

**WATERGRASS I
COMMUNITY DEVELOPMENT DISTRICT I
BOARD OF SUPERVISORS
REGULAR MEETING
OCTOBER 28, 2021**

**WATERGRASS I
COMMUNITY DEVELOPMENT DISTRICT I AGENDA
October 28, 2021 AT 6:00 P.M.
WATERGRASS CLUB LOCATED AT
32711 WINDELSTRAW DR. WESLEY CHAPEL, FL 33545**

District Board of Supervisors	Chairman	Michael Leavor
	Vice-Chair	Ashley Johnson
	Supervisor	Catherine Billington
	Supervisor	Matthew Balogh
	Supervisor	Vacant
District Managers	Meritus	Gene Roberts
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Johnson Engineering	Phil Chang

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **6:00 p.m.** Following the **Call to Order**, the meeting will proceed with the second section called **Vendor and Staff Reports**. This section will allow Vendors and District Engineer and Attorney to update Board on work and to present proposals. The third section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section will be **Management Reports**. This section allows the District Manager and Staff to update the Board of Supervisors on any pending issues that are being researched for Board action. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. In the event of a Public Hearing, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion, and vote.

The sixth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

WaterGrass I Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the WaterGrass I Community Development District will be held on **Thursday, October 28, 2021 at 6:00 p.m. at the WaterGrass Club located at 32711 Windelstraw Drive Wesley Chapel, FL 33545**. Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 7979718#

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. VENDOR & STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer.....Tab 01
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2022-01; Approving Escrow Deposit Agreement Tab 02
 - B. Discussion on Pressure Washing
 - C. General Matters of the District
- 5. CONSENT AGENDA**
 - A. Consideration of the Board of Supervisors Regular Meeting Minutes September 23, 2021.....Tab 03
 - B. Consideration of Operations and Maintenance Expenditures September 2021..... Tab 04
 - C. Review of Financial Statements Month Ending September 30, 2021 Tab 05
- 6. MANAGEMENT REPORTS**
 - A. District Manager
 1. Field Manager's Report..... Tab 06
 - A. Community Inspection Report
 - B. OLM Report
 - C. LMP Report
- 7. SUPERVISOR REQUESTS**
- 8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 9. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,
Gene Roberts
District Manager

From: Phil Chang <pc@johnsoneng.com>
Sent: Monday, October 4, 2021 11:49 AM
To: Gene Roberts <gene.roberts@merituscorp.com>
Subject: Watergrass CDD 1 District boundary issue

Gene,

After doing some research that has included reviewing both the Watergrass CDD 1 & CDD 2 ordinances to establish, I can conclude that the area north of Overpass Road is within the CDD 2 District limits based on ordinance 13-06 to establish CDD 1 that I sent to you on 9/23/2021 and the attached excerpt from ordinance 13-05 to establish CDD 2 (CDD 2 parcels are shaded yellow).

The same district limit maps are shown on both CDD 1 & 2's website (also attached) and they are consistent with both ordinance 13-05 & 13-06. Parcels C-1 & C-2 are within the limits of CDD 2 and, therefore, should be CDD 2 parcels – not CDD 1.

On the property appraiser's website, the parcel with the ponds (Tract B7) on the north side of Overpass Road west of the community pool/center, does appear to indicate CDD I ownership if you look at the mailing address but it also says that the parcel is within Watergrass II.

Mike Wells Property Appraiser
Proudly Serving Pasco County, Florida

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Notice of Proposed Taxes 2021

Other Agency Data Tax Collector School Board Supervisor of Elections Utilities Service Pasco County Permitting

Parcel ID: 39-25-20-0030-0000-0070 (Card: 1 of 1)
Classification: 09600-Sew/Waste Land

Mailing Address		Property Value	
WATERGRASS COMMUNITY DEVELOPMENT DISTRICT	Just Value		\$0
C/O MERITUS	Ag Land		\$0
2005 PANAM CIRCLE SUITE 300	Land		\$0
TAMPA, FL 33607-6008	Building		\$0
	Extra Features		\$0

Physical Address: 7575 WINDCHASS WAY, WESLEY CHAPEL, FL 33545

Legal Description (1000 288 characters):
See Plat for this Subdivision
WATERGRASS PARCELS C-1 & C-2 PB 66 PG 102 TRACT B7 OR 8591 PG 903

