item	Amount
#360970 - Cut Down Dead Pine Tree	\$450.00
<i>Tree Removal - 10/03/2025</i>	

Subtotal	\$450.00
Less Payments/Credits	(\$0.00)
Balance Due	\$450.00

***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 361630

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

Date	Due Date
10/07/25	11/6/2025
Account Owner	PO#
GUILLERMO ISHIDA ORTEGA	

Item	Amount
#360974 - Cut Down Dead Pine Tree on Curley Berm	\$998.40
<i>Tree Removal - 10/03/2025</i>	

Subtotal	\$998.40
Less Payments/Credits	(\$0.00)
Balance Due	\$998.40

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Thank you for allowing us to serve you.



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for
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Board Meeting Date: October 16, 2025

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5			\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Samantha Zanoni
District Manager Signature

10/17/2025
Date

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10/21/2025
Date

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Approved for payment:

Saamntha Zanoni
District Manager Signature

10/21/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

webuildfun, Inc.
PO Box 29
Allen, TX 75013 US
accounting@webuildfun.com



INVOICE

BILL TO
Inframark
2005 Pan Am Circle, Ste. 300
Tampa, FL 33607 US

SHIP TO
Inframark
32711 WINDELSTRAW DR
WESLEY CHAPEL, FL 33545-9141
US

INVOICE 5606
DATE 10/16/2025
TERMS Net 15
DUE DATE 10/31/2025

PROJECT NAME
Watergrass Comm Dev Parts+

PO NUMBER
Quote OE25007621

REP
Ashley Fernandez

DESCRIPTION		QTY	RATE	AMOUNT
1006 Miracle Parts	Miracle parts - Multiple properties Bridgeview South Bridgeview North Glenbrook Summerglade Peregring Silvercreek	1	57,926.00	57,926.00
1905 Playground Install - Sub	Installation of parts listed above	1	17,847.60	17,847.60
Sales Tax	Sales Tax calculated by AvaTax for 41605-V2 at Thu Oct 16 01:30:35 UTC 2025	1	0.00	0.00

Payment Options:

****ACH/EFT HAS CHANGED- PLEASE SEE ATTACHED REMITTANCE AND UPDATE YOUR RECORDS****

- ACH via link
- Checks payable to: webuildfun, Inc.
- Credit Card via link - 4% processing fee will apply
- 1.25% late fee applied to overdue invoices

SUBTOTAL	75,773.60
TAX	0.00
TOTAL	75,773.60
BALANCE DUE	\$75,773.60

Pay invoice

Webuildfun, Inc Remittance Information

**Mailing Address:**

Webuildfun, Inc
PO Box 29
Allen, TX 75013

Website:

www.webuildfun.com

Physical Office Address

103 W McDermott, Ste 300
Allen, TX 75013

*****NEW ACH/EFT AS OF 12/01/2024 – PLEASE UPDATE YOUR RECORDS*****

****ACH/EFT Payment Info – Preferred Payment Method**

Name on Account: Webuildfun
Account Number: 7455849804
Bank Routing Number: 111322994

Bank: Plains Capital Bank
804 N. Collins St.
Arlington, TX 76011

****Remittance advice for payments made by ACH/EFT must be emailed to us at**

accounting@webuildfun.com

To ensure accurate payment posting, please email remittance with reference to amount transferred, date of transaction, customer account number and invoice or order information for each payment.

Questions?

Email us: accounting@webuildfun.com

Phone: 972-727-0653 x 124

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for
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5			\$200.00

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Approved for payment:

Saamntha Zanoni
District Manager Signature

10/21/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Invoice #102

Watergrass Community Development District II
11555 Heron Bay Blvd - Suite 201
Coral Springs, FL 33076

June 25, 2025

Bill To:

Watergrass Community Development District I
Samantha Ford
Inframark, LLC
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
samantha.zanoni@inframark.com

DESCRIPTION	AMOUNT
Balance Due from section 3.0 of the Interlocal Agreement & Adopted Budget FY25.	\$ 77,000.00
Total	\$ 77,000.00

District Accountant - John Khatiblou - John.Khatiblou@Inframark.com

Invoice #103

Watergrass Community Development District II
11555 Heron Bay Blvd - Suite 201
Coral Springs, FL 33076

October 6, 2025

Bill To:

Watergrass Community Development District I
Samantha Ford
Inframark, LLC
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
samantha.zanoni@inframark.com

DESCRIPTION	AMOUNT
Preliminary cost share invoice Watergrass I FY26.	\$ 84,700.00
Total	\$ 84,700.00

District Accountant - John Khatiblou - John.Khatiblou@Inframark.com



Watergrass CDD

Wednesday, 12 November 2025

Prepared For Board Of Supervisors

19 Item Identified

19 Item Incomplete

A handwritten signature in black ink, appearing to read "Jason Liggett".

