



WaterGrass I Community Development District

January 15, 2026

Agenda Package

TEAMS MEETING INFORMATION

[**Join the meeting now**](#)

Meeting ID: 290 722 806 835 6

Passcode: nu2LS3Sg

313 Campus Street
Celebration, FL 34747

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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 Zanoni, 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, January 15, 2026 - 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 December 2025 Financial Statements Page 3
 - ii. Consideration of December 2025 Check Register..... Page 10
 - iii. Consideration of December 2025 O&M Report..... Page 11
 - B. Aquatics Report Page 57
 - C. Field Inspection Report (under separate cover)
 - D. Landscaping
 - i. Review of January 2026 OLM Report (under separate cover)
 - ii. Review of January 2026 OLM Grade Sheet (under separate cover)
 - E. District Engineer
 - F. District Counsel
 - G. District Manager
5. Business Items
6. Business Administration
 - A. Consideration of Regular Meeting Minutes of December 18, 2025 Page 60
7. Supervisor Requests
8. Audience Comments -Three (3) Minute Time Limit
9. Adjournment

The next meeting is scheduled for Thursday, February 19, 2026, at 6:00 p.m.

District Office:

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

Meeting Location:

Watergrass Clubhouse
 32711 Windelstraw Drive
 Wesley Chapel, Florida 33545



Watergrass I Community Development District

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



WATERGRASS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019		GENERAL		GENERAL		TOTAL
	GENERAL FUND	DEBT FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND			
ASSETS							
Cash In Bank	\$ 371,298	\$ -	\$ -	\$ -	\$ -	\$ 371,298	
Cash In Bank	847,193	-	-	-	-	847,193	
Cash in Transit	-	5,941	-	-	-	5,941	
Investments:							
Interest Account	-	36	-	-	-	36	
Prepayment Account	-	2,808	-	-	-	2,808	
Reserve Fund	-	74,792	-	-	-	74,792	
Revenue Fund	-	347,915	-	-	-	347,915	
Sinking fund	-	143	-	-	-	143	
Deposits	2,609	-	-	-	-	2,609	
Fixed Assets							
Improvements Other Than Buildings (IOTB)	-	-	15,145,848	-	-	15,145,848	
Recreational Facilities	-	-	1,453,746	-	-	1,453,746	
Amount Avail In Debt Services	-	-	-	1,673,429	-	1,673,429	
Amount To Be Provided	-	-	-	1,556,571	-	1,556,571	
TOTAL ASSETS	\$ 1,221,100	\$ 431,635	\$ 16,599,594	\$ 3,230,000	\$ 21,482,329		
LIABILITIES							
Accounts Payable	\$ 30,872	\$ -	\$ -	\$ -	\$ -	\$ 30,872	
Bonds Payable	-	-	-	3,230,000	-	3,230,000	
TOTAL LIABILITIES	30,872			3,230,000		3,260,872	
FUND BALANCES							
Restricted for:							
Debt Service	-	431,635	-	-	-	431,635	
Unassigned:	1,190,228	-	16,599,594	-	-	17,789,822	
TOTAL FUND BALANCES	1,190,228	431,635	16,599,594	-	18,221,457		
TOTAL LIABILITIES & FUND BALANCES	\$ 1,221,100	\$ 431,635	\$ 16,599,594	\$ 3,230,000	\$ 21,482,329		

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 6,443	\$ 6,443	0.00%
Interest - Tax Collector	-	104	104	0.00%
Special Assmnts- Tax Collector	614,197	568,739	(45,458)	92.60%
Other Miscellaneous Revenues	-	2,268	2,268	0.00%
TOTAL REVENUES	614,197	577,554	(36,643)	94.03%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	3,000	9,000	25.00%
ProfServ-Arbitrage Rebate	3,000	-	3,000	0.00%
ProfServ-Trustee Fees	11,000	-	11,000	0.00%
Field Management	6,180	1,545	4,635	25.00%
District Counsel	7,000	554	6,446	7.91%
District Engineer	12,000	5,715	6,285	47.63%
District Manager	30,766	7,691	23,075	25.00%
Auditing Services	7,000	-	7,000	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	300	13	287	4.33%
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	431	269	61.57%
Bank Fees	400	575	(175)	143.75%
Website Administration	1,200	-	1,200	0.00%
Dues, Licenses, Subscriptions	400	175	225	43.75%
Total Administration	121,422	44,772	76,650	36.87%
<u>Electric Utility Services</u>				
Utility - Electric	14,000	5,047	8,953	36.05%
Utility - StreetLights	33,000	6,040	26,960	18.30%
Utility - Reclaimed Irrigation	10,000	1,314	8,686	13.14%
Total Electric Utility Services	57,000	12,401	44,599	21.76%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Contracts-Aquatic Control	13,230	4,200	9,030	31.75%
Fire Ant Treatment	1,000	-	1,000	0.00%
Stormwater System	1,680	-	1,680	0.00%
Landscape R&M	39,000	5,400	33,600	13.85%
Landscape Maintenance	179,165	47,861	131,304	26.71%
Landscape Replacement	15,000	7,590	7,410	50.60%
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	65,855	241,220	21.45%
<u>Amenities</u>				
Sidewalk, Pavement, Signage R&M	62,500	27,038	35,462	43.26%
Entry & Walls Maintenance	25,000	345	24,655	1.38%
Playground Equipment and Maintenance	43,500	95,397	(51,897)	219.30%
Holiday Lighting & Decorations	13,000	9,460	3,540	72.77%
WGII Amenities	84,700	84,700	-	100.00%
Total Amenities	228,700	216,940	11,760	94.86%
TOTAL EXPENDITURES	714,197	339,968	374,229	47.60%
Excess (deficiency) of revenues				
Over (under) expenditures	(100,000)	237,586	337,586	-237.59%
<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	\$ (100,000)	\$ 237,586	\$ 537,586	-237.59%
FUND BALANCE, BEGINNING (OCT 1, 2025)			952,642	
FUND BALANCE, ENDING			\$ 1,190,228	

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 1,072	\$ 1,072	0.00%
Special Assmnts- Tax Collector	414,525	334,401	(80,124)	80.67%
Special Assmnts- CDD Collected	-	1,476	1,476	0.00%
TOTAL REVENUES	414,525	336,949	(77,576)	81.29%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	230,000	-	230,000	0.00%
Interest Expense	184,525	60,563	123,962	32.82%
Total Debt Service	414,525	60,563	353,962	14.61%
TOTAL EXPENDITURES	414,525	60,563	353,962	14.61%
Excess (deficiency) of revenues				
Over (under) expenditures	-	276,386	276,386	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		155,249		
FUND BALANCE, ENDING		<u>\$ 431,635</u>		

Bank Account Statement

Watergrass CDD

Bank Account No. 9805

Statement No. 25_12

Statement Date

12/31/2025

G/L Account No. 101003 Balance	371,297.65	Statement Balance	373,097.65
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	371,297.65	Subtotal	373,097.65
Negative Adjustments	0.00	Outstanding Checks	-1,800.00
Ending G/L Balance	371,297.65	Ending Balance	371,297.65

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
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Deposits

