



WaterGrass I Community Development District

February 19, 2026

Agenda Package

TEAMS MEETING INFORMATION

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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, February 19, 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. Special Business**
 - A. Presentation from Total Asphalt
- 5. Staff Reports**
 - A. District Accountant
 - i. Review of December 2025 Financial Statements Page 3
 - ii. Consideration of December 2025 – January 2026 Check Register Page 10
 - iii. Consideration of December 2025 – January 2026 O&M Report Page 11
 - B. Aquatics Report December 2025 – January 2026 Page 53
 - C. Field Inspection Report January – February 2026 Page 60
 - D. Landscaping
 - i. January 2026 – February 2026 OLM Report Page 91
 - ii. January 2026 – February 2026 OLM Grade Sheet Page 95
 - iii. Consideration of LMP Irrigation Repair Proposal #376868 Page 97
 - iv. Consideration of LMP Irrigation Repair Proposal #375411 Page 99
 - E. District Engineer
 - i. Discussion of Pond Assessment Report & MES Repair Inspection Page 101
 - F. District Counsel
 - G. District Manager
- 6. Business Items**
 - A. Ratification of Inframark Dog Station Proposal #1044 Page 109
 - B. Ratification of Inframark Dog Station Proposal #1065 Page 111
 - C. Ratification of Egis Insurance Invoice #31267 Page 113
 - D. Ratification of Don Harrison Enterprises Main Breaker Proposal #3185 Page 114
- 7. Business Administration**
 - A. Consideration of Regular Meeting Minutes of December 18, 2025 Page 115
- 8. Supervisor Requests**
- 9. Audience Comments -Three (3) Minute Time Limit**
- 10. Adjournment**

The next meeting is scheduled for Thursday, March 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	GENERAL 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		\$ 431,635		

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

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			

INVOICE

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

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

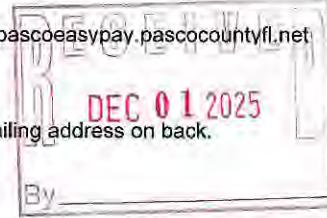
Usage History
Reclaimed

		Transactions	
November 2025	8	Previous Bill	9.09
October 2025	9	Payment 11/19/25	-9.09 CR
September 2025	8	Balance Forward	0.00
August 2025	3	Current Transactions	
July 2025	4	Reclaimed	
June 2025	4	Reclaimed	8 Thousand Gals X \$1.01
May 2025	4	Adjustments	8.08
April 2025	0	Late Payment Charge	0.91
March 2025	0	Total Current Transactions	8.99
February 2025	0		
January 2025	3	TOTAL BALANCE DUE	\$8.99
December 2024	4		



Please return this portion with payment

TO PAY ONLINE, VISIT 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

Page 19



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

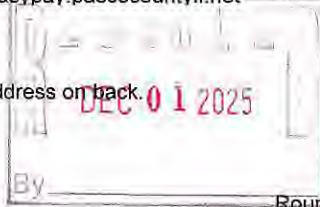
Transactions

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

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net



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

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
CUSTOMER INFORMATION & SERVICES
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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

Page 20



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
Reclaimed

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



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

DEC 01 2025

By _____

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

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		40.59
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
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.



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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	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
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.



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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

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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	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

Comparative Usage Information

Period	Days	Average kWh 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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See Reverse Side For More Information

ELECTRIC SERVICE

From			To		
Date	Reading		Date	Reading	Multiplier
10/03	68092		11/03	68260	

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	E.F.T. 116.13

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 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

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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

Period	Days	Average kWh 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					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
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 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. 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	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

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	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

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

Previous Balance	3,030.97
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

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

Bill Date 11/07/2025
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

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

Comparative Usage Information

Average kWh

<u>Period</u>	<u>Days</u>	<u>Per Day</u>
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 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.



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



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

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

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.

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
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	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

Account Number **1469257**
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
<u>Date</u>	<u>Reading</u>	<u>Date</u>	<u>Reading</u>				
10/03	771	11/03	775				4

Comparative Usage Information

Period	Average kWh	
	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. 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

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

Juniper

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

**** 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

**** 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:

CLARITY	FLOW	METHOD		CARP PROGRAM	WATER LEVEL	WEATHER
<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	

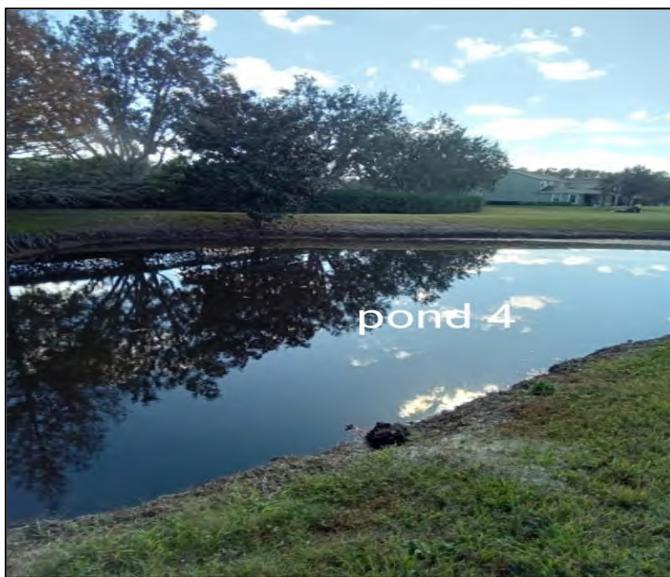
NATIVE WETLAND HABITAT MAINTENANCE

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

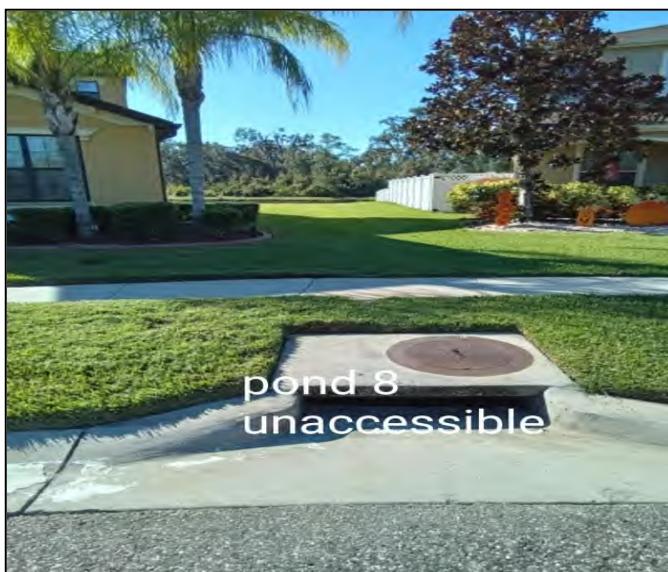
FISH and WILDLIFE OBSERVATIONS

<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

Field Inspection Report - January 2026

Thursday, January 8, 2026

Prepared For Board Of Supervisors

21 Items Identified

Long Nguyen

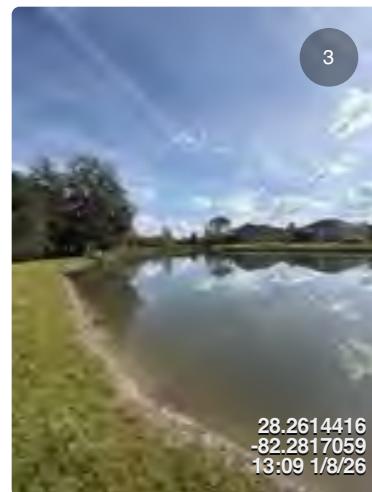
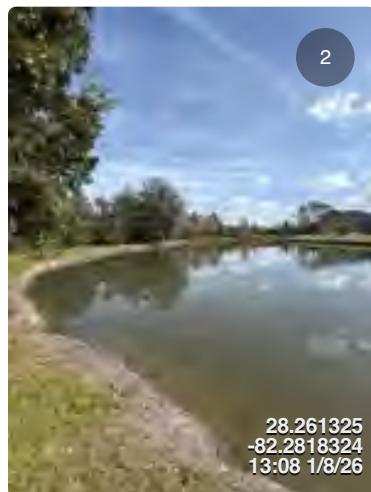
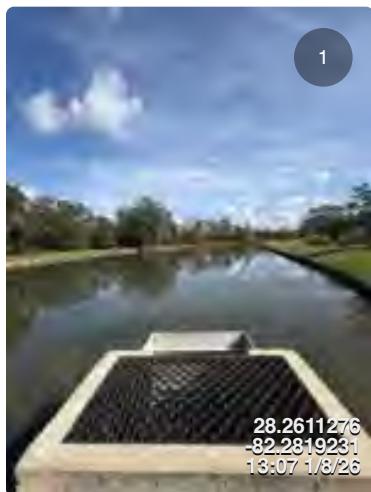
District Inspection Coordinator

Items 1

Assigned To: Board

Items Completed: Yes

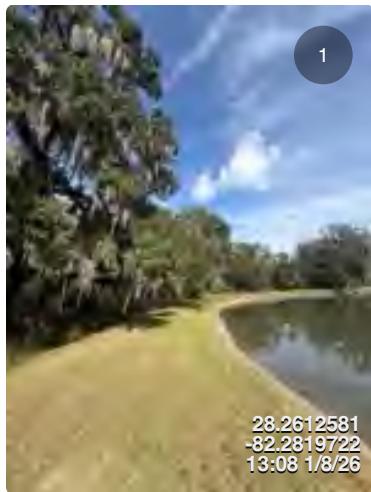
Pond 11 is in good overall condition. Grate is clear. No issues to report.



Items 2

Assigned To: LMP

The back side of Pond 11 has low hanging trees. Please propose to lift and push back encroaching trees.

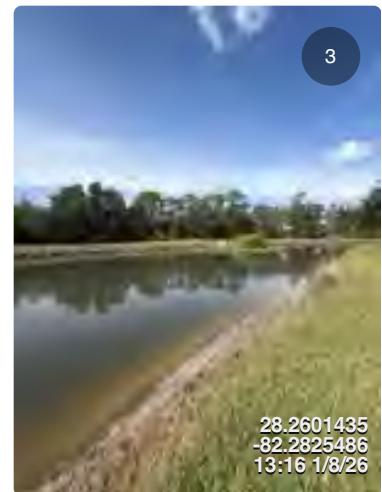


Items 3

Assigned To: Board

Items Completed: Yes

Pond 13 is in good overall condition. No issues to report.



Items 4

Assigned To: LMP

Bad turf quality observed at the at playground in Summerglade. Please propose to resod damaged areas to create better turf uniformity.



Items 5

Assigned To: Inframark Maintenance Solutions

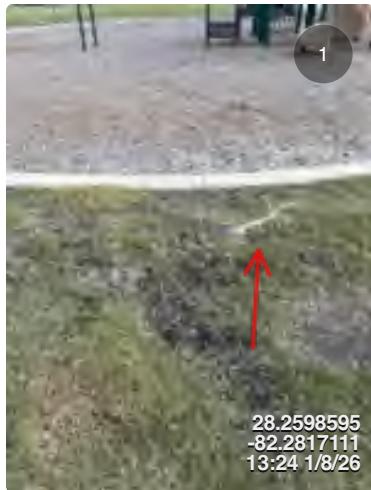
Leaning trashcan observed at the Summerglade playground. Please propose to straighten and reinforce trashcan holder to enhance overall appearance.