Jason Liggett

Division Manager- Field Services



SCAN HERE
For Our Services



Item 1

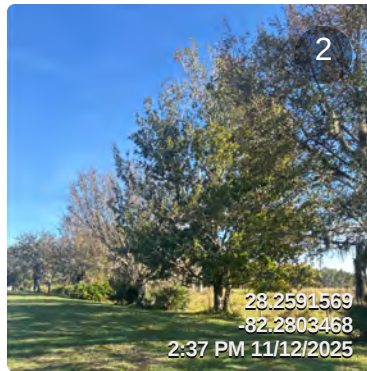
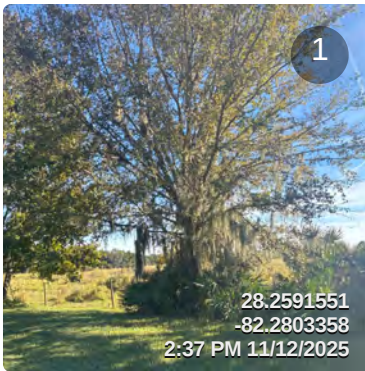
Assigned To: LMP

Treat nutsedge in turf area at the end of Anglestem Blvd.

Item 2

Assigned To: LMP

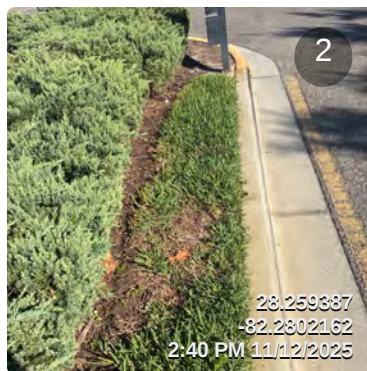
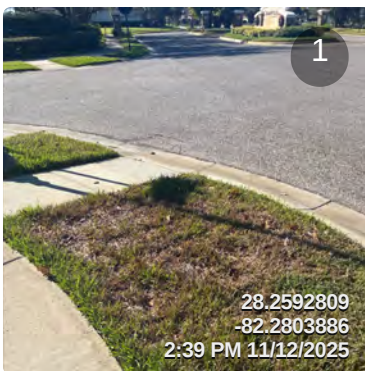
Lift the trees and ensure that the crew is string trimming the areas bordering the Watergrass I property and the property at the end of Anglestem Blvd.



Item 3

Assigned To: LMP

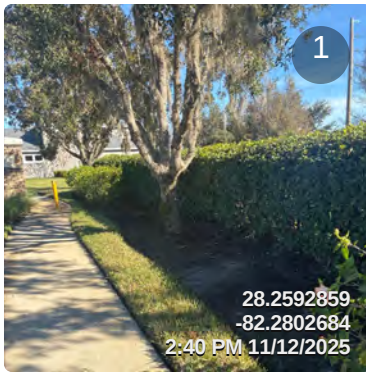
Warranty the dead turf areas at the Peregrina entrance.



Item 4 Carryover

Assigned To: LMP

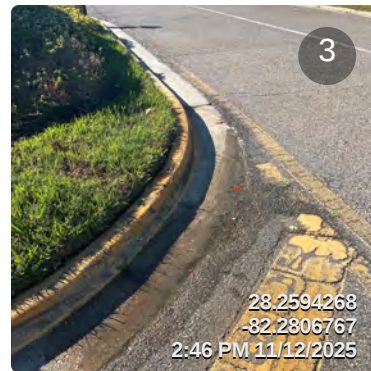
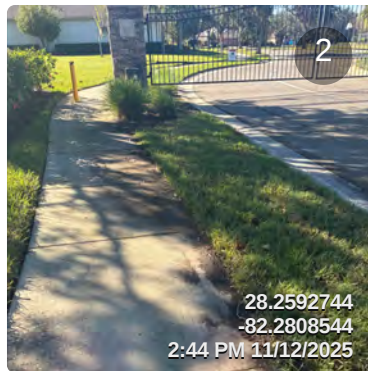
District staff is still waiting for proposals to install arboricola at the Peregrina and Summerglade entrances from last month's report.