12/02/2025	JE000548		Truist transfer to Valley	50,000.00	50,000.00	0.00
12/04/2025	JE000549	Special Assmnts- Tax Collector	Tax Rev Debt Srvc	709,615.33	709,615.33	0.00
12/10/2025	JE000565	Special Assmnts- Tax Collector	Tax Rev/Debt Srvc	61,981.75	61,981.75	0.00
12/16/2025	JE000567	Special Assmnts- Tax Collector	Tax Rev Debt Srvc	15,291.16	15,291.16	0.00
12/16/2025	JE000568		Truist transfer to Valley	5,242.37	5,242.37	0.00
12/23/2025	JE000571		Transfer to Valley to Close	31.50	31.50	0.00
12/29/2025	JE000573	Other Miscellaneous Revenues	Capitl Credits	2,268.26	2,268.26	0.00
12/31/2025	JE000584	Interest - Investments	Interest Earned	1,738.79	1,738.79	0.00
Total Deposits				846,169.16	846,169.16	0.00

Checks

11/26/2025	Payment	100022	STRALEY ROBIN VERICKER	Inv: 27511	-305.00	-305.00	0.00
11/26/2025	Payment	100023	AQUATIC WEED CONTROL INC	Inv: 116299	-1,050.00	-1,050.00	0.00
11/28/2025	Payment	100024	INFRAMARK LLC	Inv: 164603	-11.50	-11.50	0.00
12/05/2025	Payment	1011	WATERGRASS CDD	Payment of Invoice 002342	-11,793.89	-11,793.89	0.00
12/10/2025	Payment	1012	WATERGRASS CDD	Payment of Invoice 002361	-262,745.71	-262,745.71	0.00
12/11/2025	Payment	1013	WATERGRASS CDD	Payment of Invoice 002367	-22,949.67	-22,949.67	0.00
12/16/2025	JE000566			Transfer funds to MMA	-250,000.00	-250,000.00	0.00
12/16/2025	Payment	100025	INFRAMARK LLC	Inv: 165666, Inv: 1163883	-5,622.83	-5,622.83	0.00
12/18/2025	Payment	1015	WATERGRASS CDD	Check for Vendor V00074	-5,661.78	-5,661.78	0.00
12/19/2025	Payment	1017	MATTHEW P. BALOGH	Check for Vendor V00065	-200.00	-200.00	0.00
12/18/2025	JE000569			Transfer to Truist to cover	-203.74	-203.74	0.00
12/31/2025	Payment	300050	WITHLACOOCHEE RIVER ACH	Inv: 120825-9255-ACH	-40.58	-40.58	0.00
12/31/2025	Payment	300051	WITHLACOOCHEE RIVER ACH	Inv: 120825-9256-ACH	-40.48	-40.48	0.00

Bank Account Statement

Watergrass CDD

Bank Account No. 9805

Statement No. 25_12

Statement Date

12/31/2025

12/31/2025	Payment	300052	WITHLACOOCHEE RIVER ACH	Inv: 120825-9257-ACH	-40.58	-40.58	0.00
12/31/2025		JE000582		Transfer from 9805 to 7802	-5,242.37	-5,242.37	0.00
12/31/2025		JE000583		Transfer from 9805 to 7802	-31.50	-31.50	0.00
12/31/2025		JE000585	Utility - Electric	ADJE WREC ELECTRIC ACH	-3,979.17	-3,979.17	0.00
Total Checks					-569,918.80	-569,918.80	0.00

Adjustments

Total Adjustments

Outstanding Checks

12/17/2025	Payment	1014	THADDEUS MURRELL	Check for Vendor V00082	-1,200.00
12/19/2025	Payment	1016	CATHERINE ANNE BILLINGTON	Check for Vendor V00033	-200.00
12/19/2025	Payment	1018	MICHAEL S. LEAVOR	Check for Vendor V00070	-200.00
12/19/2025	Payment	1019	THADDEUS MURRELL	Check for Vendor V00082	-200.00
Total Outstanding Checks					-1,800.00

Outstanding Deposits

Total Outstanding Deposits

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(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
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GENERAL FUND - 001

001	100025	12/16/25	V00076	INFRAMARK LLC	165666	Dec 2025- Management Fees	Dec 2025- Field Management Fees	531122-53908	\$515.00
001	100025	12/16/25	V00076	INFRAMARK LLC	165666	Dec 2025- Management Fees	District Manager	531150-51301	\$2,563.83
001	100025	12/16/25	V00076	INFRAMARK LLC	1163883	Nov 2025- Sidewalk grinding	Sidewalk, Pavement, Signage R&M	546084-57217	\$2,544.00
001	1014	12/17/25	V00082	THADDEUS MURRELL	TM 071724	Invoice 001766	SUPERVISOR FEE	511100-51101	\$200.00
001	1014	12/17/25	V00082	THADDEUS MURRELL	TM 081524	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	1014	12/17/25	V00082	THADDEUS MURRELL	TM-051525	BOARD 5/15/25	Supervisor Fees	511100-51101	\$200.00
001	1014	12/17/25	V00082	THADDEUS MURRELL	TM-082125	BOARD 8/21/25	Supervisor Fees	511100-51101	\$200.00
001	1014	12/17/25	V00082	THADDEUS MURRELL	TM-091825	BOARD 9/18/25	Supervisor Fees	511100-51301	\$200.00
001	1014	12/17/25	V00082	THADDEUS MURRELL	TM-112025	BOARD 11/20/25	Supervisor Fees	511100-51301	\$200.00
001	1016	12/19/25	V00033	CATHERINE ANNE BILLINGTON	CB-121825	BOARD 12/18/25	Supervisor Fees	511100-51301	\$200.00
001	1017	12/19/25	V00065	MATTHEW P. BALOGH	MB-121825	BOARD 12/18/25	Supervisor Fees	511100-51301	\$200.00
001	1018	12/19/25	V00070	MICHAEL S. LEAVOR	ML-121825	BOARD 12/18/25	Supervisor Fees	511100-51301	\$200.00
001	1019	12/19/25	V00082	THADDEUS MURRELL	TM-121825	BOARD 12/18/25	Supervisor Fees	511100-51301	\$200.00
001	300050	12/31/25	V00003	WITHLACOOCHEE RIVER ACH	120825-9255-ACH	Dec 2025- Electric	Utility - Electric	543041-53100	\$40.58
001	300051	12/31/25	V00003	WITHLACOOCHEE RIVER ACH	120825-9256-ACH	Dec 2025- Electric	Utility - Electric	543041-53100	\$40.48
001	300052	12/31/25	V00003	WITHLACOOCHEE RIVER ACH	120825-9257-ACH	Dec 2025- Electric	Utility - Electric	543041-53100	\$40.58
								Fund Total	\$7,744.47