Items 6

Assigned To: LMP

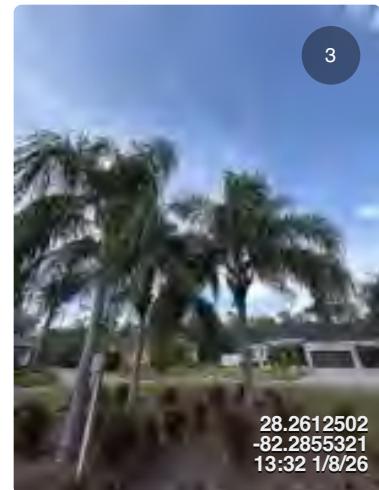
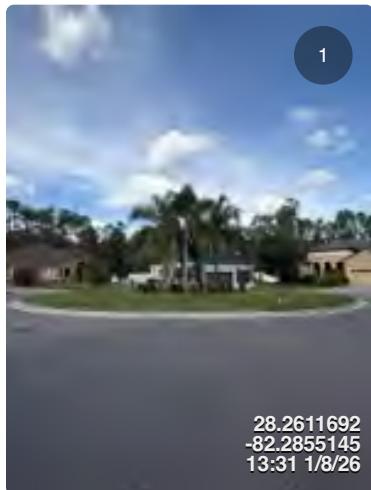
Large protruding root observed at the Summerglade playground. This root is creating a tripping hazard next to the playground. Please propose to cut the root and flatten the ground to enhance safety around the park.



Items 7

Assigned To: LMP

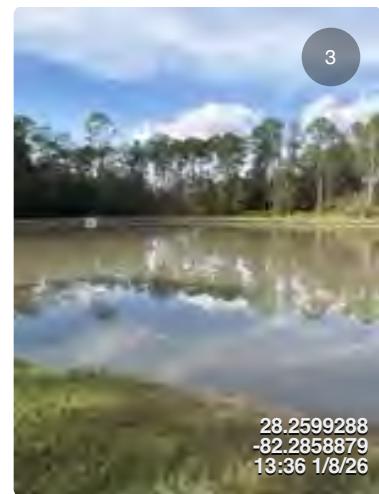
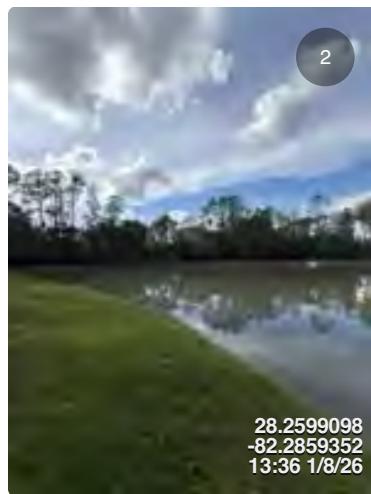
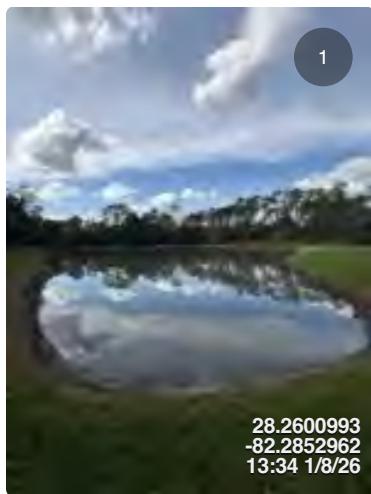
Palm trees in the roundabout at the end of Summerglade Dr. are beginning to look busy. Please plan to trim palm trees next month in February.



Items 8

Assigned To: Board

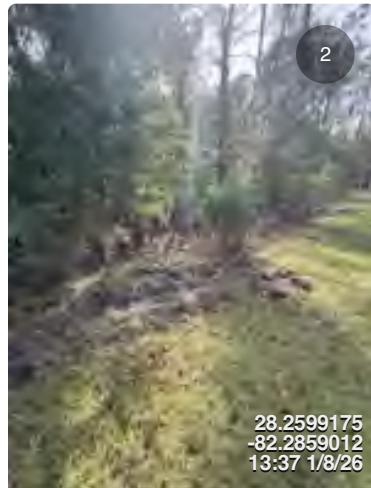
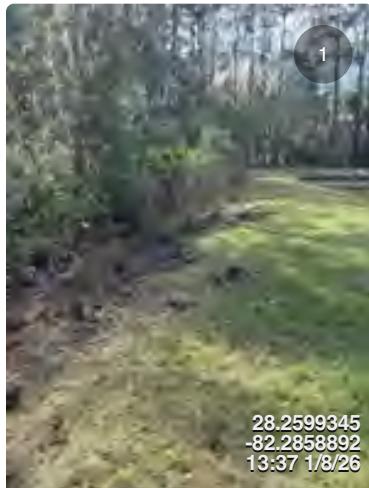
Pond 14 is in good overall condition. Water level is decent. Water turbidity is questionable. Will continue to monitor for improving conditions.



Items 9

Assigned To: LMP

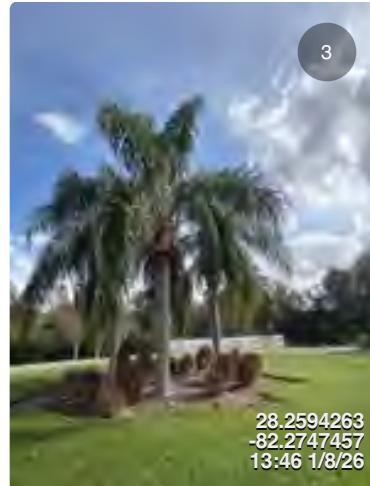
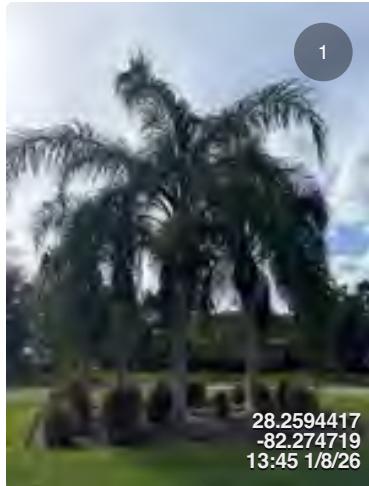
The back side of Pond 14 along the conservation line, there are large ruts in the ground from what I suspect is caused by an animal. Please investigate this area and determine if problem requires further action or a repair to the turf.



Items 10

Assigned To: LMP

Palm trees in the roundabout at the East end of Summerglade Dr. inside Peregrina. Are beginning to look busy. Please plan to trim palm trees next month in February.

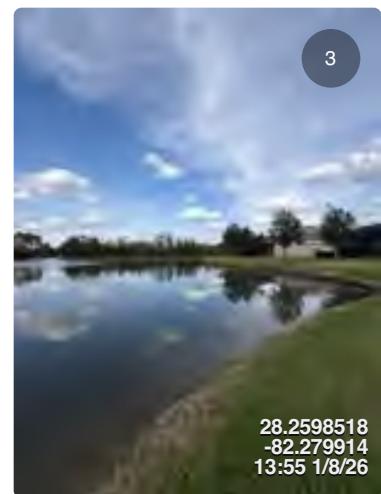
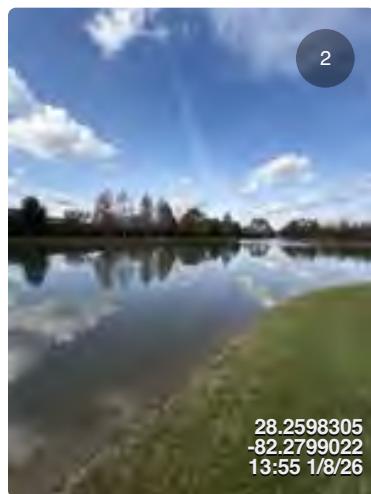
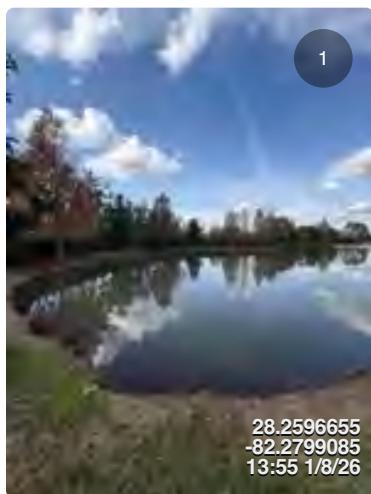


Items 11

Assigned To: Board

Items Completed: Yes

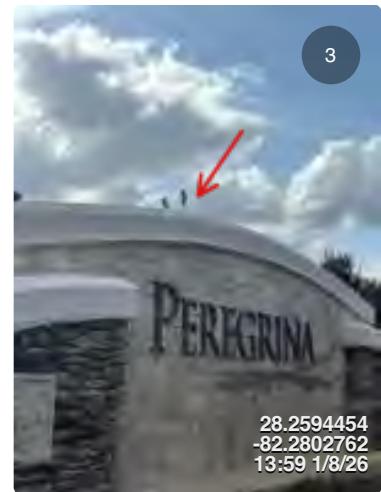
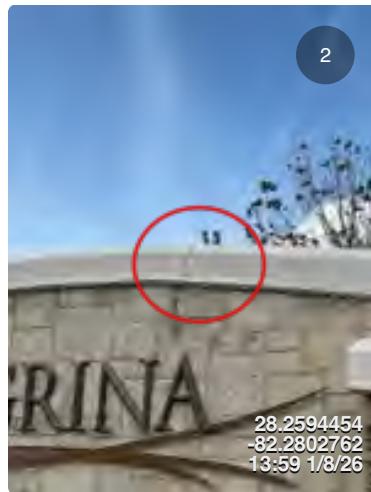
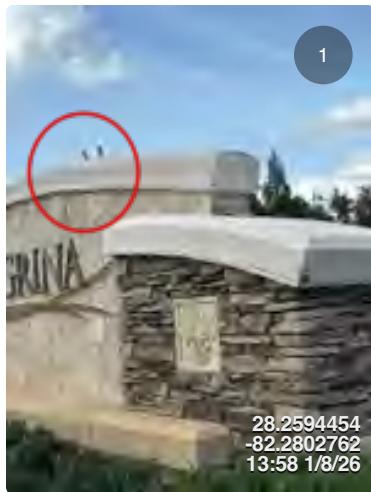
Pond 13 is in good overall condition. No issues to report.



Items 12

Assigned To: Inframark Maintenance Solutions

The entry monument of Peregrina has a crack in the stucco. A weed has grown in the crack leaving an unpleasant aesthetic. Please propose to repair the stucco and restore back to intended condition.