Jurisdiction: Pasco County Board of County Commissioners
Community Dev District: Watergrass II

Line	Use	Code	Description	Zoning	Units	Type	Price	Condition	Value	
1		9600V	55F-LO	Waste Land	MPUD	1,019,755.00	SF	\$0.01	1.00	\$0

Additional Land Information: Sinkhole Status: None Reported

Building Information (Card: 1 of 1): Unimproved Parcel

Extra Features (Card: 1 of 1): No Extra Features

The original property transfer occurred on 8/10/2011 from the developer to Watergrass CDD BEFORE CDD I & II were created (attached). I believe that the ownership of this parcel (Tract B7) was incorrectly recorded as CDD I instead of CDD 2 as it should have been per the establishment documents for CDD 1 & 2. In other words, it was an error but the parcel (Tract B7) is definitely within CDD 2 and should be owned by CDD 2 per the ordinance.

If you have any questions, please let me know.

Thanks.

Phil Chang, P.E.
Branch Manager
JOHNSON ENGINEERING, INC.
17900 Hunting Bow Circle, Suite 101
Lutz, FL 33558
(727) 534-4852 Cell
(813) 751-2656 Direct
(813) 909-8099 Office
pchang@johnsoneng.com
www.johnsonengineering.com

S/H



Prepared By & Return to:

Arlene Elmore for
CKB Development LLC
2940 Sports Core Circle
Wesley Chapel, FL 33544

Rept: 1385558 Rec: 18.50
DS: 0.70 IT: 0.00
08/29/11 L. Sagastume, Dpty Clerk

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
08/29/11 08:30am 1 of 2
OR BK 8591 PG 903

WARRANTY DEED

This WARRANTY DEED is made as of August 10, 2011 by and between **CKB DEVELOPMENT LLC**, a Delaware limited liability company, ("Grantor"), whose mailing address is c/o Crown Community Development, 2940 Sports Core Circle, Wesley Chapel, Florida 33544, and **WATERGRASS COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government organized pursuant to Chapter 190, Florida Statutes ("Grantee"), whose mailing address is c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. (All references to the parties herein shall include their successors, and assigns.)

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the Grantee forever, the real property (the "Property") situated in Pasco County, Florida, legally described below:

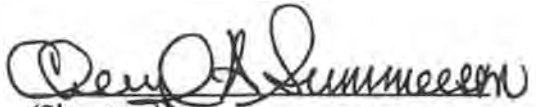
Tract A-5 (private street right-of-way), Tracts B-7, B-8, B-9 and B-10 (drainage wetland conservation, landscape & wall easements) and Tract P-8 (park site) according to the map or plat of Watergrass Parcels C-1 & C-2 recorded in Plat Book 66, Pages 103 through 114 inclusive, of the Public Records of Pasco County, FL

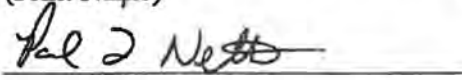
TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee in fee simple forever.

AND Grantor does hereby covenant with the Grantee that the Property is free from all liens and encumbrances except: (a) conditions, restrictions, limitations, and easements of record, however this provision shall not reimpose any of the same; (b) zoning and other governmental regulations; and (c) taxes and assessments for the year and subsequent years.

AND Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomever.

Signed, Sealed, and Delivered
in the Presence of:

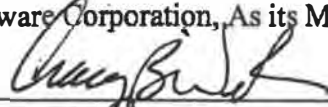

(Signature)
Cheryl A. Summerson
(Print Name)


(Signature)
PAUL I. NETTINA
(Print Name)

CKB DEVELOPMENT LLC, a
Delaware Limited Liability Company,

By: **CURLY ROAD ASSOCIATES, LLC, an**
Illinois Limited Liability Company
As its Manager


By: **HENRY CROWN AND COMPANY, a**
Delaware Corporation, As its Manager

By: 
Craig B. Weber,
As an authorized representative

STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me on AUGUST 8, 2011 by Craig B. Weber, as an Authorized Representative of **HENRY CROWN AND COMPANY, a** Delaware Corporation, on behalf of the Corporation, as the manager of **CURLY ROAD ASSOCIATES, LLC, an** Illinois limited liability company, on behalf of the company, as the Manager of **CKB DEVELOPMENT LLC, a** Delaware limited liability company, on behalf of the company, ☒ who is personally known to me or ☐ who has produced a driver's license as identification (check one).