Item 5

Assigned To: LMP Irrigation

Please make sure that we are not overwatering the Summerglade entrance. If the area is saturated, cut back on the irrigation.



Item 6

Assigned To: LMP

Provide a proposal to fill in the open area of lantana at the Summerglade center island.

Item 7

Assigned To: Board

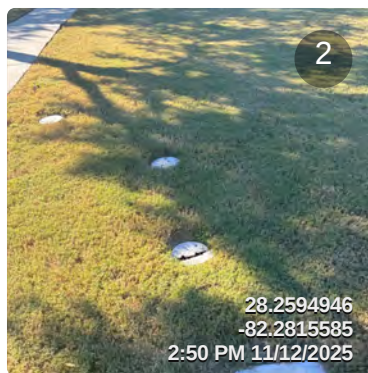
New benches have been installed at the Summerglade park.



Item 8

Assigned To: LMP

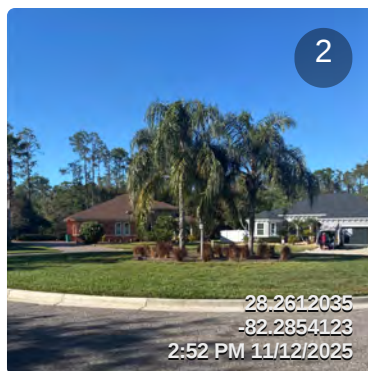
Replace the broken valve cover at Summerglade Park. It looks like a lawn mower ran over it.



Item 9

Assigned To: Board

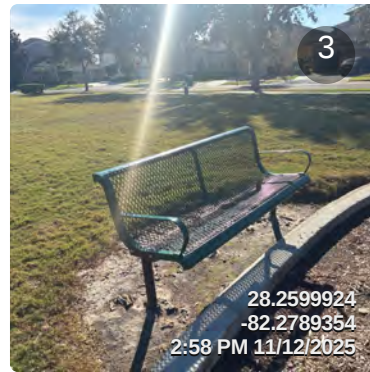
The meter break in front of 32037 Summerglade Drive has been repaired, and a new lid has been installed. Irrigation to the island on Summerglade is now operational, and the sod is ready for installation.



Item 10

Assigned To: Board

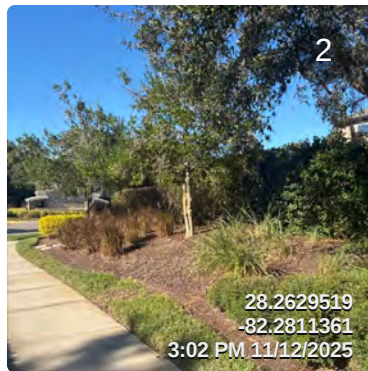
New benches have been installed at the Peregrina park.



Item 11

Assigned To: Board

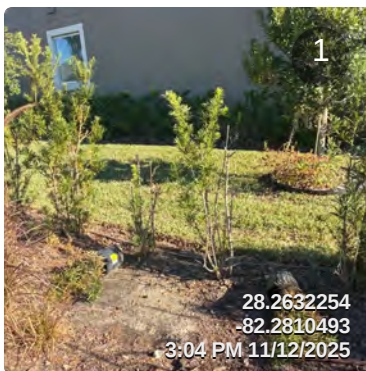
Does the Board want proposals to fill in the open areas to the south of the Silvercreek entrance? Plant material in these areas has been removed over time.



Item 12

Assigned To: LMP Carryover

On the inbound side of the Silvercreek entrance, there are 3-gallon podocarpus in pots that have not been installed. Please do not plant these; we need new material, as these have been sitting for a while.



Item 13

Assigned To: Board

Benches in Silvercreek have been installed.



Item 14

Assigned To: LMP

What is the timeframe for installing Viburnum odoratissimum at the park at Silvercreek to replace the removed and dead Awabuki?