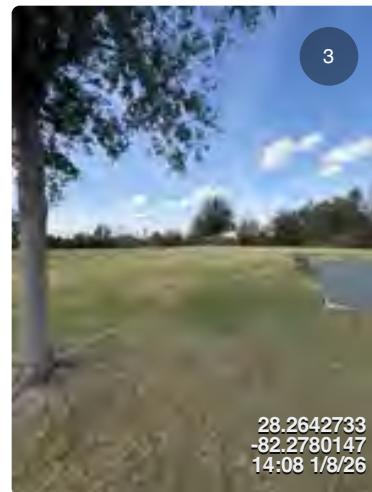
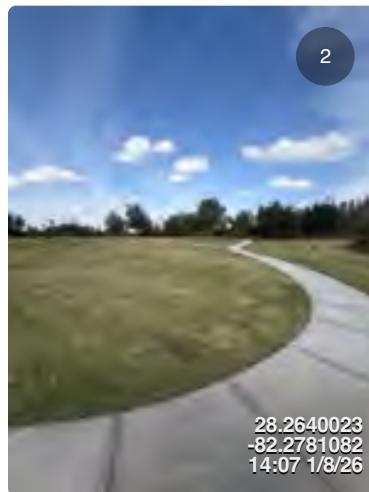
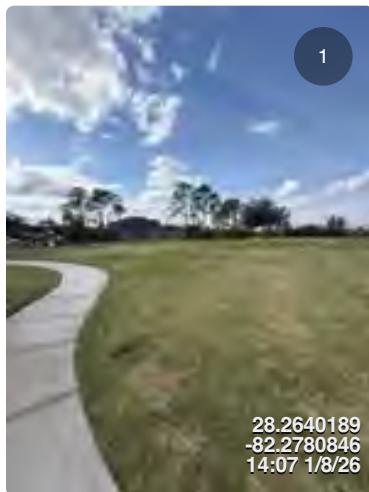


Items 13

Assigned To: LMP

Items Completed: Yes

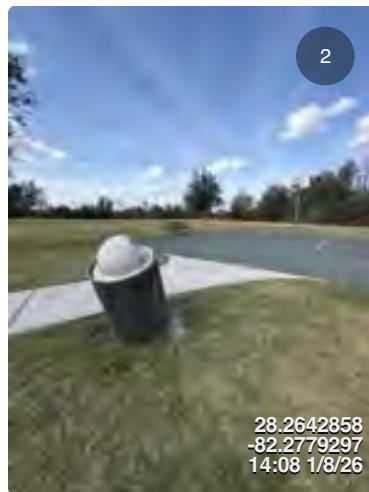
Silvercreek park is properly maintained. Edge definition is sharp and turf height is consistent.



Items 14

Assigned To: Inframark Maintenance Solutions

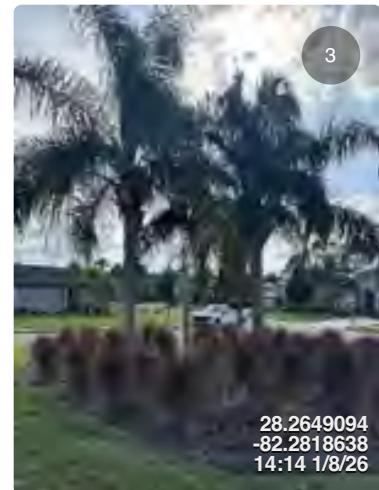
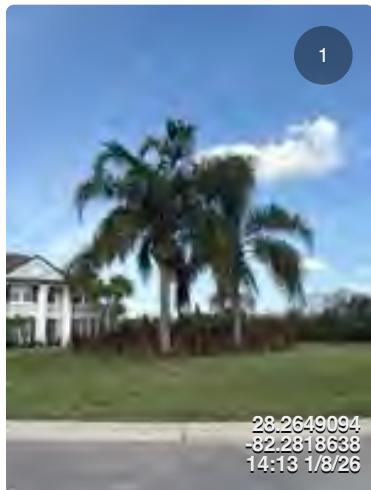
Leaning trashcan observed at the basketball court in Silvercreek park. Please propose to straighten and reinforce trash can holder to enhance overall appearance.



Items 15

Assigned To: LMP

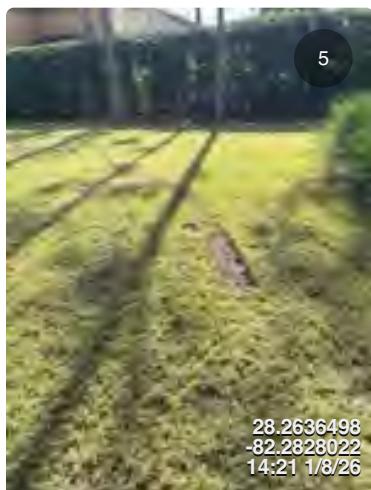
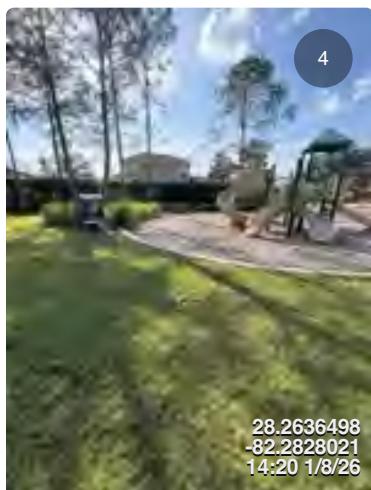
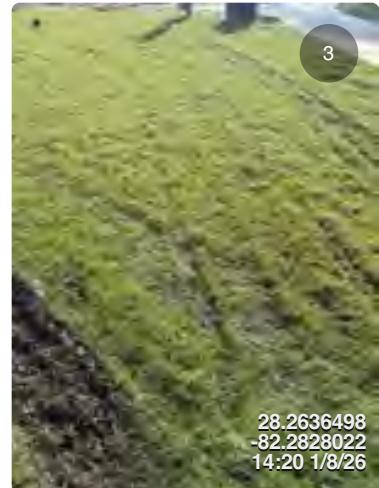
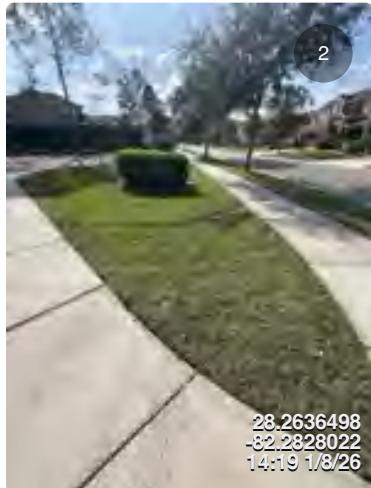
Palm trees in the roundabout at the end of Leaf blade In. in Silvercreek. Are beginning to look busy. Please plan to trim palm trees next month in February.



Items 16

Assigned To: LMP

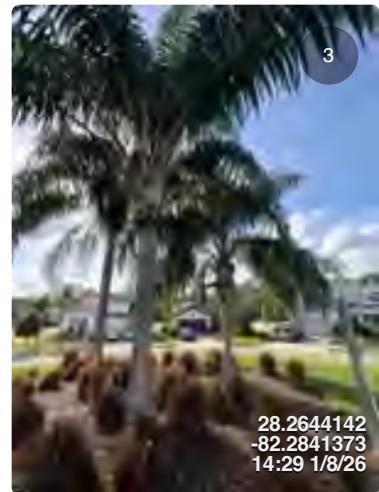
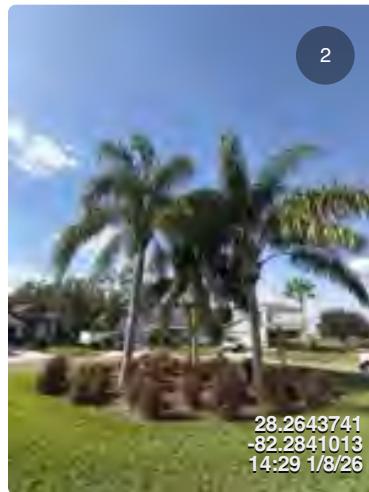
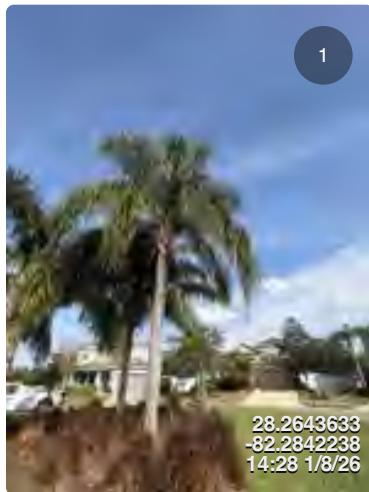
Observed large ruts in the Glenbrook playground. Upon inspection, I noticed the ground to be over saturated with puddles in some areas. The ruts and over saturated ground may be evidence that this area is receiving too much water. Please evaluate the irrigation system and adjust accordingly to avoid future concern.



Items 17

Assigned To: LMP

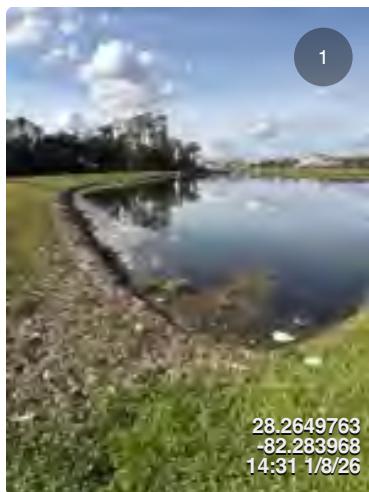
Palm trees in the roundabout at the end of Garden Alcove loop in Glenbrook. Are beginning to look busy. Please plan to trim palm trees next month in February.



Items 18

Assigned To: Board

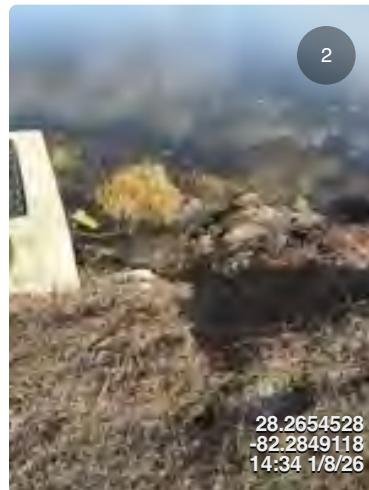
Pond 4 is in rough condition. Substantial evidence of algae growth along the shoreline and majority of the west side of the pond. Also observed lots of shoreline trash accumulated at the bank. Please treat this pond and police for trash at next service. Please prioritize this pond as it is the pond in front of the community visible from Overpass rd.



Items 19

Assigned To: Board

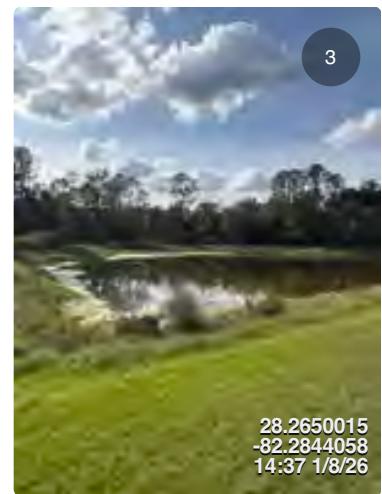
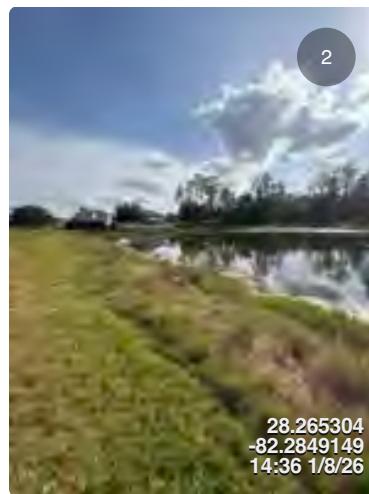
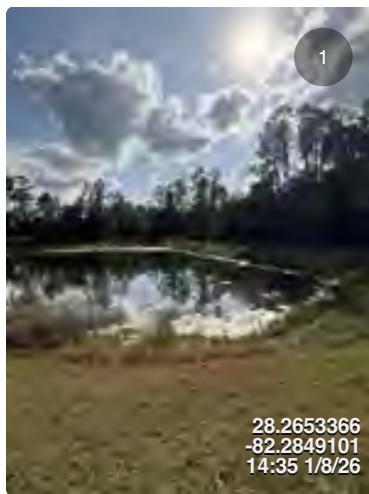
Pond 4 has evidence of wash outs forming at the control station. Will continue to monitor for worsening conditions.