SERIES 2019 DEBT SERVICE FUND - 203

203	1011	12/05/25	V00074	WATERGRASS CDD	11262025 - 01	SERIES 2019 NOTE FY26 TAX DIST ID 11.16-11.19.25	SERIES 2019 NOTE FY26 TAX DIST ID DIST 11.16-11.19.25	103200	\$11,793.89
203	1012	12/10/25	V00074	WATERGRASS CDD	12042025-1120	SERIES 2019 NOTE FY26 TAX DIST ID 11.20 - 11.26	Cash in Transit	103200	\$262,745.71
203	1013	12/11/25	V00074	WATERGRASS CDD	121025-1127	SERIES 2019 NOTE - FY26 TAX DIST ID 11.27.25 - 12.02.25	SERIES 2019 NOTE FY26 TAX DIST ID 11.27.25 - 12.02.25	103200	\$22,949.67
203	1015	12/18/25	V00074	WATERGRASS CDD	12162025-1203	SERIES 2019 NOTE FY26 TAX DIST ID 12.03.25 - 12.10.25	Cash in Transit	103200	\$5,661.78
								Fund Total	\$303,151.05

Total Checks Paid	\$310,895.52
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December 2025 Meeting

WATERGRASS CDD						
Summary of Operations and Maintenance Invoices						
Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	12/1/2025	165666	\$515.00			Dec 2025- Field Management Fees
INFRAMARK LLC	12/1/2025	165666	\$2,563.83	\$3,078.83	\$3,078.83	Dec 2025- Management Fees
JUNIPER LANDSCAPING OF FLORIDA, LLC	12/1/2025	370303	\$14,637.51			Dec 2025- Landscape Services
OLM, INC.	12/10/2025	46381	\$750.00			Dec 2025- OLM
Monthly Contract Subtotal			\$18,466.34			
Variable Contract						
BGE, INC	12/3/2025	34979	\$1,988.58			Nov 2025- District Engineer
Variable Contract Subtotal			\$1,988.58			
Utilities						
PASCO COUNTY UTILITIES	11/24/2025	23511342	\$8.99			Nov 2025- Water
PASCO COUNTY UTILITIES	11/24/2025	23511338	\$16.16			Nov 2025- Water
PASCO COUNTY UTILITIES	11/24/2025	23511336	\$8.89		\$34.04	Nov 2025- Water
WITHLACOOCHEE RIVER ACH	11/7/2025	110725-9258-ACH	\$40.58			ELECTRIC
WITHLACOOCHEE RIVER ACH	11/7/2025	110725-9241-ACH	\$40.58			ELECTRIC
WITHLACOOCHEE RIVER ACH	11/7/2025	110725-9242-ACH	\$40.69			ELECTRIC
WITHLACOOCHEE RIVER ACH	11/7/2025	110725-9247-ACH	\$53.78			ELECTRIC
WITHLACOOCHEE RIVER ACH	11/7/2025	110725-9246-ACH	\$57.68			ELECTRIC
WITHLACOOCHEE RIVER ACH	11/7/2025	110725-9253-ACH	\$57.90			ELECTRIC
WITHLACOOCHEE RIVER ACH	11/7/2025	110725-9251-ACH	\$58.53			ELECTRIC
WITHLACOOCHEE RIVER ACH	11/7/2025	110725-9248-ACH	\$59.48			ELECTRIC
WITHLACOOCHEE RIVER ACH	11/7/2025	110725-9244-ACH	\$55.78			ELECTRIC
WITHLACOOCHEE RIVER ACH	11/7/2025	110725-9252-ACH	\$94.31			ELECTRIC

December 2025 Meeting

WATERGRASS CDD Summary of Operations and Maintenance Invoices						
Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
WITHLACOOCHEE RIVER ACH	11/7/2025	110725-9243-ACH	\$68.45			ELECTRIC
WITHLACOOCHEE RIVER ACH	11/7/2025	110725-9250-ACH	\$138.42			ELECTRIC
WITHLACOOCHEE RIVER ACH	11/7/2025	110725-9239-ACH	\$3,009.32			ELECTRIC
WITHLACOOCHEE RIVER ACH	11/7/2025	110725-9255-ACH	\$40.48			Oct/Nov 2025 Electric
WITHLACOOCHEE RIVER ACH	11/7/2025	110725-9256-ACH	\$40.58			Oct/Nov 2025 Electric
WITHLACOOCHEE RIVER ACH	11/7/2025	110725-9257-ACH	\$40.58		\$3,897.14	Oct/Nov 2025 Electric
Utilities Subtotal			\$3,931.18			
Regular Services						
CATHERINE ANNE BILLINGTON	12/18/2025	CB-121825	\$200.00			BOARD 12/18/25
ILLUMINATIONS HOLIDAY	12/6/2025	371225	\$4,730.00			Dec 2025- Holiday Decor
INFRAMARK LLC	12/3/2025	1163883	\$2,544.00			Nov 2025- Sidewalk grinding
JUNIPER LANDSCAPING OF FLORIDA, LLC	12/12/2025	373075	\$1,605.08			Dec 2025- Plant replacement
MATTHEW P. BALOGH	12/18/2025	MB-121825	\$200.00			BOARD 12/18/25
MICHAEL S. LEAVOR	12/18/2025	ML-121825	\$200.00			BOARD 12/18/25
THADDEUS MURRELL	12/18/2025	TM-121825	\$200.00			BOARD 12/18/25
Regular Services Subtotal			\$9,679.08			
Additional Services						
WATERGRASS CDD	11/26/2025	11262025 - 01	\$11,793.89			SERIES 2019 NOTE FY26 TAX DIST ID DIST 11.16-11.19.25
WATERGRASS CDD	12/4/2025	12042025-1120	\$262,745.71			SERIES 2019 NOTE FY26 TAX DIST ID 11.20 - 11.26
WATERGRASS CDD	12/10/2025	121025-1127	\$22,949.67			SERIES 2019 NOTE FY26 TAX DIST ID 11.27.25 - 12.02.25
WATERGRASS CDD	12/16/2025	12162025-1203	\$5,661.78		\$303,151.05	SERIES 2019 NOTE FY26 TAX DIST ID 12.03.25 - 12.10.25
Additional Services Subtotal			\$303,151.05			
TOTAL			\$337,216.23			



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#
165666

DATE
12/1/2025

CUSTOMER ID
C2293

NET TERMS
Due On Receipt

PO#

DUe DATE
12/1/2025

Services provided for the Month of: December 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:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 370303

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

Date	Due Date
12/01/25	12/31/2025
Account Owner	PO#
GUILLERMO ISHIDA ORTEGA	

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

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$20,622.51	\$0.00	\$0.00	(\$122.56)	\$0.00

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

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

Thank you for allowing us to serve you.



OLM, Inc.
 PO Box 440725
 Kennesaw, GA 30160
 7704200900
 mlimbaugh@olminc.com
 www.olminc.com

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

INVOICE 46381

DATE 12/10/2025 **TERMS** Net 30

DUE DATE 01/09/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
12/04/2025	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

December 3, 2025
 Project No: 00014629-00
 Invoice No: 34979

Invoice Total **\$1,988.58**

Project 00014629-00 Watergrass CDD I District Engineering Services
 Review park drainage exhibit drafts and provide to contractors for quotes. Verify completion of MES. Pond inspections for Bridgeview (SWMWMD requirement). Start pond inspection report.