Item 15

Assigned To: Board

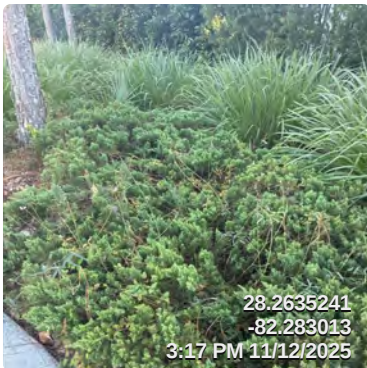
Benches are installed at the glenbrook park.



Item 16

Assigned To: LMP

Remove the tall weeds from the Parsoni juniper on the backside of Glenbrook Park.





Item 17

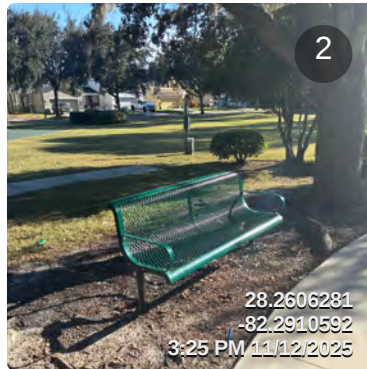
Assigned To: [Inframark Maintenance Solution](#)

Throughout the district, the trash cans are in very poor condition; some are broken at the pedestal. Inframark will obtain pricing to replace them.

Item 18

Assigned To: [Board](#)

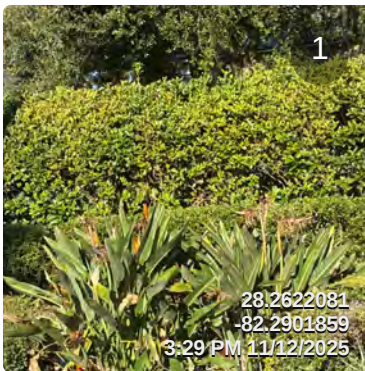
All benches have been installed in the bridge view community.



Item 19

Assigned To: [LMP](#)

Remove the dead foliage and spent blooms from the Bird of Paradise at the Bridgeview entrance.





WATERGRASS CDD 1

LANDSCAPE INSPECTION

November 7, 2025

ATTENDING:

ALEX FIGUEROA – LMP

BILL CONRAD – LMP

PAUL WOODS – OLM, INC.

SCORE: 94%

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

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 10/02/2025

12. Silvercreek park: Improve vigor of Awabuki Viburnum.
16. Silvercreek: Deadhead Birds of Paradise.

CATEGORY II: MAINTENANCE ITEMS

1. Bridgeview north berm frontage: Maintain strapping on Pine trees, removing staking and strapping once trees are firmly rooted.
2. Bridgeview: Deadhead Bird of Paradise.
3. Bridgeview: Confirm irrigation volume, promoting improved green up along the Penta Place pocket park.
4. Bridgeview frontage berm: Remove Spanish Moss from Oak trees, including the Grandfather Oak tree.
5. Anglestem Blvd: Remove dead Ligustrum near the well.
6. Apply selective herbicides to control grassy weeds in the crosswalk between Anglestem Blvd and Overpass Road. This is a high traffic area.
7. Anglestem Blvd east side berm adjacent to Silvercreek: Remove Spanish Moss.
8. Glenbrook: Redistribute mulch in the keypad island.
9. Glenbrook: Remove Virginia Creeper vine from the Pine tree at the south end of the park near the basketball hoop.
10. Glenbrook: Maintain consistent pruning schedules monthly on Awabuki Viburnums so they are at a 10 to 12 foot finished height.
11. Exit side of Glenbrook entrance: Improve vigor and fertility of turf. Confirm zone irrigation coverage.
12. Summerglade: Remove volunteer Flax Lily and any remnant planting.
13. Summerglade: Improve fertility to Crotons.
14. Summerglade: Closely monitor fungus in Awabuki Viburnum at Hatpin Loop park.

15. Summerglade: Prune back wood line overgrowth along the west pond shore in the 7000 block of Hatpin Loop. I recommend using a brush blading or line trimming the grassy growth at the edge of the wood line.
16. Summerglade: Improve consistency in Chinese Fan Palm.
17. Summerglade: Control Oleander Caterpillar.
18. Peregrina: Line trim under Cypress trees inaccessible to mowers.
19. Peregrina: Improve turf color in the Peregrina Loop park.
20. Peregrina, west side of the pond: Remove the nursery pole on the holly tree.
21. Silvercreek frontage berm: Use a pole saw to remove dead wood, stubs, and moss.
22. Confirm all turf, tree, shrub, and palm fertilizations are complete. Increase fertilization to Dwarf Magnolias along Silvercreek frontage.
23. Anglestem Blvd: Remove the metal nursery stake from the Holly tree along the northbound right-of-way adjacent to Silvercreek.