Items 20

Assigned To: Board

Pond 5 appears to have been neglected. Algae growth is significant. The surrounding banks are unkept and overgrown.

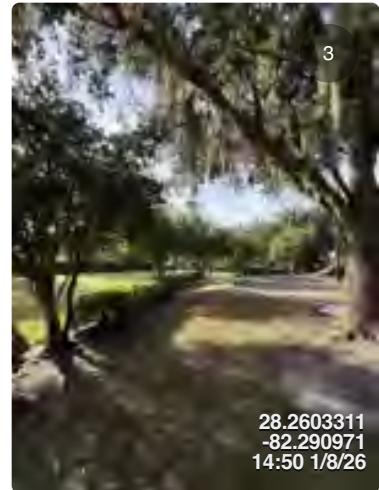
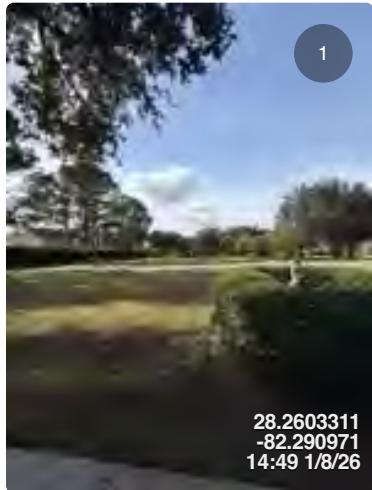


Items 21

Assigned To: LMP

Items Completed: Yes

The park in Bridgeview is properly maintained. Turf height is consistent. Hedges and trees are trimmed and look nice.





Watergrass I CDD

Field Inspection Report - February 2026

Wednesday, February 11, 2026

Prepared For Board Of Supervisor

30 Items Identified

A handwritten signature in black ink that reads "Long Nguyen".

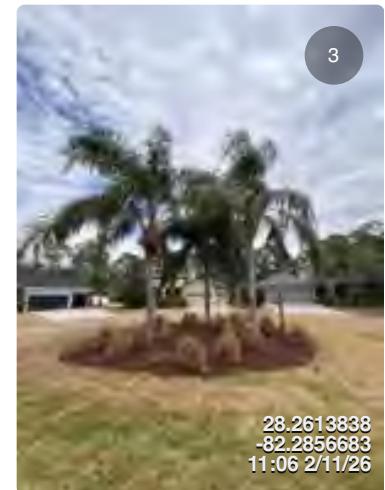
Long Nguyen

District Inspection Coordinator

Items 1

Assigned To: LMP

Palm trees at the Summerglade dead end are becoming busy. Please plan a pruning event next month. Ornamental grasses have suffered from frost damage. Please continue to monitor and determine whether they bounce back or need replacement.

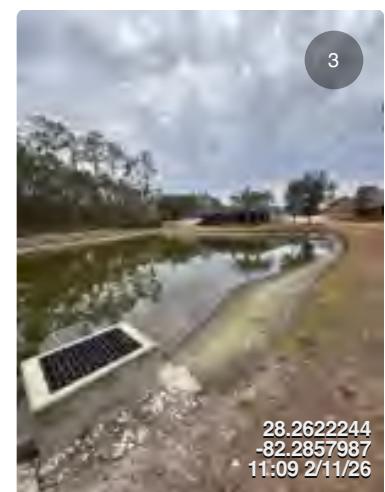
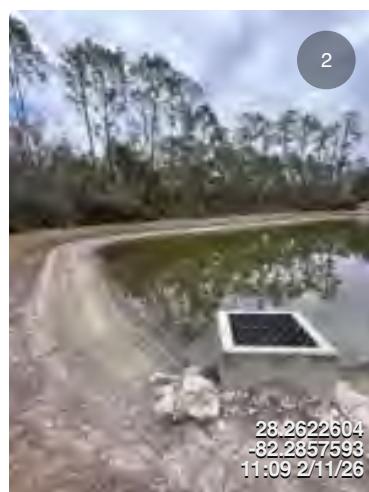
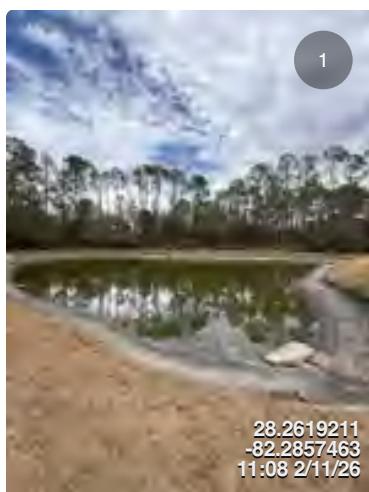


Items 2

Assigned To: Aquatics

Items Completed: Yes

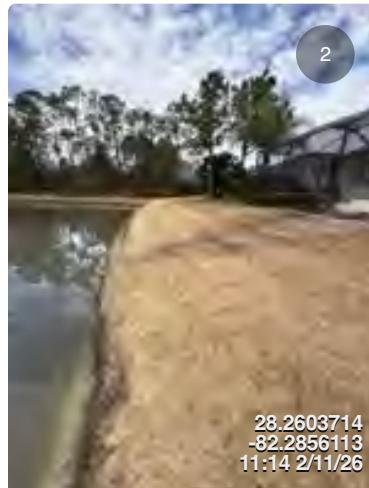
Pond 15 is properly maintained. Water level is low. No concerns to report.



Items 3

Assigned To: Board

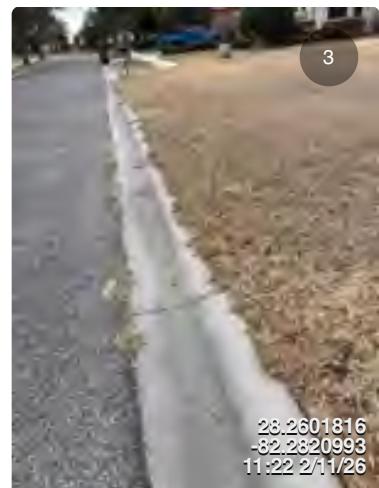
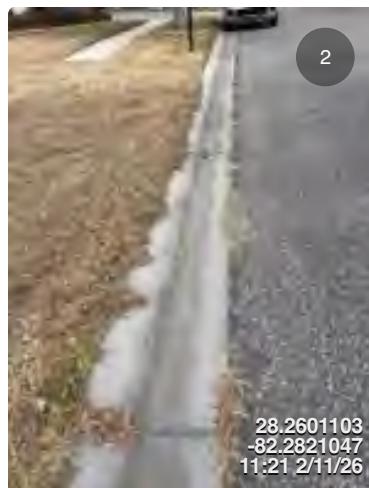
Observed turf damage leading to Pond 14. It appears the damage is caused by the resident's pool drainage system that outputs through CDD property into Pond 14. The south bank has evidence of erosion. Will continue monitoring for worsening conditions.



Items 4

Assigned To: LMP

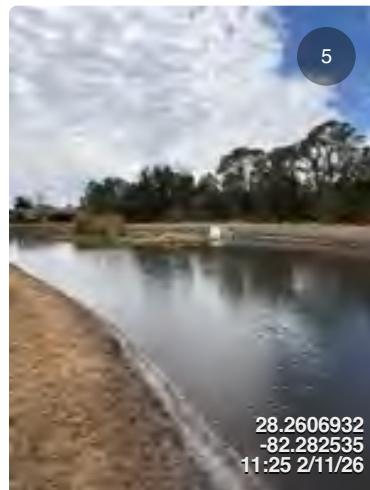
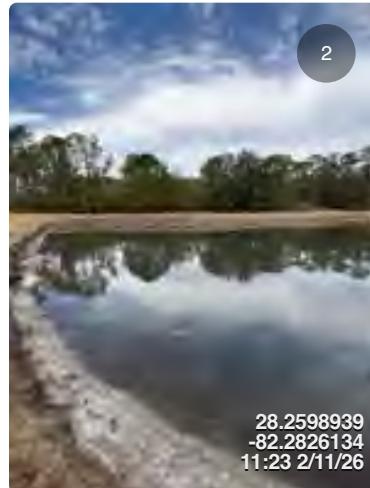
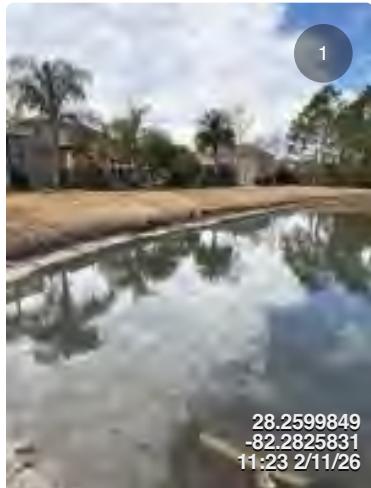
Please be sure to service the edge of the fields going into the street. Provide better edge definition and eliminate the crack weeds. This area is located inside Summerglade on Hatpin loop west of the playground.



Items 5

Assigned To: Board

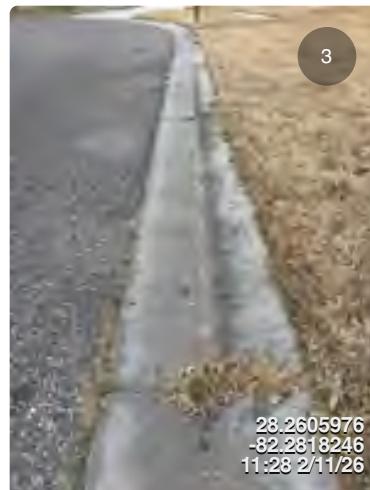
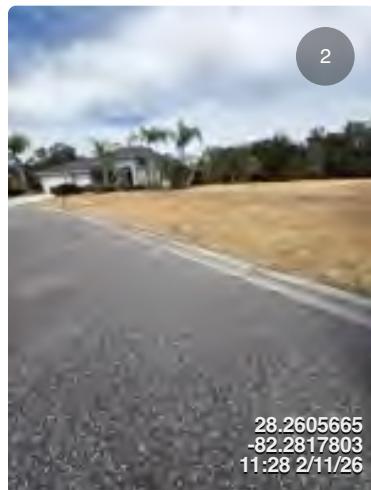
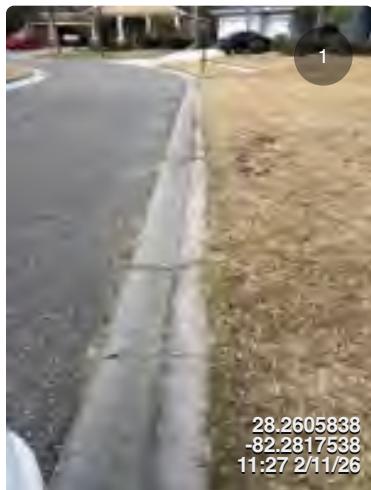
Pond 13 is in overall good condition. Minor evidence of erosion observed on the east bank. Will continue monitoring for worsening conditions.