Services current through November 21, 2025

Professional Personnel

	Hours	Rate	Amount
Director I	1.50	280.00	420.00
Intern	17.00	90.00	1,530.00
Totals	18.50		1,950.00
Total Labor			1,950.00

Reimbursable Expenses

R-Project Travel & Subsist.	38.58
Total Reimbursables	38.58
Total this Invoice	\$1,988.58

BBE/L
 inframarkcms@payableslockbox.com

Billing Backup

Wednesday, December 3, 2025

BGE, Inc.

Invoice 34979 Dated 12/3/2025

9:44:25 AM

Project 00014629-00 Watergrass CDD I District Engineering Services

Professional Personnel

		Hours	Rate	Amount
Director I				
Chang, Philip	10/27/2025	1.00	280.00	280.00
Chang, Philip Intern	11/10/2025	.50	280.00	140.00
Huerta, Kent	11/13/2025	6.00	90.00	540.00
Huerta, Kent	11/14/2025	4.00	90.00	360.00
Huerta, Kent	11/20/2025	7.00	90.00	630.00
Totals		18.50		1,950.00
Total Labor				1,950.00

Reimbursable Expenses

R-Project Travel & Subsist.

000000082086	11/13/2025	Huerta, Kent / Pond and MES Watergrass Inspections / Conducted pond inspections in Parcel A1, A2, and examined MES completion / 50.10 miles @ 0.70	38.58
Total Reimbursables			38.58
		Total this Project	\$1,988.58
		Total this Report	\$1,988.58



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

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2909 1 1

35-93582

WATERGRASS CDD

Service Address: 0 LEAF BLADE LANE

Bill Number: 23511342

Billing Date: 11/24/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

Account #	Customer #
0930880	01314219
Please use the 15-digit number below when making a payment through your bank	
093088001314219	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12703679	10/9/2025	902	11/10/2025	910	32	8

Usage History
Reclaimed

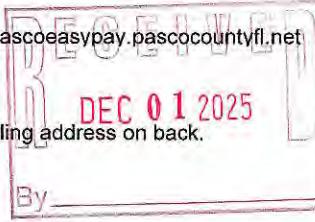
November 2025	8
October 2025	9
September 2025	8
August 2025	3
July 2025	4
June 2025	4
May 2025	4
April 2025	0
March 2025	0
February 2025	0
January 2025	3
December 2024	4

Transactions		
Previous Bill		9.09
Payment 11/19/25		-9.09 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	8 Thousand Gals X \$1.01	8.08
Adjustments		
Late Payment Charge		0.91
Total Current Transactions		8.99
TOTAL BALANCE DUE		\$8.99



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 # 0930880
Customer # 01314219

Balance Forward 0.00
Current Transactions 8.99

Total Balance Due \$8.99
Due Date 12/11/2025

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

013142199093088082351134250000008998



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

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2908 1 1
35-93582

WATERGRASS CDD

Service Address: 0 GARDEN ALCOVE LOOP

Bill Number: 23511338

Billing Date: 11/24/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	211150226	10/9/2025	360	11/10/2025	375	32	15

Usage History

Reclaimed

November 2025	15
October 2025	10
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

Transactions

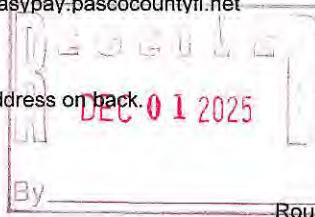
Previous Bill	19.90
Payment 11/19/25	-19.90 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	15 Thousand Gals X \$1.01
Adjustments	15.15
Late Payment Charge	1.01
Total Current Transactions	16.16
TOTAL BALANCE DUE	\$16.16

Please return this portion with payment



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Account # 0930485
Customer # 01314219

Balance Forward 0.00
Current Transactions 16.16

Total Balance Due \$16.16
Due Date 12/11/2025

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

013142199093048552351133840000016168



PASCO COUNTY UTILITIES
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NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

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Pay By Phone: 1-855-786-5344

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2907 1 1

35-93582

WATERGRASS CDD

Service Address: 32349 SILVERCREEK WAY

Bill Number: 23511336

Billing Date: 11/24/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0930165	01314219
Please use the 15-digit number below when making a payment through your bank	
093016501314219	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12703381	10/9/2025	1098	11/10/2025	1106	32	8

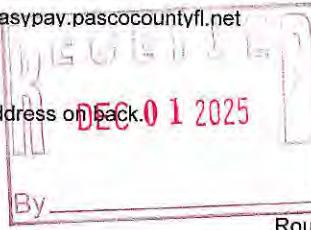
Usage History		Transactions		
Reclaimed				
November 2025	8	Previous Bill		13.01
October 2025	8	Payment	11/19/25	-13.01 CR
September 2025	8	Balance Forward		
August 2025	9	Current Transactions		
July 2025	9	Reclaimed		0.00
June 2025	8	Reclaimed	8 Thousand Gals X \$1.01	8.08
May 2025	8	Adjustments		0.81
April 2025	1	Late Payment Charge		
March 2025	0	Total Current Transactions		
February 2025	0			
January 2025	0	TOTAL BALANCE DUE		
December 2024	0	\$8.89		



Please return this portion with payment

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Account # 0930165

Customer # 01314219

Balance Forward 0.00

Current Transactions 8.89

Total Balance Due \$8.89

Due Date 12/11/2025

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

013142199093016562351133600000008891

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

Bill Date **11/07/2025**
Amount Due **81.17**
Current Charges Due **12/02/2025**

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
10/03	919	11/03	923				4

Comparative Usage Information

Period	Days	Average kWh Per Day
Nov 2025	31	0
Oct 2025	29	0
Nov 2024	32	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	0.00
Balance Forward	40.59
Customer Charge	39.16
Energy Charge 4 KWH @ 0.06090	0.24
Fuel Adjustment 4 KWH @ 0.04200	0.17
FL Gross Receipts Tax	1.01
Total Current Charges	40.58
Total Due	E.F.T. 81.17

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.

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

Bill Date **11/07/2025**
Amount Due **81.17**
Current Charges Due **12/02/2025**

District Office Serving You
One Pasco Center

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Nov 2025	31	0
Oct 2025	29	0
Nov 2024	32	0

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



1 0 2 8 8 1 1 2

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See Reverse Side For More Information

ELECTRIC SERVICE

From		To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/03	38724	11/03	38728				4

Previous Balance	40.59
Payment	0.00
Balance Forward	40.59
Customer Charge	39.16
Energy Charge 4 KWH @ 0.06090	0.24
Fuel Adjustment 4 KWH @ 0.04200	0.17
FL Gross Receipts Tax	1.01
Total Current Charges	40.58
Total Due	81.17
	E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.

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

Bill Date **11/07/2025**
Amount Due **81.50**
Current Charges Due **12/02/2025**

District Office Serving You
One Pasco Center

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

Comparative Usage Information		
Period	Days	Average kWh
Nov 2025	31	0
Oct 2025	29	0
Nov 2024	32	0

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



1 0 2 8 8 1 1 2

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ELECTRIC SERVICE

From		To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/03	8344	11/03	8349				5

Previous Balance	40.81
Payment	0.00
Balance Forward	40.81
 Customer Charge	39.16
Energy Charge 5 KWH @ 0.06090	0.30
Fuel Adjustment 5 KWH @ 0.04200	0.21
FL Gross Receipts Tax	1.02
 Total Current Charges	40.69
Total Due	81.50
E.F.T.	

