



# ***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 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, January 15, 2026 - 6:00pm

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*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	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b><u>ASSETS</u></b>					
Cash In Bank	\$ 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
<b>TOTAL ASSETS</b>	<b>\$ 1,221,100</b>	<b>\$ 431,635</b>	<b>\$ 16,599,594</b>	<b>\$ 3,230,000</b>	<b>\$ 21,482,329</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 30,872	\$ -	\$ -	\$ -	\$ 30,872
Bonds Payable	-	-	-	3,230,000	3,230,000
<b>TOTAL LIABILITIES</b>	<b>30,872</b>	<b>-</b>	<b>-</b>	<b>3,230,000</b>	<b>3,260,872</b>
<b><u>FUND BALANCES</u></b>					
Restricted for:					
Debt Service	-	431,635	-	-	431,635
Unassigned:	1,190,228	-	16,599,594	-	17,789,822
<b>TOTAL FUND BALANCES</b>	<b>1,190,228</b>	<b>431,635</b>	<b>16,599,594</b>	<b>-</b>	<b>18,221,457</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,221,100</b>	<b>\$ 431,635</b>	<b>\$ 16,599,594</b>	<b>\$ 3,230,000</b>	<b>\$ 21,482,329</b>

**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
<b><u>REVENUES</u></b>				
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%
<b>TOTAL REVENUES</b>	<b>614,197</b>	<b>577,554</b>	<b>(36,643)</b>	<b>94.03%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
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%
<b>Total Administration</b>	<b>121,422</b>	<b>44,772</b>	<b>76,650</b>	<b>36.87%</b>
<b><u>Electric Utility Services</u></b>				
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%
<b>Total Electric Utility Services</b>	<b>57,000</b>	<b>12,401</b>	<b>44,599</b>	<b>21.76%</b>

**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
<b><u>Other Physical Environment</u></b>				
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%
<b>Total Other Physical Environment</b>	<b>307,075</b>	<b>65,855</b>	<b>241,220</b>	<b>21.45%</b>
<b><u>Amenities</u></b>				
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%
<b>Total Amenities</b>	<b>228,700</b>	<b>216,940</b>	<b>11,760</b>	<b>94.86%</b>
<b>TOTAL EXPENDITURES</b>	<b>714,197</b>	<b>339,968</b>	<b>374,229</b>	<b>47.60%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(100,000)	237,586	337,586	-237.59%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(100,000)	-	100,000	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(100,000)</b>	<b>-</b>	<b>100,000</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ (100,000)</u>	<u>\$ 237,586</u>	<u>\$ 537,586</u>	<u>-237.59%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>952,642</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,190,228</u></b>		

**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
<b><u>REVENUES</u></b>				
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%
<b>TOTAL REVENUES</b>	<b>414,525</b>	<b>336,949</b>	<b>(77,576)</b>	<b>81.29%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	230,000	-	230,000	0.00%
Interest Expense	184,525	60,563	123,962	32.82%
<b>Total Debt Service</b>	<b>414,525</b>	<b>60,563</b>	<b>353,962</b>	<b>14.61%</b>
<b>TOTAL EXPENDITURES</b>	<b>414,525</b>	<b>60,563</b>	<b>353,962</b>	<b>14.61%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	276,386	276,386	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>155,249</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 431,635</b>		

# Bank Account Statement

Watergrass CDD

**Bank Account No.** 9805  
**Statement No.** 25\_12

**Statement Date** 12/31/2025

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

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
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 Svc	709,615.33	709,615.33	0.00
12/10/2025		JE000565	Special Assmnts-Tax Collector	Tax Rev/Debt Svc	61,981.75	61,981.75	0.00
12/16/2025		JE000567	Special Assmnts-Tax Collector	Tax Rev Debt Svc	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
<b>Total Deposits</b>					846,169.16	846,169.16	0.00
<b>Checks</b>							
							0.00
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
<b>Total Checks</b>					-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
<b>Total Outstanding Checks</b>						-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	WITHLACOOCHIE RIVER ACH	120825-9255-ACH	Dec 2025- Electric	Utility - Electric	543041-53100	\$40.58
001	300051	12/31/25	V00003	WITHLACOOCHIE RIVER ACH	120825-9256-ACH	Dec 2025- Electric	Utility - Electric	543041-53100	\$40.48
001	300052	12/31/25	V00003	WITHLACOOCHIE RIVER ACH	120825-9257-ACH	Dec 2025- Electric	Utility - Electric	543041-53100	\$40.58
<b>Fund Total</b>									<b>\$7,744.47</b>

**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
<b>Fund Total</b>									<b>\$303,151.05</b>

<b>Total Checks Paid</b>	<b>\$310,895.52</b>
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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