Items 6

Assigned To: LMP

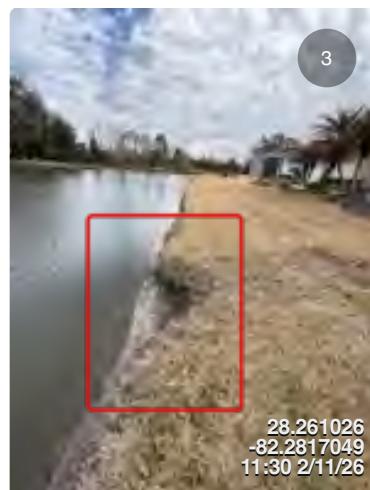
Please be sure to service the edge of the fields going into the street. Provide better edge definition and eliminate the crack weeds. This area is located inside Summerglade on Hatpin loop north of the playground.



Items 7

Assigned To: Board

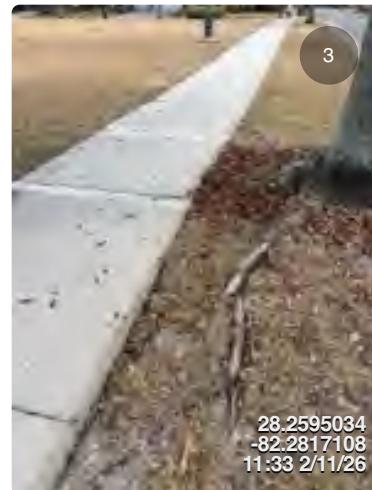
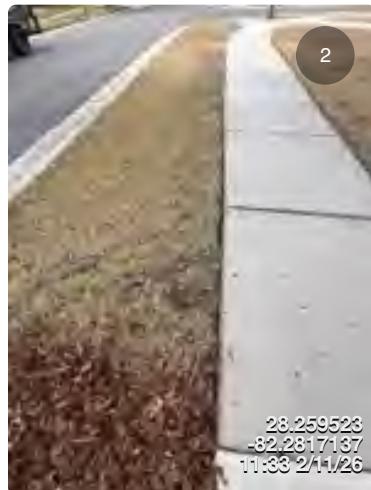
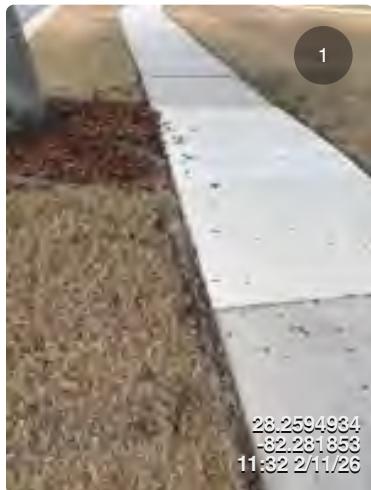
Pond 11 is in overall good condition. Minor evidence of erosion observed on the south bank. Will continue monitoring for worsening conditions. Oak trees in the conservation are encroached onto CDD property and are hanging low. Recommend lifting for better maintenance accessibility.



Items 8

Assigned To: LMP

Tree roots pushing against the sidewalk at the Summerglade playground. Please propose to cut roots and repair the affected areas.

**Items 9**

Assigned To: LMP

Poor turf quality observed at the Summerglade playground. Please propose to replace the sod at the damaged areas.



Items 10

Assigned To: LMP

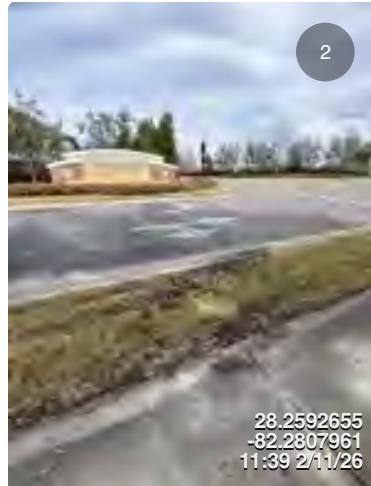
Declining Viburnums observed north of Summerglade playground. Suspected damage from previous frost. Please continue to monitor and determine whether they bounce back or need replacement.



Items 11

Assigned To: LMP

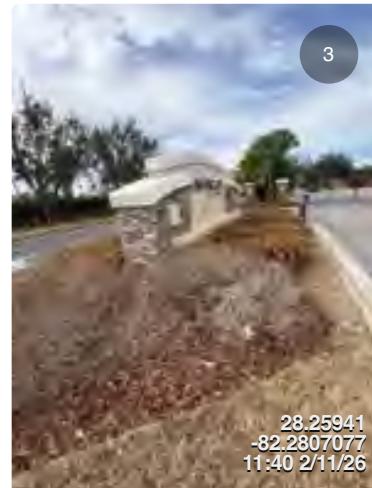
Large ruts located at the outbound side to the Summerglade entrance. Please monitor and rehabilitate this area as needed.



Items 12

Assigned To: LMP

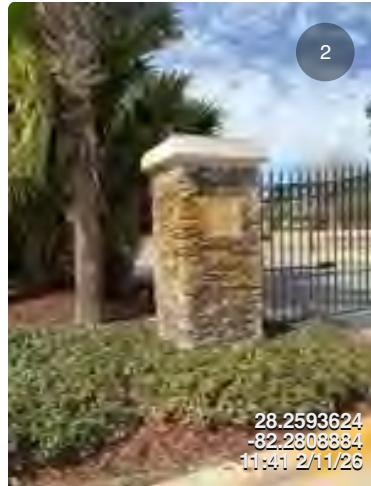
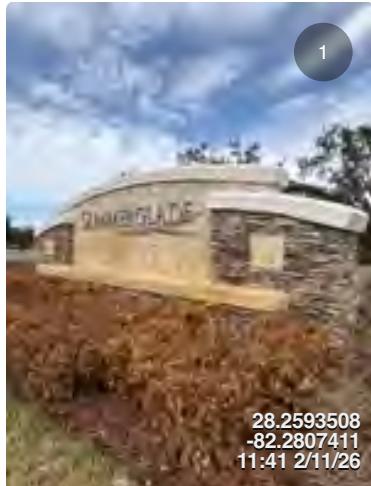
Declining plant material observed at the end of Anglestem blvd. Suspected damage from previous frost. Please continue to monitor and determine whether they bounce back or need replacement.



Items 13

Assigned To: Inframark Maintenance Solutions

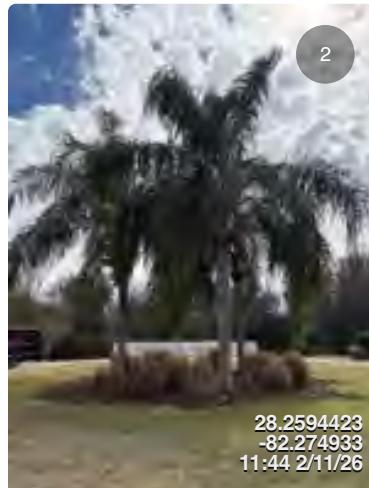
The Summerglade monument sign and gate pillar has a rust-like tint on them. Please propose a washing service to restore this area.



Items 14

Assigned To: LMP

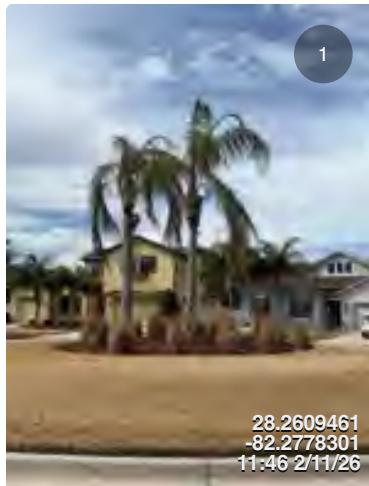
Palm trees at the Peregrina dead end are becoming busy. Please plan a pruning event next month. Ornamental grasses have suffered from frost damage. Please continue to monitor and determine whether they bounce back or need replacement.



Items 15

Assigned To: LMP

The palm trees at the Peregrina north round-a-bout appear unhealthy. Evidence of decline when compared to from last inspection. Please have arborist evaluate these trees.



Items 16

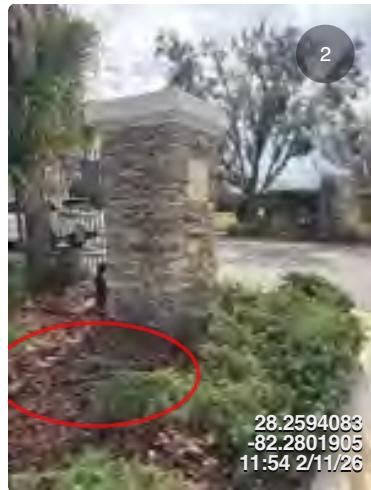
Assigned To: LMP

Please investigate potential irrigation leak at the Peregrina park.

**Items 17**

Assigned To: LMP

Metal pieces found next to the entrance gate to Peregrina. Please remove and dispose at next service.



Items 18

Assigned To: LMP

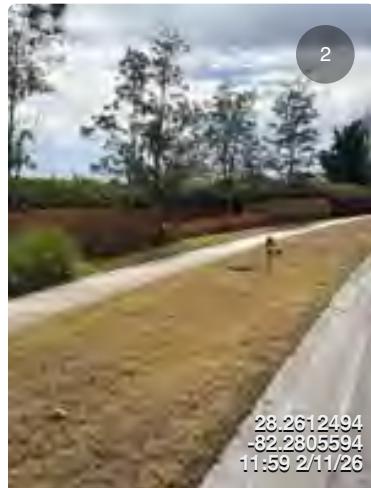
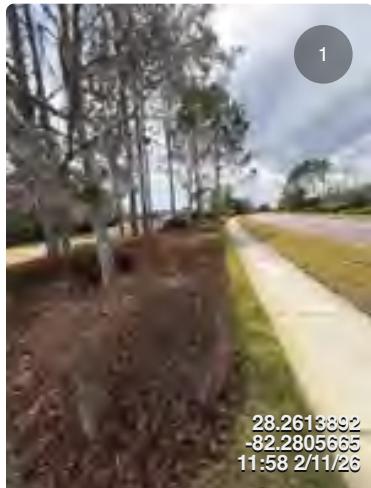
Crack weeds growing out of the monument sign for Peregrina. Please remove the weeds and treat the areas to avoid future weeds.



Items 19

Assigned To: LMP

Observed declining plant material throughout Anglestem blvd. Suspected damage caused by previous frost. Recommending continued monitoring and plan for selective pruning in the Spring when weather is more favorable.



Items 20

Assigned To: LMP

Palm trees at the Silvercreek dead end are becoming busy. Please plan a pruning event next month. Please also have an Arborist investigate one of the palm trees in this bunch. There is an apparent ring around the trunk and appears abnormal.



Items 21

Assigned To: LMP

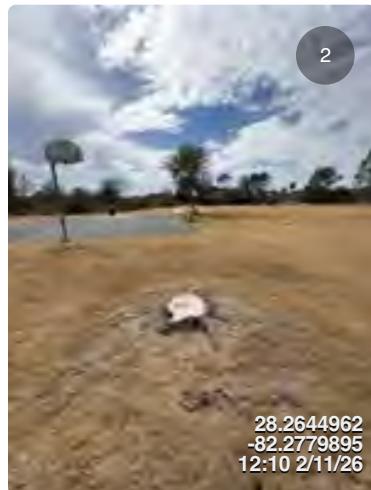
Observed declining viburnums at the Silvercreek park. This is typically caused by insufficient irrigation. Please investigate and adjust accordingly.