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.

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

Bill Date **11/07/2025**
Amount Due **109.86**
Current Charges Due **12/02/2025**

District Office Serving You
One Pasco Center

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

Comparative Usage Information

Period	Days	Average KWh Per Day
Nov 2025	31	4
Oct 2025	29	5
Nov 2024	32	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

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See Reverse Side For More Information

ELECTRIC SERVICE

From			To				
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/03	52674	11/03	52803				129

Previous Balance	56.08
Payment	0.00
Balance Forward	56.08
Customer Charge	39.16
Energy Charge 129 KWH @ 0.06090	7.86
Fuel Adjustment 129 KWH @ 0.04200	5.42
FL Gross Receipts Tax	1.34
Total Current Charges	53.78
Total Due	109.86
E.F.T.	

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.

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

Bill Date **11/07/2025**
Amount Due **115.49**
Current Charges Due **12/02/2025**

District Office Serving You
One Pasco Center

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

Comparative Usage Information
Average kWh
Period Days Per Day
Nov 2025 31 5
Oct 2025 29 6
Nov 2024 32 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.

See Reverse Side For More Information

ELECTRIC SERVICE

From	To					
Date	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/03		56656		11/03 56822		166

Previous Balance	57.81
Payment	0.00
Balance Forward	57.81
Customer Charge	39.16
Energy Charge 166 KWH @ 0.06090	10.11
Fuel Adjustment 166 KWH @ 0.04200	6.97
FL Gross Receipts Tax	1.44
Total Current Charges	57.68
Total Due	E.F.T. 115.49

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.

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

Bill Date **11/07/2025**
Amount Due **115.71**
Current Charges Due **12/02/2025**

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		<u>Multiplier</u>	<u>Dem. Reading</u>	<u>KW Demand</u>	<u>kWh Used</u>
<u>Date</u>	<u>Reading</u>	<u>Date</u>	<u>Reading</u>				
10/03	68092	11/03	68260				168

Comparative Usage Information

Period	Average kWh	
	Days	Per Day
Nov 2025	31	5
Oct 2025	29	6
Nov 2024	32	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

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Previous Balance	57.81
Payment	0.00
Balance Forward	57.81
Customer Charge	39.16
Energy Charge 168 KWH @ 0.06090	10.23
Fuel Adjustment 168 KWH @ 0.04200	7.06
FL Gross Receipts Tax	1.45
Total Current Charges	57.90
Total Due	E.F.T. 115.71

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.

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

Bill Date **11/07/2025**
Amount Due **116.13**
Current Charges Due **12/02/2025**

District Office Serving You
One Pasco Center

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Nov 2025	31	6
Oct 2025	29	6
Nov 2024	32	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

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See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/03	37585	11/03	37759				174

Previous Balance	57.60
Payment	0.00
Balance Forward	57.60
Customer Charge	39.16
Energy Charge 174 KWH @ 0.06090	10.60
Fuel Adjustment 174 KWH @ 0.04200	7.31
FL Gross Receipts Tax	1.46
Total Current Charges	58.53
Total Due	116.13
E.F.T.	

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.

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

Bill Date **11/07/2025**
Amount Due **118.03**
Current Charges Due **12/02/2025**

District Office Serving You
One Pasco Center

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

Comparative Usage Information		
Period	Days	Average kWh
Nov 2025	31	6
Oct 2025	29	6
Nov 2024	32	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

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See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/03	42042	11/03	42225				183

Previous Balance	58.55
Payment	0.00
Balance Forward	58.55
Customer Charge	39.16
Energy Charge 183 KWH @ 0.06090	11.14
Fuel Adjustment 183 KWH @ 0.04200	7.69
FL Gross Receipts Tax	1.49
Total Current Charges	59.48
Total Due	E.F.T. 118.03

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.

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

Bill Date **11/07/2025**
Amount Due **123.59**
Current Charges Due **12/02/2025**

District Office Serving You
One Pasco Center

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

Comparative Usage Information
Average kWh
Period Days Per Day
Nov 2025 31 5
Oct 2025 29 9
Nov 2024 32 7

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



1 0 2 8 8 1 1 2

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See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/03	8618	11/03	8766				148

Previous Balance	67.81
Payment	0.00
Balance Forward	67.81

Customer Charge	39.16
Energy Charge 148 KWH @ 0.06090	9.01
Fuel Adjustment 148 KWH @ 0.04200	6.22
FL Gross Receipts Tax	1.39

Total Current Charges	55.78
Total Due	E.F.T. 123.59

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.

Account Number **1469252** Cycle 05
Meter Number 49883032
Customer Number 10288112
Customer Name WATERGRASS CDD

Bill Date **11/07/2025**
Amount Due **210.97**
Current Charges Due **12/02/2025**

District Office Serving You
One Pasco Center

Service Address 32540 OVERPASS RD
Service Description IRRWAT
Service Classification General Service Non-Demand

Comparative Usage Information		
Period	Days	Average kWh
Nov 2025	31	17
Oct 2025	29	25
Nov 2024	32	13

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



1 0 2 8 8 1 1 2

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/03	31827	11/03	32340				513

Previous Balance **116.66**
Payment **0.00**
Balance Forward **116.66**

Customer Charge	39.16
Energy Charge 513 KWH @ 0.06090	31.24
Fuel Adjustment 513 KWH @ 0.04200	21.55
FL Gross Receipts Tax	2.36

Total Current Charges	94.31
Total Due	E.F.T. 210.97

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.

Account Number **1469243** Cycle 05
Meter Number 62225599
Customer Number 10288112
Customer Name WATERGRASS CDD

Bill Date **11/07/2025**
Amount Due **220.18**
Current Charges Due **12/02/2025**

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		<u>Multiplier</u>	<u>Dem. Reading</u>	<u>KW Demand</u>	<u>kWh Used</u>
<u>Date</u>	<u>Reading</u>	<u>Date</u>	<u>Reading</u>				
10/03	58037	11/03	58305				268

Comparative Usage Information

Period	Average kWh	
	Days	Per Day
Nov 2025	31	9
Oct 2025	29	36
Nov 2024	32	79

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



1 0 2 8 8 1 1 2

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Previous Balance	151.73
Payment	0.00
Balance Forward	151.73
Customer Charge	39.16
Energy Charge 268 KWH @ 0.06090	16.32
Fuel Adjustment 268 KWH @ 0.04200	11.26
FL Gross Receipts Tax	1.71
Total Current Charges	68.45
Total Due	E.F.T. 220.18

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.

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

Bill Date **11/07/2025**
Amount Due **263.26**
Current Charges Due **12/02/2025**

District Office Serving You
One Pasco Center

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

Comparative Usage Information
Average kWh
Period Days Per Day
Nov 2025 31 30
Oct 2025 29 27
Nov 2024 32 18

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.

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/03	80703	11/03	81634				

Previous Balance	124.84
Payment	0.00
Balance Forward	124.84
Customer Charge	39.16
Energy Charge 931 KWH @ 0.06090	56.70
Fuel Adjustment 931 KWH @ 0.04200	39.10
FL Gross Receipts Tax	3.46
Total Current Charges	138.42
Total Due	E.F.T. 263.26

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.