(Signature) **Arlene M. Elmore**

(Type or Print Name)
Notary Public
My Commission Expires:
Commission No.:

AN ORDINANCE ESTABLISHING THE WATERGRASS COMMUNITY DEVELOPMENT DISTRICT II PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR AUTHORITY AND POWER OF THE DISTRICT; PROVIDING FOR POWERS AND DUTIES OF THE DISTRICT; PROVIDING FOR THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR THE DISTRICT BUDGET; PROVIDING FOR FUNCTIONS OF THE DISTRICT; PROVIDING FOR MISCELLANEOUS PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, CKB Development, LLC, (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to adopt an ordinance establishing the boundaries of the WaterGrass Community Development District II (the "District") pursuant to Chapter 190, Florida Statutes, and granting certain special powers; and

WHEREAS, the County, in determining whether to establish the District boundaries, has considered and finds that all statements contained in the Petition to Establish the WaterGrass Community Development District II (the "Petition") are true and correct; and

WHEREAS, the County has considered and finds that the establishment of the District is not inconsistent with any applicable element or portion of the Pasco County Comprehensive Plan; and

WHEREAS, the County has considered and finds that the area of land within the District is a sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as a functional interrelated community; and

WHEREAS, the County has considered and finds that the District is the best alternative for delivering the community development services and facilities to the area that will be served by the District; and

WHEREAS, the County has considered and finds that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and,

WHEREAS, the County has considered and finds that the area that will be served by the District is amenable to separate special-district government; and

WHEREAS, a duly noticed public hearing on the Petition was held prior to the adoption of this Ordinance establishing the District.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pasco County, Florida, as follows:

SECTION 1. AUTHORITY

This Ordinance is enacted pursuant to Chapters 125 and 190, Florida Statutes (2012),

and under the home rule powers of the County.

SECTION 2. LEGISLATIVE FINDINGS OF FACT

The foregoing Whereas clauses, incorporated herein, are true and correct.

SECTION 3. AUTHORITY AND POWER OF THE DISTRICT

a. There is hereby established the District, as depicted in Exhibit H of the Petition, and the external boundaries of which is described in Exhibit B of the Petition, which shall operate in accordance with those requirements as set forth in Florida Statutes, Chapters 189 and 190, the Uniform Community Development District Act of 1980, as amended.

b. The establishment of the District shall not affect any requirements for governmental approval of any construction within the District. Master Planned Unit Development conditions of approval of the WaterGrass MPUD Petition No. 6186, as may be amended, pertaining to land within the District shall remain in effect. All other State and local development regulations shall apply. Planning, environmental, and land development regulations shall apply to all development and construction within the District regardless of who undertakes the activity. Further, the District shall not have the authority to adopt a comprehensive plan, building code, or land development code.

c. The District shall have no eminent domain powers outside its boundaries without first obtaining the expressed written approval of the Board of County Commissioners by resolution.

d. The District shall comply with all applicable provisions of Chapter 189, Florida Statutes, including, but not limited to, the requirement that a "Public Facilities Report" be made and submitted to the County in accordance with Section 189.415, Florida Statutes.

SECTION 4. POWERS AND DUTIES OF THE DISTRICT

The exclusive charter for the District shall be the uniform community development district charter as set forth in Florida Statutes 190 which includes, but is not limited to, the following:

a. The District shall provide financial reports to the Department of Financial Services in the same form and in the same manner as all other political subdivisions, including the County.

b. The District shall fully disclose information concerning the financing and maintenance of real property improvements undertaken by the District. Such information shall be made available to all existing and prospective residents of the WaterGrass Community Development District II and the County.

c. All contracts for the initial sale of real property and residential units within the District shall disclose to the buyer the existence of the District and the District's authority to levy taxes and assessments. Both the text and the placement of the text in the contract of sale must appear as mandated by law.

d. The District shall have the authority to pledge only the District's funds, revenues, taxes, and assessments to pay the District's indebtedness.

e. All bonds issued by the District shall be secured by a trust agreement between the District and a corporate trustee or trustees.

f. In the event of a default on District Bonds, the obligations of the District shall not constitute a debt or obligation of the County, any municipality, or the State.