Items 22

Assigned To: LMP

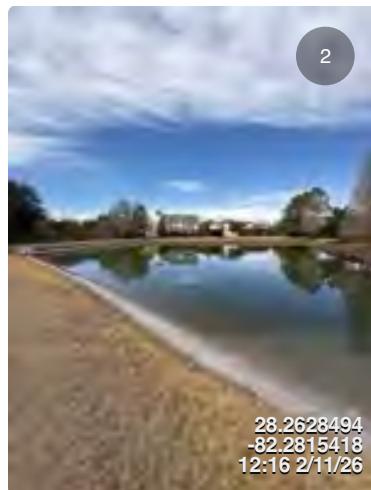
Tree stump observed at the Silvercreek park may pose as a tripping hazard. Please propose to flush cut or grind the stump.

**Items 23**

Assigned To: Aquatics

Items Completed: Yes

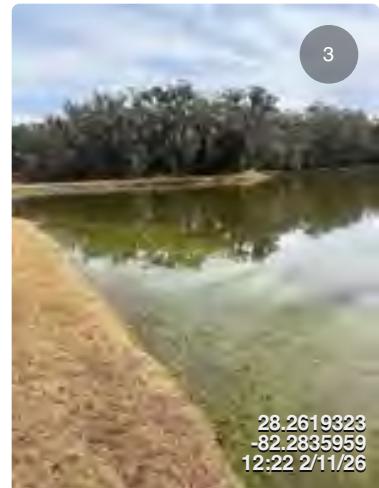
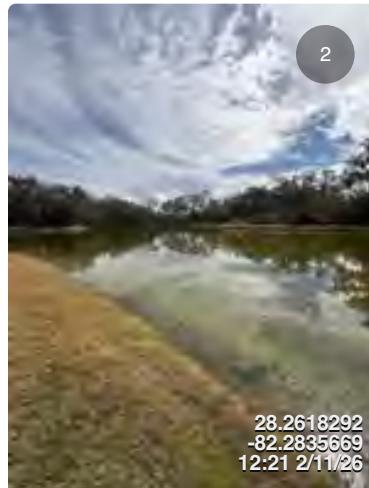
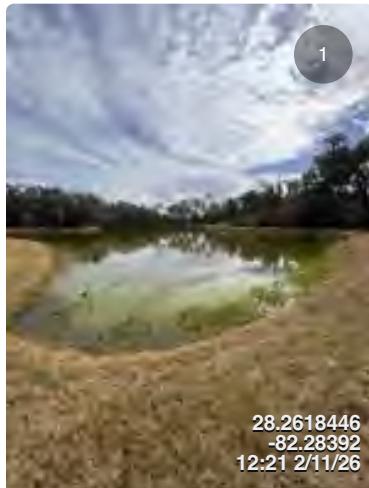
Pond 9 is in good overall condition. Water level is low. No concerns to report.



Items 24

Assigned To: Aquatics

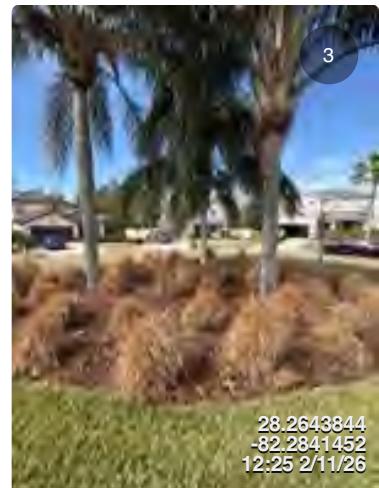
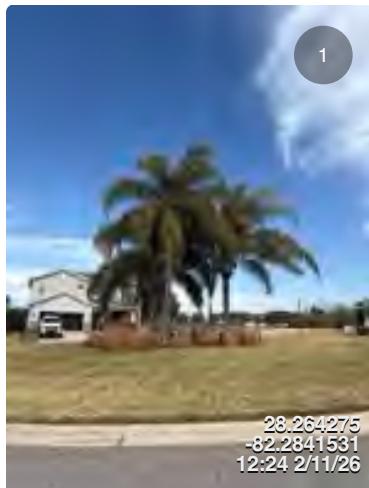
Pond 8 is in questionable condition. There is a distinct layer of green film that stretches over half the pond. Also observed submerged weeds at the north bank. Please service this pond before conditions worsen.



Items 25

Assigned To: LMP

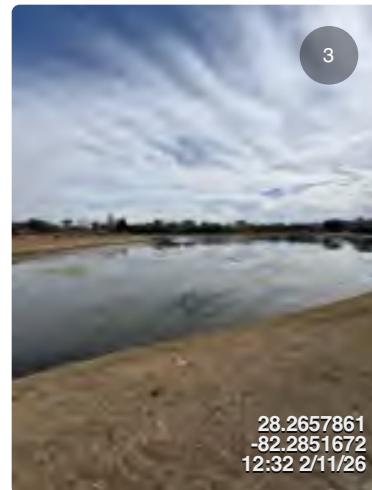
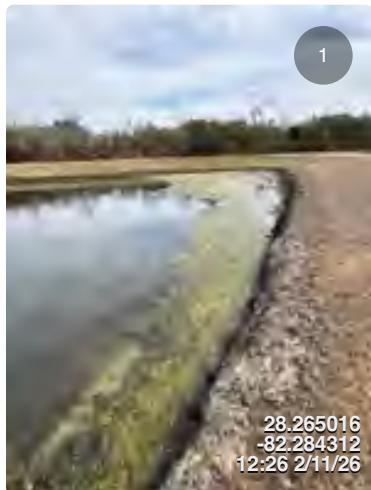
Palm trees at the Glenbrook dead end are becoming bushy. Please plan a pruning event next month. Ornamental grasses have suffered from frost damage. Please continue to monitor and determine whether they bounce back or need replacement.



Items 26

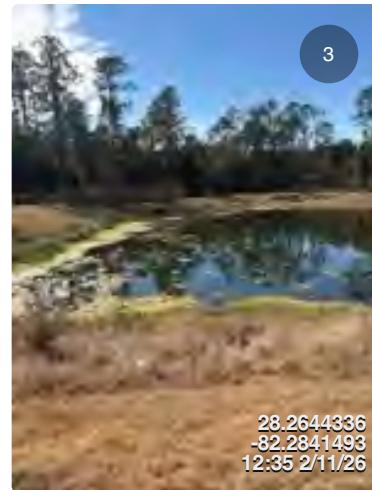
Assigned To: Aquatics

Pond 4 is in poor condition. Observed lots of algae throughout the pond and trash accumulation at the banks. Recommending some sort of circulation system for this pond. Whether a fountain or a couple aerators. This pond is at the front of the district and houses the waterfall feature.

**Items 27**

Assigned To: Aquatics

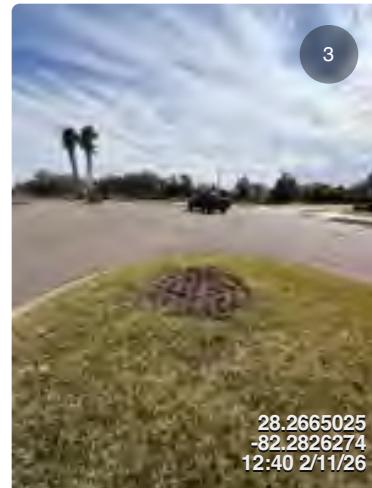
Pond 5 is in poor condition. Observed algae throughout the pond.



Items 28

Assigned To: LMP

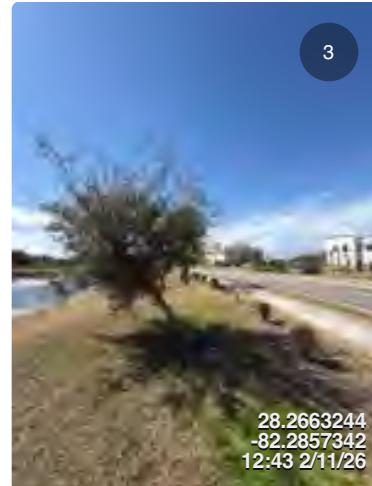
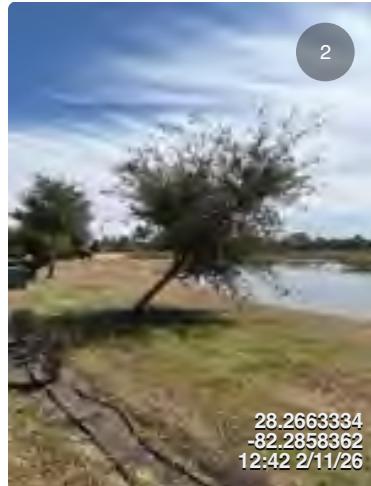
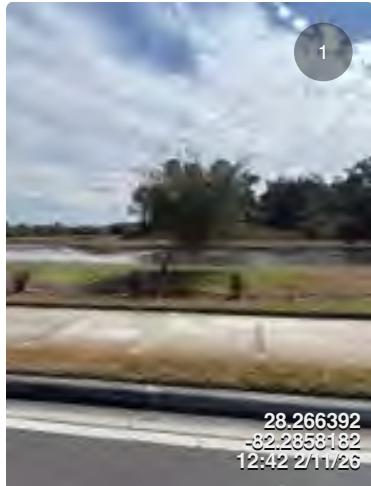
Annuals at the front of the district in the median off Overpass have completely died from the previous frost event. Please remove dead plant material at next service and propose for new annuals to this area.



Items 29

Assigned To: LMP

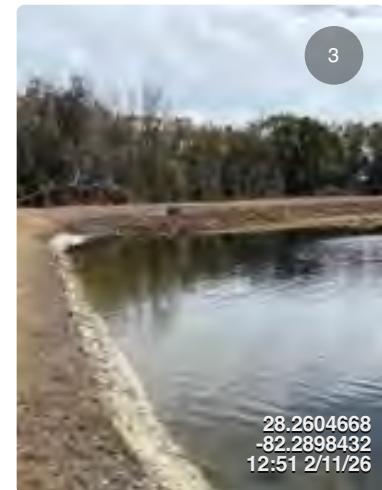
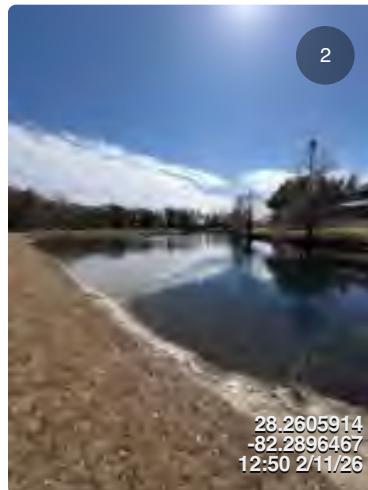
Leaning oak tree observed on Infinite Dr. next the the Florida Medical Center. Please propose to straighten and reinforce this tree to upright position.



Items 30

Assigned To: LMP

Pond 1 is in good overall condition. Surrounding landscape is properly maintained. There is a declining Magnolia tree on the pond's edge. Please propose to remove this tree.





WATERGRASS CDD 1

LANDSCAPE INSPECTION

January 8, 2026

ATTENDING:

BILL CONRAD – LMP

PAUL WOODS – OLM, INC.