Account Number **1469239** Cycle 05
Meter Number
Customer Number 10288112
Customer Name WATERGRASS CDD

Bill Date **11/07/2025**
Amount Due **6,040.29**
Current Charges Due **12/02/2025**

District Office Serving You
One Pasco Center

Service Address **PUBLIC LIGHTING**
Service Classification **Public Lighting**

See Reverse Side For More Information

ELECTRIC SERVICE

<u>From</u> <u>Date</u>	<u>Reading</u>	<u>To</u> <u>Date</u>	<u>Reading</u>	<u>Multiplier</u>	<u>Dem. Reading</u>	<u>KW Demand</u>	<u>kWh Used</u>
----------------------------	----------------	--------------------------	----------------	-------------------	---------------------	------------------	-----------------

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

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Previous Balance	3,030.97
Payment	0.00
Balance Forward	3,030.97

Light Energy Charge	205.06
Light Support Charge	178.39
Light Maintenance Charge	435.77
Light Fixture Charge	520.31
Light Fuel Adj 7,335 KWH @ 0.04200	308.07
Poles (QTY 128)	1,344.00
FL Gross Receipts Tax	17.72

Total Current Charges	3,009.32
Total Due	6,040.29
E.F.T.	

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
214	5	310	76	311	3
460	44	960	128		

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC. 

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

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

Bill Date **11/07/2025** Page 34
Amount Due **81.07**
Current Charges Due **12/02/2025**

District Office Serving You
One Pasco Center

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Nov 2025	31	0
Oct 2025	29	0
Nov 2024	32	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.

See Reverse Side For More Information

ELECTRIC SERVICE

From		To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/03	881	11/03	884				3

Previous Balance		40.59
Payment	0.00	
Balance Forward		40.59
 Customer Charge		39.16
Energy Charge 3 KWH @ 0.06090	0.18	
Fuel Adjustment 3 KWH @ 0.04200	0.13	
FL Gross Receipts Tax	1.01	
 Total Current Charges		40.48
Total Due	E.F.T.	81.07

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC. 

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

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

See Reverse Side For Mailing Instructions

Bill Date: 11/07/2025

Use above space for address change ONLY.

District: OP05

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

OP05

Electronic Funds Transfer on or after 11/21/2025
TOTAL CHARGES DUE 81.07
DO NOT PAY

000146925500000810700000810705

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.



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

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

Page 35
11/07/2025
Bill Date
Amount Due 81.06
Current Charges Due 12/02/2025

District Office Serving You
One Pasco Center

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Nov 2025	31	0
Oct 2025	29	0
Nov 2024	32	0

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



1 0 2 8 8 1 1 2

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See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/03	755	11/03	759				4

Previous Balance

40.48

Payment

0.00

Balance Forward

40.48

Customer Charge

39.16

Energy Charge 4 KWH @ 0.06090

0.24

Fuel Adjustment 4 KWH @ 0.04200

0.17

FL Gross Receipts Tax

1.01

Total Current Charges

40.58

Total Due

E.F.T.

81.06

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 11/07/2025

Use above space for address change ONLY.

District: OP05



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

OP05

Electronic Funds Transfer on or after 11/21/2025
TOTAL CHARGES DUE 81.06
DO NOT PAY

000146925600000810600000810609

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC. 

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

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

Page 36
Bill Date **11/07/2025**
Amount Due **81.06**
Current Charges Due **12/02/2025**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

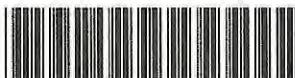
ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/03	771	11/03	775				4

Comparative Usage Information

Period	Days	Average kWh Per Day
Nov 2025	31	0
Oct 2025	29	0
Nov 2024	32	0

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



1 0 2 8 8 1 1 2

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Previous Balance	40.48
Payment	0.00
Balance Forward	40.48

Customer Charge	39.16
Energy Charge 4 KWH @ 0.06090	0.24
Fuel Adjustment 4 KWH @ 0.04200	0.17
FL Gross Receipts Tax	1.01

Total Current Charges	40.58
Total Due	E.F.T. 81.06

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC. 

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

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

See Reverse Side For Mailing Instructions

Bill Date: 11/07/2025

Use above space for address change ONLY.

District: OP05



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

OP05

Electronic Funds Transfer on or after 11/21/2025
TOTAL CHARGES DUE 81.06
DO NOT PAY

000146925700000810600000810606

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Watergrass I

Board Meeting Date: December 18th 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	x	\$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

12/18/2025
Date

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

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 371225

8606 Herons Cove Pl
 Tampa, FL 33647
 Tim Gay (813) 334-4827

TO:
 Watergrass CDD I
 32711 Windelstraw Dr
 Wesley Chapel, FL 33545

JOB DESCRIPTION	
WaterGrass CDD I Community Holiday and Track Lighting Bridgeview, Glenbrook, Silvercreek, Summerglade and Peregrina Communities	

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Wreaths	
Community Entrances Install 4 x 36" lighted wreaths with bows on columns of the 5 entry monuments	\$3,500.00
Community Monuments Total of 6 wreaths - 3 on each side Install 1 x 48" lighted wreaths with bows on big column entry monuments Install 1 x 36" lighted wreaths with bows on middle column entry monuments Install 1 x 30" lighted wreaths with bows on small column entry monuments	
Bridgeview Install Red, Green and Warm White radiant blast in first oak tree of center median	\$850.00
Permanent Track Lighting	
Community Entrances - Total of 5 Install permanent track lights on each of the entrance monuments	\$6800 per sign 5 Signs
Community Monument - Total of 6 Install permanent track lights on each of the column monuments	\$6,800.00
Requires 50% Deposit	TOTAL TRACK LIGHTING YR 3 of 5 YEAR TERMS TOTAL TRACK AND HOLIDAY LIGHTING DEPOSIT PAID
	BALANCE DUE \$4,730.00

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

* Final Price based on 5 year terms

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

Tim Gay

PREPARED BY

12/6/2025

DATE



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1163883
Invoice Date	12/3/2025
Due Date	1/2/2026

To: **Watergrass I CDD**
2005 Pan Am Cir, Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$2,544.00

Please Pay This Amount	
Subtotal	\$2,544.00
Sales Tax	\$0.00
Total	\$2,544.00

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

03 Dec 2025 12:57:25PM CST

DISTRICT : WATERGRASS I CDD

Go Green! Think before you print.