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						
TOTAL			\$337,216.23			



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**BILL TO**

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

**INVOICE#**

165666

**CUSTOMER ID**

C2293

**PO#****DATE**

12/1/2025

**NET TERMS**

Due On Receipt

**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
<b>Subtotal</b>					<b>3,078.83</b>

<b>Subtotal</b>	\$3,078.83
-----------------	------------

<b>Tax</b>	\$0.00
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<b>Total Due</b>	\$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 December 2025	\$14,637.51

**Grand Total** \$14,637.51

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

JuniperLandscaping.com  
 (239) 561-5980



**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	<b>Inspection</b>	monthly landscape inspection conducted at Watergrass CDD 1 by Paul Woods	750.00

Please include invoice number on all payments.

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



# 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

<b>Invoice Total</b>	<b>\$1,988.58</b>
----------------------	-------------------

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**

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

**Reimbursable Expenses**

R-Project Travel & Subsist.	38.58	
<b>Total Reimbursables</b>	<b>38.58</b>	<b>38.58</b>

<b>Total this Invoice</b>	<b>\$1,988.58</b>
---------------------------	-------------------

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	11/10/2025		.50	280.00	140.00	
Intern						
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	
<b>Total Labor</b>						<b>1,950.00</b>

## 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	
<b>Total Reimbursables</b>					<b>38.58</b>	<b>38.58</b>
				<b>Total this Project</b>		<b>\$1,988.58</b>
				<b>Total this Report</b>		<b>\$1,988.58</b>

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



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

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

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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

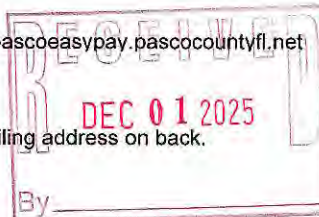
Previous Bill	9.09
Payment 11/19/25	-9.09 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Reclaimed	
Reclaimed	8 Thousand Gals X \$1.01
	8.08
Adjustments	
Late Payment Charge	0.91
<b>Total Current Transactions</b>	<b>8.99</b>
<b>TOTAL BALANCE DUE</b>	<b>\$8.99</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasyway.pascocountyfl.net](http://pascoeasyway.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



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

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

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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

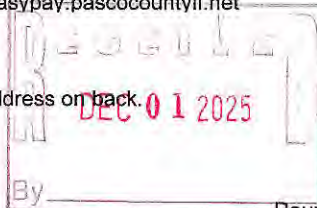
Previous Bill	19.90
Payment 11/19/25	-19.90 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Reclaimed	
Reclaimed	15 Thousand Gals X \$1.01 15.15
Adjustments	
Late Payment Charge	1.01
<b>Total Current Transactions</b>	<b>16.16</b>
<b>TOTAL BALANCE DUE</b>	<b>\$16.16</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascocountyil.net](http://pascocountyil.net)

☐ Check this box if entering change of mailing address on back.



By \_\_\_\_\_

Round-Up Donations to Charity

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

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  
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



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

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

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

Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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

Reclaimed

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

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

Transactions

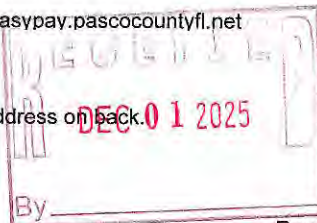
Previous Bill	13.01
Payment 11/19/25	-13.01 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	8 Thousand Gals X \$1.01 8.08
Adjustments	
Late Payment Charge	0.81
<b>Total Current Transactions</b>	8.89
<b>TOTAL BALANCE DUE</b>	<b>\$8.89</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back



Account # 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



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

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  
Average kWh

Period	Days	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](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 40.59  
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.



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

District: OP05

1469258  
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 81.17**  
**DO NOT PAY**

000146925800000811700000811704



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

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

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

Comparative Usage Information  
Average kWh

Period	Days	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](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 40.59  
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.



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

District: OP05

1469241  
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 81.17**  
**DO NOT PAY**

000146924100000811700000811707



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

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

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information  
Average kWh

Period	Days	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](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 40.81  
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 E.F.T. 81.50

DO NOT PAY

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



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

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

See Reverse Side For Mailing Instructions

Bill Date: 11/07/2025

District: OP05

Use above space for address change ONLY.

1469242  
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 81.50**  
**DO NOT PAY**

000146924200000815000000815005



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

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

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 E.F.T. 109.86

Comparative Usage Information  
Average kWh

Period	Days	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

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

DO NOT PAY

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



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

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

See Reverse Side For Mailing Instructions

Bill Date: 11/07/2025

District: OP05

1469247  
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 109.86**  
**DO NOT PAY**

000146924700001098600001098605





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

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

See Reverse Side For More Information

ELECTRIC SERVICE

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

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](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 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.