SCORE: 96.5%

**NEXT INSPECTION
FEBRUARY 5, 2026 AT 2:00 PM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM

NONE

CATEGORY II: MAINTENANCE ITEMS

BRIDGEVIEW

1. Rake down Spanish Moss up to 15 feet from common area trees.
2. Maintain Viburnum hedgerow near the golf cart crossing at a consistent height.
3. Remove commercial signage when found.

COMMOS

4. Glenbrook entrance median island: Remove Japanese Blueberry leaf buildup.
5. Anglestem Blvd across from Silvercreek: Closely monitor recovery of fungal damaged turf. I recommend reducing irrigation volume to minimum to reduce saturation.
6. Summerglade: Rejuvenate prune Lantana.
7. Summerglade: Confirm irrigation spray on the gate monument at Summerglade Drive. Overspray may be resulting in rust staining on the monument tile.
8. Peregrina: Remove and bag the fungal conk on the Queen Palm at Redroot Court.
9. Peregrina: Prune suckering growth from right-of-way Oak trees in the Peregrina Loop park.
10. Anglestem Blvd: Avoid box shearing Hibiscus. I recommend stagger pruning interior stem wood to promote a looser appearance.
11. Silvercreek park: Replace failed Awabuki Viburnum.
12. **Silvercreek: Confirm there is not Mole Cricket pressure in turf at the mid-point of the park.**
13. Silvercreek: Prune back overgrowth extending into mowable areas along the levy road and throughout the lake shore wood line area.

14. Silvercreek: Determine cause of standing water to the northwest of the playground near the Pine trees.
15. Silvercreek: Deadhead Bird of Paradise along the Anglestem Blvd berm.

CATEGORY III: IMPROVEMENTS – PRICING

1. Peregrina: Provide a price to remove the Ganoderma infested Queen Palms at the Redroot Court cul-de-sac.

CATEGORY IV: NOTES TO OWNER

1. Recent cold temperatures have resulted in a minor discoloration and defoliation of sensitive plant material. No permanent damage is expected.
2. Peregrina: During today's inspection we identified a terminal soil fungus in Queen Palms at Redroot Court. There is no cure and the recommendation is to remove the palm to reduce the risk of the disease spreading to other plants.

CATEGORY V: NOTES TO CONTRACTOR

NONE

cc: Tabitha Blackwelder Tabitha.blackwelder@inframark.com
Scott Carlson scott.carlson@lmppro.com
Alex Figueroa Alex.Figueroa@lmppro.com
Bill Conrad bill.conrad@lmppro.com
Samantha Ford samantha.ford@inframark.com
Clay Wright clay.wright@inframark.com
Jason Liggett jliggett@inframark.com



WATERGRASS CDD 1

LANDSCAPE INSPECTION

February 5, 2026

ATTENDING:

BILL CONRAD – JUNIPER LANDSCAPING
PAUL WOODS – OLM, INC.

SCORE: 95%

**NEXT INSPECTION
MARCH 5, 2026 AT 2:00 PM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 01/08/2026

8. Peregrina: Remove and bag the fungal conk on the Queen Palm at Redroot Court.

CATEGORY II: MAINTENANCE ITEMS

1. Anglestem Blvd: Prune back wood line overgrowth along the right-of-way between Glenbrook and Overpass Road.
2. Glenbrook entrance: Confirm irrigation coverage.
3. Anglestem Blvd: Hand prune small amount dead wood from Parsonii Juniper.
4. Summerglade: Ground prune freeze damaged Lantana.
5. Peregrina: Use sanitized pruning tools to reduce Chinese Fan Palm fronds overhanging the inbound and exit side gate island.
6. Peregrina: Rake down fire ant mounds in the common lawn area east of the cul-de-sac.
7. Peregrina: Monitor recovery of freeze damaged Queen Palms at Redroot Court, observing the new emerging spear.
8. Silvercreek: Control weeds in turf in the Leaf Blade Lane cul-de-sac.
9. Bridgeview: Determine limit of freeze damage on Copperleaf. I recommend cutting back plants to the limit of freeze in March.
10. Redistribute mulch when displaced by mower/blower activity.
11. While frost and freeze damage settles, utilize labor to more fully prune back wood line overgrowth and establish a natural areas buffer.

CATEGORY III: IMPROVEMENTS – PRICING

1. Silvercreek: Provide a price to complete infilling Awabuki Viburnum at the park.

CATEGORY IV: NOTES TO OWNER

1. Recent subfreezing temperatures have resulted in discoloration and defoliation to many sensitive plants. While no permanent damage is expected, some succulent plants such as Crinum Lilies will need to rejuvenate pruned. However, I recommend allowing all plants to rest until the limit of any freeze damage is fully realized.

CATEGORY V: NOTES TO CONTRACTOR

1. Provide the client information on forestry grinding. This nonrecurring project can be used to reduce wood line overgrowth, principally Brazilian Pepper or noxious material, reopening the conservation wood lines or Cypress domes.

cc: Tabitha Blackwelder Tabitha.blackwelder@inframark.com
Scott Carlson scott.carlson@lmppro.com
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Samantha Ford samantha.ford@inframark.com
Clay Wright clay.wright@inframark.com
Jason Liggett jliggett@inframark.com
Matt Gerich matt.gerich@juniperlandscaping.com

WATERGRASS CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10		
TURF INSECT/DISEASE CONTROL	10	-2.5	Fungus
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-1	Woodline cutback
CLEANLINESS	10	-2.5	Bridgeview berm area at golf cart driveway
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

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



Date: 1-8-26 Score: 96.5% *Performance Payment™ %* 100

Contractor Signature: 

Inspector Signature: 

Property Representative Signature: 

WATERGRASS CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5	-1	Stagger mow path
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-2	Confirm grassy preemerg controls
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	-1	Hold on freeze pruning until 3/1/26, Woodline, Spanish moss
MULCHING	5	-2	Redistribute
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

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



Date: 2-5-26 Score: 95% Performance Payment™ 0 of 100

Contractor Signature: 

Inspector Signature: 

Property Representative Signature: 

Juniper

Proposal

Proposal No.: **376868**
 Proposed Date: **12/10/25**

PROPERTY:	FOR:
Watergrass CDD Samantha Ford 32711 Windelstraw Dr Wesley Chapel, FL 33545	December 2025 Irrigation Repair-Summerglade Park & Silver Creek Roundabout-Control Repairs

Summerglade Park- Install Rainbird rain/freeze sensor.

Silver Creek Roundabout at Silver Creek Way- Replace bad controller.

Silver Creek Leaf Blade Lane -Replace broken valve box.



ITEM	QTY	UOM	TOTAL
Irrigation Renovation			
Control Components			\$1,917.07
Irrigation Tech Labor	12.00	HR	
NDS Standard Valve Box Black Box/Purple Lid	2.00	EA	
Rectangle 14 in. x 19 in. x 12 in. Overlapping RW			

Medium King Nut	4.00	EA
14G WIRE - 142LV500	40.00	FT
Rain Bird Rain/Freeze Sensor Wireless w/Controller Interface	1.00	EA
Hunter Battery Op Controller XC Hybrid 6 Station	1.00	EA
Hunter Rain Sensor Wired Adjustable 1/8 - 3/4 in. Rainfall (for Conduit Mount)	1.00	EA
Hunter Solar Panel Kit for XC Hybrid Controller	1.00	EA
Lumber - Wood Stakes 4x4x12	1.00	EA
PVC Pipe 1/2 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	6.00	FT
	Total:	\$1,917.07

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

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

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

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

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

Signature (Owner/Property Manager) _____ **Date** _____

Printed Name (Owner/Property Manager) _____

Signature - Representative _____ **Date** _____

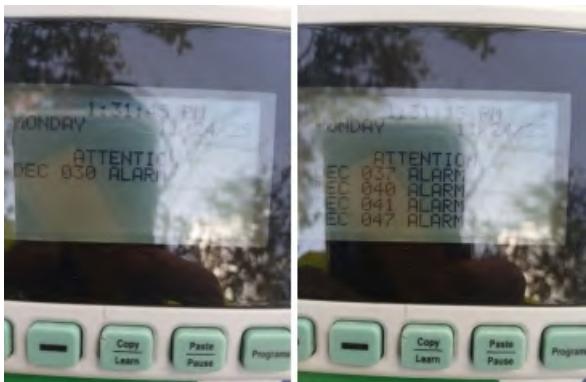
Juniper

Proposal

Proposal No.: **375411**
 Proposed Date: **12/01/25**

PROPERTY:	FOR:
Watergrass CDD Samantha Ford 32711 Windelstraw Dr Wesley Chapel, FL 33545	November 2025 Irrigation Repairs-Controller A-Decoder Replacements

Controller A, Zone #30, Zone #47, Zone #37, Zone #40, and Zone #41- Replace bad wire (3 zone are not working & replace 2 bad Hunter decoders)



ITEM	QTY	UOM	TOTAL
Irrigation Renovation			
Control Components			\$2,257.08
Irrigation Tech Labor	20.00	HR	
Hunter ICD Decoder 1 station for use with ACC Controllers	2.00	EA	
DBRY Gel Cap	8.00	EA	

Hunter ID-1 Decoder Wire Blue 14 Gauge Jacketed 2 Conductor Twisted 1000 ft. (Sold per ft.)	450.00	FT
	Total:	\$2,257.08

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

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

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

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

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

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Memorandum

To: Samantha Zanoni, District Manager, Watergrass CDD

From: Kent Huerta, Engineer Intern
Phil Chang, P.E., District Engineer

Date: February 2, 2026

Subject: Pond Assessment Report and MES Repair Inspection

At the request of the Watergrass I Community Development District (“District”), BGE Inc. completed a site visit to the District, to visually assess the stormwater pond outfalls and embankments at its 2 District maintained stormwater ponds and sumps. No condition assessment was undertaken with regards to the storm pipe network beyond the pond limits unless otherwise noted in this report.

The 2 District maintained ponds and sumps discussed in this report are located as shown in the map below:

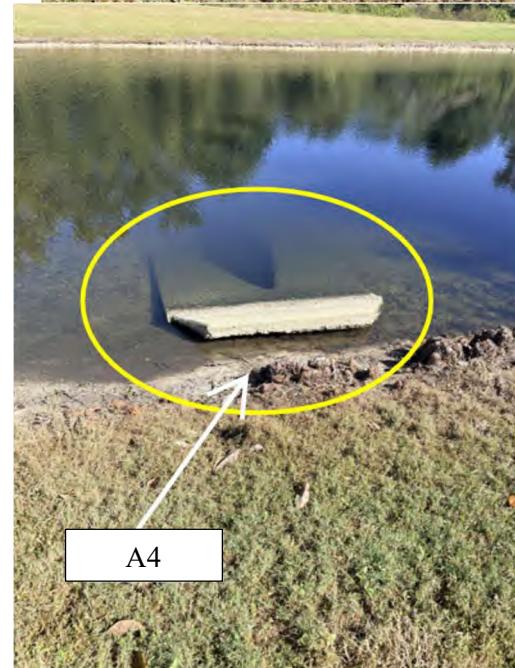


*Pond numbering based on permitted construction plans

The following is a summary of the conditions visually observed during our site visit. As previously noted, our observations were limited to the stormwater ponds, their outfall structures and their embankments. No assessments were made beyond the limits of the ponds unless otherwise noted in this report. In addition to our observations, we have included suggested corrective actions to the issues noted in this report.