CATEGORY III: IMPROVEMENTS – PRICING

NONE

CATEGORY IV: NOTES TO OWNER

1. I recommend mulching the property. Entrance bed and amenity areas have become thin with little or no mulch to effectively redistribute. Mulch will improve appearance, improve water management, improve soil nutrition, and reduce weediness.

CATEGORY V: NOTES TO CONTRACTOR

1. Confirm all palms pruning, including Sabal Palms along the Bridgeview frontage berm are complete.

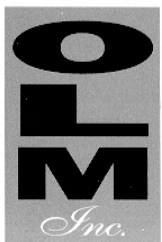
cc: Tabitha Blackwelder Tabitha.blackwelder@inframark.com
 Scott Carlson scott.carlson@lmpopro.com
 Alex Figueroa Alex.Figueroa@lmpopro.com
 Bill Conrad bill.conrad@lmpopro.com
 Kevin Pajala Kevin.pajala@lmpopro.com
 Guillermo Ishida Guillermo.ishida@lmpopro.com
 Samantha Ford samantha.ford@inframark.com
 Clay Wright clay.wright@inframark.com
 Jason Liggett jliggett@inframark.com

WATERGRASS CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15	-3	Improve Bridgeview and Silvercreek
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-3	Silvercreek park
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10		
MULCHING	5	-3	Redistribute remnant mulch, needed
WATER/IRRIGATION MANAGEMENT	15	-2	Silvercreek saturation
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: 11-7-25 Score: 94% _____ *Performance Payment™* % 100

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____



Proposal

Proposal No.: 369214
Proposed Date: 10/23/25

PROPERTY:	FOR:
Watergrass CDD Samantha Ford 32711 Windelstraw Dr Wesley Chapel, FL 33545	Watergrass 1 Pine Bark Mulch installation

We propose to provide labor and materials to install mulch in all landscape beds throughout the community. All debris associated with this project will be gathered and removed upon completion.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Watergrass 1 Pine Bark Mulch installation					
Landscape Material					\$30,225.00
Pine Bark Mulch Installation	465.00	EA	\$65.00	\$30,225.00	
				Total:	\$30,225.00

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

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

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

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

_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)	
_____	_____
Signature - Representative	Date



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

QUOTE: OE25007621
CUSTOMER: 7501L01
PROJECT: 25009186

Prepared For:

INFRAMARK

2005 PAN AM CIRCLE DRIVE
SUITE 300
TAMPA, FL 33607

Project Name & Location:

Watergrass Community
Development - FL
Attn: WATERGRASS I

Prepared by:

WEBUILDFUN

Ashley Fernandez

Quote Number: OE25007621

Quote Date: 11/5/2025

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

11/5/2025

QUOTE: OE25007621

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
 Freight: \$9,990.00 Code: 11208
 Installation: \$17,847.60

Grand Total: \$85,735.60

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:** 11/5/2025 **Equipment:** \$57,926.00 **Grand Total:** \$85,735.60

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 CUSTOMER'S 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.

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

11/5/2025

Page 4 of 5

QUOTE: OE25007621

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

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERGRASS I COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE PASCO COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION

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

WHEREAS, the Board of Supervisors of the Watergrass I Community Development District (hereinafter the "Board") seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Pasco County Supervisor of Elections (the "Supervisor") to conduct the District's General Elections.

WHEREAS, the Supervisor has requested the District adopt a Resolution confirming the District's use of the Supervisor for the purpose of conducting the District's future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District's supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: Matthew Balogh, Vacant Seat, Thaddeus Murrell, Michael Leavor, and Catherine Billington.

Section 2. The term of office for each member of the Board is as follows:

Matthew Balogh	Seat 1	four year - expires 11/2028
Vacant	Seat 2	four year – expires 11/2028
Thaddeus Murrell	Seat 3	four year – expires 11/2028
Michael Leavor	Seat 4	four year – expires 11/2026
Catherine Billington	Seat 5	four year – expires 11/2026

Section 3. Seat 4 currently held by Michael Leavor and Seat 5 currently held by Catherine Billington are scheduled for the General Election in November 2026.