INVOICE NO. 1163883 - DETAIL

INVOICE DATE: 12/3/2025

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	11/30/2025	4330517	WGICDD District Area	General Maintenance; Sidewalk Grinding.	\$0.00	\$0.00	\$2,544.00	\$0.00	\$2,544.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$2,544.00	\$0.00	\$2,544.00	
				BWO Total	\$0.00	\$0.00	\$2,544.00	\$0.00	\$2,544.00	
				Invoice Total	\$0.00	\$0.00	\$2,544.00	\$0.00	\$2,544.00	

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 373075

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

Date	Due Date
12/12/25	1/11/2026
Account Owner	PO#
GUILLERMO ISHIDA ORTEGA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#373095 - Watergrass 1 plant replacement along the entrance of Peregrina and the exit of Summerglade				\$1,605.08
<i>Site Prep - 12/10/2025</i>				
Bed Prep - Plant, Sod, Debris Removal	1.00HR	\$60.00	\$60.00	
Enhancement Labor	6.00HR	\$60.00	\$360.00	
Trinette Arboricola, 03 gallon - 03G	47.0003g	\$18.99	\$892.30	
Pine Bark Mulch 3 cu. ft. Bag	24.00BG	\$12.20	\$292.78	
				Grand Total \$1,605.08

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$22,227.59	\$0.00	\$0.00	(\$122.56)	\$0.00

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

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

Thank you for allowing us to serve you.

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Watergrass I

Board Meeting Date: December 18th 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	x	\$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

12/18/2025
Date

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

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Watergrass I

Board Meeting Date: December 18th 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	x	\$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

12/18/2025
Date

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Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Watergrass I

Board Meeting Date: December 18th 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	x	\$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

12/18/2025
Date

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

WATERGRASS I CDD

DISTRICT CHECK REQUEST

Today's Date 11/26/2025
Check Amount \$11,793.89
Payable To Watergrass 1 CDD
Check Description Series 2019 Note - FY 26 Tax Dist. ID Dist 11.16.25-11.19.25
Code To 203.103200.1000
Special Instructions Please mail DS check request with directional letter

(Please attach all supporting documentation: invoices, receipts, etc.)

Jonathan Sciortino
Authorization

WATERGRASS I CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
		62.97%	37.03%
Net O&M	614,197.10	62.974%	0.629700
Net DS 2019	361,129.16	37.026%	0.370300
Net Total	975,326.26	100.0000%	1.000000

203

Date Received	Amount Received	62.97%	37.03%	Proof		
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2019 Note Debt Service Revenue			
11/6/2025	9,939.70	6,259.38	3,680.32		060125..110125	
10/30/2025	4,390.00	2,764.54	1,625.46	-	FY25 Unspent Revenue	
11/13/2025	44,319.85	27,909.76	16,410.09	-	Dist 11.01.25-11.08.25	
11/19/2025	25,749.05	16,215.08	9,533.97	-	Dist 11.09.25-11.15.25	
11/26/2025	31,852.57	20,058.68	11,793.89	-	Dist 11.16.25-11.19.25	
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TOTAL	106,311.47	66,948.06	39,363.41			
Net Total on Roll	975,326.26					
Collection Surplus / (Deficit)	(869,014.79)					

WATERGRASS I CDD

DISTRICT CHECK REQUEST

Today's Date 12/4/2025
Check Amount \$262,745.71
Payable To Watergrass 1 CDD
Check Description Series 2019 Note - FY 26 Tax Dist. ID Dist 11.20.25-11.26.25
Code To 203.103200.1000
Special Instructions Please mail DS check request with directional letter

(Please attach all supporting documentation: invoices, receipts, etc.)

Jonathan Sciortino

Authorization

WATERGRASS I CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
		62.97%	37.03%
Net O&M	614,197.10	62.974%	0.629700
Net DS 2019	361,129.16	37.026%	0.370300
Net Total	975,326.26	100.0000%	1.000000

203

Date Received	Amount Received	62.97%	37.03%	Proof		
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2019 Note Debt Service Revenue			
11/6/2025	9,939.70	6,259.38	3,680.32		060125..110125	
10/30/2025	4,390.00	2,764.54	1,625.46	-	FY25 Unspent Revenue	
11/13/2025	44,319.85	27,909.76	16,410.09	-	Dist 11.01.25-11.08.25	
11/19/2025	25,749.05	16,215.08	9,533.97	-	Dist 11.09.25-11.15.25	
11/26/2025	31,852.57	20,058.68	11,793.89	-	Dist 11.16.25-11.19.25	
12/4/2025	709,615.33	446,869.62	262,745.71	-	Dist 11.20.25-11.26.25	
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TOTAL	815,926.80	513,817.68	302,109.12			
Net Total on Roll	975,326.26					
Collection Surplus / (Deficit)	(159,399.46)					

WATERGRASS I CDD

DISTRICT CHECK REQUEST

Today's Date 12/10/2025
Check Amount \$22,949.67
Payable To Watergrass 1 CDD
Check Description Series 2019 Note - FY 26 Tax Dist. ID Dist 11.27.25-12.2.25
Code To 203.103200.1000
Special Instructions Please mail DS check request with directional letter

(Please attach all supporting documentation: invoices, receipts, etc.)

Jonathan Sciortino

Authorization

WATERGRASS I CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
		62.97%	37.03%
Net O&M	614,197.10	62.974%	0.629700
Net DS 2019	361,129.16	37.026%	0.370300
Net Total	975,326.26	100.0000%	1.000000

203

Date Received	Amount Received	62.97%	37.03%	Proof		
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2019 Note Debt Service Revenue			
11/6/2025	9,939.70	6,259.38	3,680.32		060125..110125	
10/30/2025	4,390.00	2,764.54	1,625.46	-	FY25 Unspent Revenue	
11/13/2025	44,319.85	27,909.76	16,410.09	-	Dist 11.01.25-11.08.25	
11/19/2025	25,749.05	16,215.08	9,533.97	-	Dist 11.09.25-11.15.25	
11/26/2025	31,852.57	20,058.68	11,793.89	-	Dist 11.16.25-11.19.25	
12/4/2025	709,615.33	446,869.62	262,745.71	-	Dist 11.20.25-11.26.25	
12/10/2025	61,981.75	39,032.08	22,949.67	-	Dist 11.27.25-12.2.25	
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TOTAL	877,908.55	552,849.76	325,058.79			
Net Total on Roll	975,326.26					
Collection Surplus / (Deficit)	(97,417.71)					

WATERGRASS I CDD

DISTRICT CHECK REQUEST

Today's Date 12/16/2025
Check Amount \$5,661.78
Payable To Watergrass 1 CDD
Check Description Series 2019 Note - FY 26 Tax Dist. ID Dist 12.03.25-12.10.25
Code To 203.103200.1000
Special Instructions Please mail DS check request with directional letter

(Please attach all supporting documentation: invoices, receipts, etc.)

Jonathan Sciortino
Authorization

WATERGRASS I CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
		62.97%	37.03%
Net O&M	614,197.10	62.974%	0.629700
Net DS 2019	361,129.16	37.026%	0.370300
Net Total	975,326.26	100.00000%	1.000000

203

Date Received	Amount Received	62.97%	37.03%	Proof		
		Raw Numbers	Raw Numbers			
11/6/2025	9,939.70	6,259.38	3,680.32		060125..110125	
10/30/2025	4,390.00	2,764.54	1,625.46	-	FY25 Unspent Revenue	
11/13/2025	44,319.85	27,909.76	16,410.09	-	Dist 11.01.25-11.08.25	
11/19/2025	25,749.05	16,215.08	9,533.97	-	Dist 11.09.25-11.15.25	
11/26/2025	31,852.57	20,058.68	11,793.89	-	Dist 11.16.25-11.19.25	
12/4/2025	709,615.33	446,869.62	262,745.71	-	Dist 11.20.25-11.26.25	
12/10/2025	61,981.75	39,032.08	22,949.67	-	Dist 11.27.25-12.2.25	
12/16/2025	15,291.16	9,629.38	5,661.78	-	Dist 12.03.25-12.10.25	
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TOTAL	893,199.71	562,479.13	330,720.58			
Net Total on Roll	975,326.26					
Collection Surplus / (Deficit)	(82,126.55)					



AQUATIC WEED CONTROL, Inc.