B-3 Pond A:

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Page 2



Mitered End Structure (MES) Erosion: As observed in photos (A1 – A4) A visible gap has formed beneath both concrete aprons of the MES. The soil supporting the structure migrated, resulting in a void that compromises the structural foundation of the intake/discharge point. Void must be filled to re-establish contact with subgrade.

February 2, 2026

Page 3

Water Levels: The water level in B-3 Pond A appeared to be below the designed normal water level. The design normal water level appears to be at a level on the embankment where the grass stops and the bare earth begins. (Photos A5- A6)



Bank Erosion: Significant erosion and washout were observed on one of the pond bank sides. It is recommended for this area to be backfilled to restore original slope grade. (Photo A7)

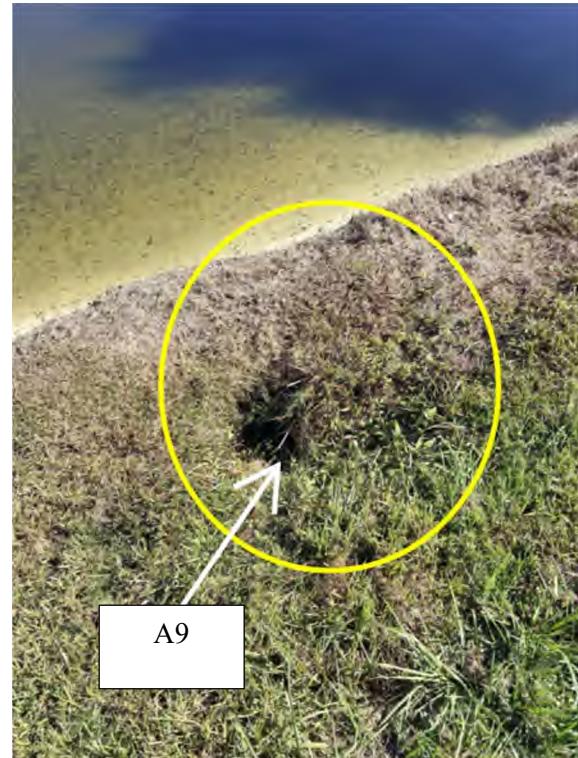
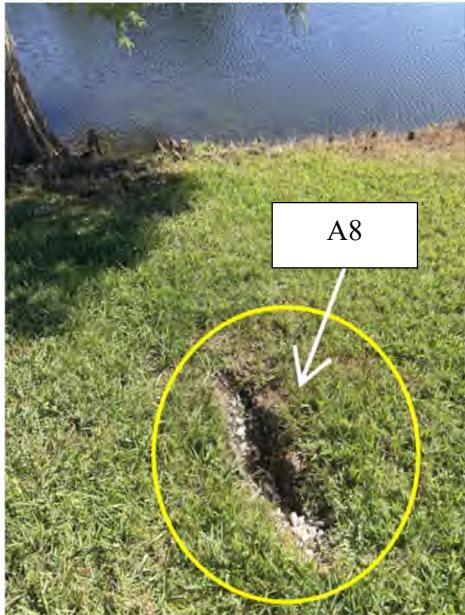


Outfall Structure Erosion: The soil immediately surrounding the concrete outfall control structure has suffered from scour erosion. The interface between the concrete structure and the earthen bank has degraded, exposing the structures sidewalls. Backfilling scoured areas around the outfall structure with suitable fill material and compacted thoroughly is recommended. (Photo A7)



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Page 4

Two significant voids were identified along the bank it is recommended to backfill voids. (Photos A8 - A9)



B-3 Pond B:

Bank Erosion: Extreme erosion and washout were observed around the pond bank and by Outfall Structure. It is required this area to be backfilled to restore original slope grade. (Photos B1- B2)



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Page 5

Outfall Structure Erosion: The soil immediately surrounding the concrete outfall control structure has suffered from scour erosion. The interface between the concrete structure and the earthen bank has degraded, exposing the structures sidewalls. Backfilling scoured areas around the outfall structure with suitable fill material and compacted thoroughly is recommended. (Photos B3-B4)



Water Levels: The water level in B-3 Pond A appeared to be below the designed normal water level. The design normal water level appears to be at a level on the embankment where the grass stops and the bare earth begins. (Photo B5-B6)



February 2, 2026
Page 6

Mitered End Structure (MES) Erosion: As observed in photo B7 A visible gap has formed beneath concrete apron of the MES. The soil supporting the structure migrated, resulting in a void that compromises the structural foundation of the intake/discharge point. Void must be filled to re-establish contact with subgrade.



Assessment of Compliant Outfall Installation:

The inspected MES and associated outfall protection appear to be constructed in substantial compliance with constructed outfall protection appear to be constructed in substantial compliance with specs.



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Page 7

Overall, the items needing attention in the Ponds are as follows:

B-3 Pond A:

1. Address the erosion at mitered end structure (Photo A1 – A4).
2. Address the bank erosion (Photo A7)
3. Address the outfall structure erosion (Photo A7)
4. Address the two significant voids identified (Photos A8 - A9)

B-3 Pond B:

1. Address the bank erosion (Photo B1- B2)
2. Address the outfall structure erosion (Photos B3-B4)
3. Address the erosion at mitered end structure (Photo B7)

If requested, BGE can request quotes from contractors to make repairs to and provide them to the District for its consideration.

(Note: Inspection Reminder attached for reference)



An Equal
Opportunity
Employer

Southwest Florida Water Management District

Sam Zanoni
2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

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Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

RECEIVED
NOV 06 2025

November 03, 2025

Watergrass CDD
c/o Meritus Districts
2005 Pan Am Cir., Ste. 120
Tampa, FL 33607

Subject: REMINDER of Inspection Report Coming Due
Permit No: 44006666.003
Project Name: Watergrass - Parcels A1 & A2

A condition of your permit requires that you submit an inspection report to the District in accordance with a specific schedule. This inspection report is due on January 14, 2026. This letter was generated to remind you of this requirement in sufficient time for you to complete the inspection and submit the report to the District by the due date.

Inspection reports provide assurance to the District that the surface water management system is properly operated and maintained. The inspection report must include the District form "Statement of Inspection for Proper Operation and Maintenance" available at <https://www.swfwmd.state.fl.us/sites/default/files/medias/documents/04.10R-023.pdf>. The form must be certified by a Florida registered Professional Engineer.

Information can be submitted online using eCompliance by visiting the District's Environmental Resource Permitting System in ePermitting located on the District's website at <http://WaterMatters.org/LogInERP>. If you do not have an account you can sign up by clicking the "Register Now" button.

If any maintenance procedures or remedial actions are necessary prior to submittal of the certified District form, please advise the District in writing. The inspection report must be submitted to the District by the date above.

If you have already complied with this requirement, please notify us so we can update our customer records. If you have questions, please contact the Brooksville Service Office at (352) 796-7211 or (800) 423-1476 (FL only).

Sincerely,

Regulatory Support Services
Regulatory Support Bureau
Regulation Division

Inframark LLC
 656-247-3501
 nmontagna@inframark.com
 2005 Pan Am Cir Suite 300
 Tampa, FL 33607



Estimate #: 1044

Date: 1/8/2026

Valid until: 2/21/2026

✓ Accepted

1/8/2026 (3:17pm ET)

Samantha.Zanoni@Inframark.com

WaterGrass I CDD
 32711 Windelstraw Dr
 Wesley Chapel, FL 33545

Replace dog station doggie bag dispenser box

Job location

32711 Windelstraw Dr, Wesley Chapel, FL 33545

Product / Service	Quantity	Unit price	Total
Labor	1	\$85.00	\$85.00
Material	1	\$135.00	\$135.00
Doggie bag dispenser			
Green in color			
Two bag Dispenser			

Subtotal: \$220.00

Total: \$220.00

Images



Pet Waste Eliminator Dispenser Box - Green

Inframark

Offices-Celebration-Tampa

We are proud to provide a range of services for your community.

Inframark LLC
 656-247-3501
 nmontagna@inframark.com
 2005 Pan Am Cir Suite 300
 Tampa, FL 33607



Estimate #: 1065

Date: 1/31/2026

Valid until: 2/28/2026

✓ Accepted

2/2/2026 (12:22pm ET)

Samantha.Zanoni@Inframark.com

WaterGrass I CDD
 32711 Windelstraw Dr
 Wesley Chapel, FL 33545

Dog station at summer glade park will be removed and replaced with a brand-new dog station

Job location

32711 Windelstraw Dr, Wesley Chapel, FL 33545

Product / Service	Quantity	Unit price	Total
Material and Labor	1	\$450.00	\$450.00
Subtotal:			\$450.00
Total:			\$450.00

Images



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Offices-Celebration-Tampa

We are proud to provide a range of services for your community.



WaterGrass Community Development District I
c/o Inframark
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

Customer	WaterGrass Community Development District I
Acct #	511
Date	01/12/2026
Customer Service	Christina Wood
Page	1 of 1

Payment Information	
Invoice Summary	\$ 800.00
Payment Amount	
Payment for:	Invoice#31267 E709127

Thank You

Please detach and return with payment



Customer: WaterGrass Community Development District I

Invoice	Effective	Transaction	Description	Amount
31267	03/10/2026	Renew policy	Policy #E709127 03/10/2026-03/10/2027 Surtec Insurance Company Bond Limit: \$24,000 - Renew policy Due Date: 1/12/2026	800.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
\$ 800.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555 Atlanta, GA 30374-8555	accounting@egisadvisors.com	01/12/2026

1 The Watergrass I Community Development District regular meeting of the Board of Supervisors was
2 held on Thursday, December 18, 2025, and called to order at 6:04 p.m. at the Watergrass Clubhouse,
3 32711 Windelstraw Drive Wesley Chapel, Florida 33545.

4

5 Present and constituting a quorum were:

6 Michael Leavor Board Supervisor, Chair
7 Matthew Balogh Board Supervisor, Vice Chair
8 Catherine Billington Board Supervisor, Assistant Secretary
9 Thaddeus Murrell Board Supervisor, Assistant Secretary
10

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

12 Samantha Zanoni District Manager, Inframark
13 Bill Conrad Representative, LMP Landscaping
14 Residents and Members of the Public.
15

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

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

21 Ms. Zanoni called to order at 6:04 pm and conducted roll call. A quorum was established.

22

23 **SECOND ORDER OF BUSINESS** **Motion to Approve Agenda**

24 On MOTION by Mr. Murrell, seconded by Mr. Balogh, with all in favor, motion to approve the
25 December 18, 2025, meeting agenda as presented carried.

26

27 **THIRD ORDER OF BUSINESS** **Audience Comments**

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

29

30 **FOURTH ORDER OF BUSINESS** **Staff Reports**

31 **A. District Accountant**

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

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

34

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

36 On MOTION by Mr. Balogh, seconded by Ms. Billington, with all in favor, motion to approve
37 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 included the completion of the plant installation and the mulch installation being scheduled for January (date to be determined). Mr. Conrad stated that LMP would investigate the scheduling issues with the sprinkler systems.

42

43

i. Review of December 2025 OLM Report

44

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

45

46

ii. Review of December 2025 OLM Grade Sheet

47

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

48

49

UNDER SEPARATE COVER

50

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.

51

52

D. District Engineer

53

i. Consideration of Site Masters Playground Drainage Proposal

54

Proposal tabled.

55

56

E. District Counsel

57

Not present.

58

59

F. District Manager

60

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

61

62

63

64

65

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**

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

77 The Board asked Ms. Zanoni 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