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

District: OP05

Use above space for address change ONLY.

1469246  
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 115.49**  
**DO NOT PAY**

000146924600001154900001154904



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

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

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

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

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**DO NOT PAY**  
Total amount will be electronically transferred on or after 11/21/2025.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 11/07/2025

District: OP05

Use above space for address change ONLY.

1469253  
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
<b>TOTAL CHARGES DUE</b>	<b>115.71</b>
<b>DO NOT PAY</b>	

000146925300001157100001157100



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

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

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

Comparative Usage Information  
Average kWh

Period	Days	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

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

Previous Balance 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 E.F.T. 116.13

DO NOT PAY

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



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

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

See Reverse Side For Mailing Instructions

Bill Date: 11/07/2025

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

Electronic Funds Transfer on or after 11/21/2025  
**TOTAL CHARGES DUE 116.13**  
**DO NOT PAY**

000146925100001161300001161308



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

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

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

Comparative Usage Information  
Average kWh

Period	Days	Per Day
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

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

Previous Balance 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.



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

District: OP05

Use above space for address change ONLY.

1469248  
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 118.03**  
**DO NOT PAY**

000146924800001180300001180307



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

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

See Reverse Side For More Information

ELECTRIC SERVICE

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

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

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

Previous Balance 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.



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

District: OP05

Use above space for address change ONLY.

1469244  
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
<b>TOTAL CHARGES DUE</b>	<b>123.59</b>
<b>DO NOT PAY</b>	

000146924400001235900001235906



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

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

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

Comparative Usage Information  
Average kWh

Period	Days	Per Day
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](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 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.



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

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

Electronic Funds Transfer on or after 11/21/2025  
**TOTAL CHARGES DUE 210.97**  
**DO NOT PAY**

000146925200002109700002109702



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

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

Comparative Usage Information  
Average kWh

Period	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

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

Previous Balance 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.



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

District: OP05

1469243  
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 220.18**  
**DO NOT PAY**

000146924300002201800002201807



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

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/03	80703	11/03	81634				931

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](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 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.



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

District: OP05

Use above space for address change ONLY.

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

OP05

Electronic Funds Transfer on or after 11/21/2025  
**TOTAL CHARGES DUE 263.26**  
**DO NOT PAY**

000146925000002632600002632601





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**

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**

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

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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	E.F.T. 6,040.29

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.



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**

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

Electronic Funds Transfer on or after	11/21/2025
<b>TOTAL CHARGES DUE</b>	<b>6,040.29</b>
<b>DO NOT PAY</b>	

000146923900060402900060402901

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

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

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

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

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

**Comparative Usage Information**  
Average kWh

Period	Days	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](http://www.wrec.net). If you would like to make a  
payment using your credit card, please call  
855-938-3431. This number is WREC's  
Secure Pay-By-Phone system.

**ELECTRIC SERVICE**

From	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**

00014692550000008107000000810705



**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  
Bill Date **11/07/2025**  
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

See Reverse Side For More Information

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

Comparative Usage Information  
Average kWh

Period	Days	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](http://www.wrec.net). If you would like to make a  
payment using your credit card, please call  
855-938-3431. This number is WREC's  
Secure Pay-By-Phone system.

Previous Balance 40.48  
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

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

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

**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](http://www.wrec.net). If you would like to make a  
payment using your credit card, please call  
855-938-3431. This number is WREC's  
Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/03	771	11/03	775				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 **81.06** E.F.T.

**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

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Bill Date: **11/07/2025**

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Use above space for address change ONLY.

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

**OP05**

Electronic Funds Transfer on or after **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
<b>Wreaths</b>	
<b>Community Entrances</b> Install 4 x 36" lighted wreaths with bows on columns of the 5 entry monuments	\$3,500.00
<b>Community Monuments</b> 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	
<b>Bridgeview</b> Install Red, Green and Warm White radiant blast in first oak tree of center median	\$850.00
<b>Permanent Track Lighting</b>	
<b>Community Entrances - Total of 5</b> Install permanent track lights on each of the entrance monuments <b>\$6800 per sign</b> <b>5 Signs</b>	\$18,750.00
<b>Community Monument - Total of 6</b> Install permanent track lights on each of the column monuments	\$6,800.00
<b>TOTAL TRACK LIGHTING</b>	\$25,550.00
<b>YR 3 of 5 YEAR TERMS</b>	\$5,110.00
<b>TOTAL TRACK AND HOLIDAY LIGHTING</b>	\$9,460.00
<b>DEPOSIT PAID</b>	\$4,730.00
Requires 50% Deposit	
<b>BALANCE DUE</b>	<b>\$4,730.00</b>