Section 4. Pursuant to Section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2026 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 20TH DAY OF NOVEMBER 2025.

ATTEST:

**WATERGRASS I COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman / Vice-Chairman



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

June 24, 2025

To Board of Supervisors
Watergrass Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Watergrass Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Watergrass Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Watergrass Community Development District**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Watergrass Community Development District**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$9,200 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Watergrass Community Development District

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Watergrass Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Watergrass Community Development District.

By: Signed by:
SAMANTHA ZANONI

A2F0A541F9E8494
Title: District Manager

Date: 10/28/2025

Watergrass Community Development District



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

**Inframark**

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Phone: 656-247-3501

Date: 10/21/2025

Work Order # 101-027-5-25

Customer ID: Watergrass I CDD

Quotation valid until 11/30/2025

Prepared by: **Nate Montagna**

Description		Unit Price	Quantity	Amount
Two signs to be straighten		\$75.00.00	1	\$75.00
Dog station-doggie bag basket		\$150.00	1	\$150.00
New dog station		\$440.00	1	\$440.00
Total	Labor and Materials			\$665.00

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this quotation, contact Nathaniel
Montagna at nmontagna@Inframark.com

By: Nathaniel Montagna

Date: 10/21/25
Inframark

By: _____

Date: _____
Watergrass CDD

**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, October 16, 2025, and called to order at 6:03 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

Also present, either in person or via Zoom Video Communications, were:

Samantha Zanoni	District Manager, Inframark
Jason Liggett	Field Manager, Inframark
Bill Conrad	Representative, LMP Landscaping

Residents and Members of the Public.

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Ms. Zanoni called to order at 6:03 pm and conducted roll call. A quorum was established.

SECOND ORDER OF BUSINESS Motion to Approve Agenda

On MOTION by Ms. Billington, seconded by Mr. Balough, with all in favor, motion to approve the October 16, 2025, meeting agenda, carried.

THIRD ORDER OF BUSINESS Audience Comments

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS Staff Reports

A. Field Inspection Report

Mr. Liggett provided the Board with updates on the field inspection report. Discussion ensued regarding items on the report. The Board requested proposals for items #5, 7, 11 and 12 of the field inspection report.

B. Landscaping

Mr. Conrad provided updates for landscaping projects and stated he would provide proposals for items #5, 7, 11 and 12 of the field inspection report along with a proposal for mulch installation. Mr. Conrad advised that fertilization will be completed by the end of October.

i. Review of October 2025 OLM Report

The Board had no question regarding the OLM Report.

ii. Review of October 2025 OLM Grade Sheet

The Board had no question regarding the OLM Grade Sheet.

C. District Engineer

There being none, the next order of business followed.

D. District Counsel

There being none, the next order of business followed.

E. District Manager

Ms. Zanoni provided the Board with updates regarding the new townhomes and the cost share agreement.

Ms. Zanoni announced the upcoming meeting scheduled for November 20, 2025, at 6:00 p.m. and advised the cost share invoice for FY2025 and FY2026 have both been received.

Ms. Zanoni advised she approved the installation of the two dog station replacements that were previously discussed by the Board.

FIFTH ORDER OF BUSINESS Business Items

A. Consideration of Inframark Basketball Repair Proposal #WOWGCDD-4-9-102025

This proposal was tabled by the Board.

SIXTH ORDER OF BUSINESS Business Administration

A. Consideration of Regular Meeting Minutes from September 18, 2025

On MOTION by Mr. Leavor, seconded by Mr. Balogh, with all in favor, motion to approve the September 18, 2025, meeting minutes, carried.

B. Consideration of September 2025 Check Register

On MOTION by Mr. Balough, seconded by Mr. Leavor, with all in favor, motion to accept the September 2025 Check Register, carried.

C. Consideration of September 2025 O&M Report

On MOTION by Ms. Billington, seconded by Mr. Balogh, with all in favor, motion to accept the September 2025 O&M Report, carried.

SEVENTH ORDER OF BUSINESS Supervisor Request

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS Audience Comments

There being none, the next order of business followed.

NINETH ORDER OF BUSINESS Adjournment

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

On MOTION by Ms. Billington, seconded by Mr. Balogh, with all in favor, the meeting was adjourned at 6:32 p.m.

Secretary / Assistant Secretary

Chairman / Vice Chairman