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

Lake & Wetland Customer Service Report

Job Name:

Customer Number: 448

Customer: WATER GRASS CDD

Technician: Paola

Date: 12/16/2025

Time: 02:40 PM

Customer Signature:

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

FISH and WILDLIFE OBSERVATIONS

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

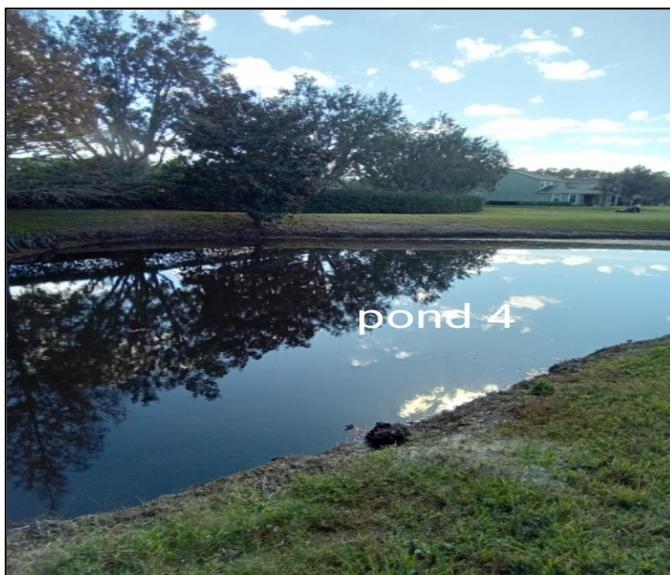
NATIVE WETLAND HABITAT MAINTENANCE

Beneficial Vegetation Notes:

<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Naiad	<input type="checkbox"/> _____
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Pickerelweed	
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Lily	<input type="checkbox"/> Soft Rush	<input type="checkbox"/>









AQUATIC WEED CONTROL, Inc.

Page 57

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

Lake & Wetland Customer Service Report

Job Name:

Customer Number: 448

Customer: WATER GRASS CDD

Technician: Paola

Date: 12/16/2025

Time: 02:42 PM

Customer Signature:

Pond 8 unaccessible due to terrain

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

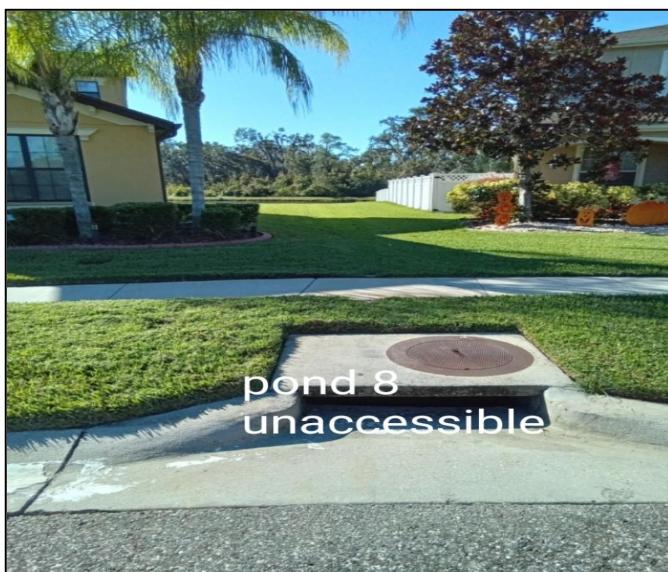
FISH and WILDLIFE OBSERVATIONS

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

NATIVE WETLAND HABITAT MAINTENANCE

Beneficial Vegetation Notes:

<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Naiad	<input type="checkbox"/>	_____
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Pickerelweed		
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Lily	<input type="checkbox"/> Soft Rush	<input type="checkbox"/>	





WaterGrass I CDD
December 18, 2025 Meeting

35 **iii. Consideration of November 2025 O&M Report**

On MOTION by Mr. Leavor, seconded by Ms. Billington, with all in favor, motion to approve the November 2025 O&M Report carried.

36

37 **B. Field Inspection Report**

38 The Board had no question regarding the field inspection report.

39

40 **C. Landscaping**

41 Mr. Conrad provided the Board with updates regarding landscaping projects. These updates
42 included the completion of the plant installation and the mulch installation being scheduled for
43 January (date to be determined). Mr. Conrad stated that LMP would investigate the scheduling issues
44 with the sprinkler systems.

45

46 **i. Review of December 2025 OLM Report**

47 The Board had no questions regarding the December 2025 OLM Report.

48

49 **ii. Review of December 2025 OLM Grade Sheet**

50 The Board had no questions regarding the December 2025 OLM Grade Sheet.

51

52 **UNDER SEPARATE COVER**

53 **iii. Consideration of LMP Dead Tree Removal Proposal #377799**

On MOTION by Ms. Billington, seconded by Mr. Balogh, with all in favor, motion to accept LMP Dead Tree Removal Proposal #377799 carried.

54

55 **D. District Engineer**

56 **i. Consideration of Site Masters Playground Drainage Proposal**

57 Proposal tabled.

58

59 **E. District Counsel**

60 Not present.

61

62 **F. District Manager**

63 Ms. Zanoni provided an update on the playground repairs, dog station completion and fence
64 repair delay due to materials from Danielle Fence being on back order. Ms. Zanoni announced the
65 next meeting scheduled for January 15, 2026.

66

67

68

WaterGrass I CDD December 18, 2025 Meeting

69 **FIFTH ORDER OF BUSINESS** Business Items

70 **A. Consideration of Resolution 2026-01; Designation of Officers**

On MOTION by Ms. Billington, seconded by Mr. Leavor, with all in favor, motion to approve Resolution 2026-01; Designation of Officers with Matthew Balogh appointed as Vice Chairperson and Catherine Billington stepping down to Assistant Secretary, removing Leah Popelka as Treasurer and appointing Eric Davidson as Treasurer, all other positions remain the same carried.

SIXTH ORDER OF BUSINESS **Business Administration**
A. Consideration of Regular Meeting Minutes from November 20, 2025

On MOTION by Ms. Billington, seconded by Mr. Leavor, with all in favor, motion to approve November 20, 2025, Meeting Minutes carried.

SEVENTH ORDER OF BUSINESS **Supervisor Request**

The Board requested an email blast be sent to residents with updates on the playground repairs.

The Board asked Ms. Zanoni to investigate why the playgrounds and roads for the condos are showing ownership by WaterGrass I CDD on the county property appraisers' website.

EIGHTH ORDER OF BUSINESS Audience Comments

There being none, the next order of business followed.

NINETH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Billington, seconded by Mr. Leavor, with all in favor, the meeting was adjourned at 6:20 p.m.