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

\* Final Price based on 5 year terms

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

Tim Gay  
PREPARED BY

12/6/2025  
DATE



**Inframark, LLC**

**2002 West Grand Parkway North, Suite 100**

**Katy, Texas 77449**

**(281) 578-4200**

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

**Tampa, FL 33607-6008**

<b>Client ID Number</b>	
-------------------------	--

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

<b>Service Description</b>	<b>Total</b>
<b>Maintenance Services</b>	<b>\$2,544.00</b>

**Please Pay This Amount**

<b>Subtotal</b>	<b>\$2,544.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$2,544.00</b>

**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
<b>IMS Billable Work Order</b>										
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
				<b>General Maintenance &amp; Repairs Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,544.00</b>	<b>\$0.00</b>	<b>\$2,544.00</b>	
				<b>BWO Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,544.00</b>	<b>\$0.00</b>	<b>\$2,544.00</b>	
				<b>Invoice Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,544.00</b>	<b>\$0.00</b>	<b>\$2,544.00</b>	



**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
<b>#373095 - Watergrass 1 plant replacement along the entrance of Peregrina and the exit of Summerglade</b>				<b>\$1,605.08</b>
<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	
<b>Grand Total</b>				<b>\$1,605.08</b>

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

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1	Michael Leavor	x	\$200.00
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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 \*\***

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for  
BOARD OF SUPERVISORS

District Name: Watergrass I

Board Meeting Date: December 18th 2025

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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**

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

(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	
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		<b>060125..110125</b>	
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**

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

(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	
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

[illegible]



# **WATERGRASS I CDD**

## **DISTRICT CHECK REQUEST**

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

(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	
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

[illegible]

# **WATERGRASS I CDD**

## **DISTRICT CHECK REQUEST**

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

(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	
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	
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)					









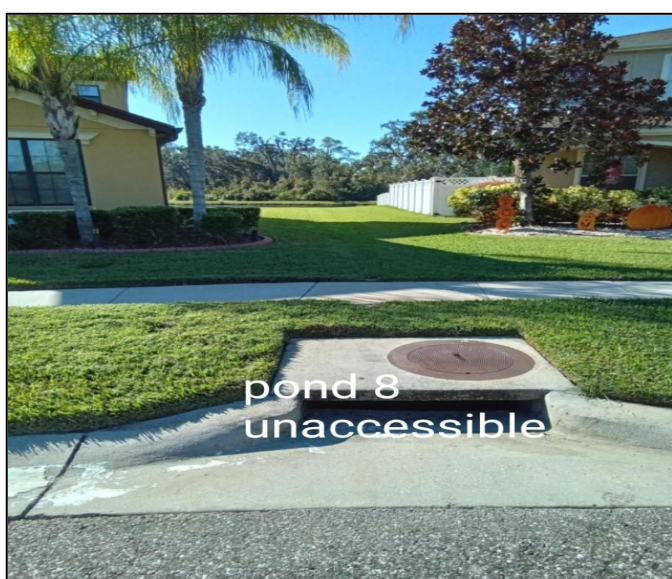




☐ Naiad ☐ \_\_\_\_\_

☐ Pickerelweed

☐ Soft Rush ☐





**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, December 18, 2025, and called to order at 6:04 p.m. at the Watergrass Clubhouse, 32711 Windelstraw Drive Wesley Chapel, Florida 33545.

Present and constituting a quorum were:

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

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

Samantha Zanoni	District 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 6:04 pm and conducted roll call. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Motion to Approve Agenda**

On MOTION by Mr. Murrell, seconded by Mr. Balogh, with all in favor, motion to approve the December 19, 2025, meeting agenda as presented carried.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

There being none, the next order of business followed.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Accountant**

**i. Review of November 2025 Financial Statements**

The Board had no questions regarding the November 2025 Financial Statements.

**ii. Consideration of November 2025 Check Register**

On MOTION by Mr. Balogh, seconded by Ms. Billington, with all in favor, motion to approve the November 2025 Check Register carried.

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.



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.

71

72 **SIXTH ORDER OF BUSINESS** **Business Administration**

73 **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.

74

75 **SEVENTH ORDER OF BUSINESS** **Supervisor Request**

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

77 The Board asked Ms. Zaroni to investigate why the playgrounds and roads for the condos are showing

78 ownership by WaterGrass I CDD on the county property appraisers' website.

79

80 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

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

82

83 **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.

84

85

86

87

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

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