g. The District shall be subject to the Florida Constitution provision requiring approval of ad valorem taxes by referendum; the millage rate for such taxes shall be limited by statute. In addition to the millage cap, the aggregate principal amount of general obligation bonds outstanding at any one (1) time shall not exceed thirty-five (35) percent of the assessed value of the property within the District. Should the residents of the District impose ad valorem taxes upon themselves, such taxes shall be in addition to the County's and other ad valorem taxes and shall be assessed, levied, and collected in the same manner as the County's taxes.

h. Rates, fees, rentals, and other charges for any facilities or services of the District shall be established only after a noticed public hearing.

i. Within thirty (30) days after the effective date of this Ordinance, the District shall record a Notice of Establishment of District Boundaries in the property records of the County, which the said notice shall include at least the legal description of the property within the District and the notice required to be given to buyers of property within the District.

SECTION 5. BOARD OF SUPERVISORS OF THE DISTRICT

a. The District Board of Supervisors shall exercise the powers and responsibilities granted to the District.

b. The members of the District's Board of Supervisors shall be residents of Florida and citizens of the United States. The names of the five (5) persons designated to be the initial members of the Board of Supervisors as listed in Exhibit D of the Petition.

c. After the Board of Supervisors shifts to being elected by the resident electors of the District, the supervisors shall also be residents and electors of the District.

d. Candidates for the District's Board of Supervisors seeking election to office by the qualified electors of the District shall be subject to the same campaign financing disclosure requirements and oath of office requirements as candidates for any other public office.

e. The compensation of each supervisor is limited to Two Hundred and 00/100 Dollars (\$200.00) per meeting (not to exceed Four Thousand Eight Hundred and 00/100 Dollars [\$4,800.00] per year), plus standard State travel and per diem expenses, unless a higher compensation is approved by a referendum of the residents of the District.

f. All meetings of the District's Board of Supervisors, which shall include a minimum of four (4) times per year during evening hours, must be open to the public and governed by the Government-in-the-Sunshine requirements of Chapter 286, Florida Statutes.

g. The District's Board of Supervisors shall follow Chapter 120, Florida Statutes, procedures in adopting rules.

h. The records of the District's Board of Supervisors must be open for public inspection by any person at any reasonable time, pursuant to Chapter 119, Florida Statutes, and the said records shall be kept in the manner and in the place mandated by law.

SECTION 6. DISTRICT BUDGET

a. The District budget shall be adopted annually by the District's Board of Supervisors, and prior to approval by the said Board, shall be the subject of a duly noticed public hearing at which the said Board must hear all objections to the budget.

b. Proposed District budgets shall be submitted by the District's Board of Supervisors to the County at least sixty (60) days before adoption by the District's Board of Supervisors.

SECTION 7. FUNCTIONS OF THE DISTRICT

a. The District may exercise the general powers provided in Section 190.011, Florida Statutes.

b. The District may exercise the special powers for parks and recreation services and facilities, security services and facilities, and waste collection and disposal services pursuant to Sections 190.012(2)(a), 190.012(2)(d) and 190.012(2)(f), Florida Statutes.

c. The powers and functions of the District do not replace, diminish, or obviate the applicability of any County ordinance to the property and the development of the said property, currently within the District, as described in Exhibit B, and as the said District might be expanded or contracted.

SECTION 8. MISCELLANEOUS PROVISIONS

a. The County may require, based upon the number of residential units planned within the District, that the District's community facilities be used to accommodate the establishment of a polling place by the Pasco County Supervisor of Elections.

b. The County, at its option, may adopt a nonemergency ordinance providing a plan for the transfer of a specific community development service from the District to the County. The plan shall provide for the assumption and guarantee of the District debt that is related to the service and shall demonstrate the ability of the County to provide the service as efficiently as the District at a level of quality equal to or higher than that actually delivered by the District and at charge equal to or lower than the actual charge by the District.

c. The District shall not levy assessments on any property, lying within the boundaries of the District, either owned or to be owned by the County or the District School Board of Pasco County. All applicable documents pertaining to the undertaking of funding and construction by the District shall reflect the following: (1) all District-related assessments shall not apply to any property either owned or to be owned by the County or the District School Board of Pasco County; and (2) no debt or obligation of such District shall constitute a burden on any property either owned or to be owned by the County or District School Board of Pasco County.

Any and all property owned by the District shall be subject to, and the District shall pay, all County imposed user fees, including but not limited to stormwater utility and solid

waste disposal fees, whether or not such fees are collected via the non-ad valorem assessment method. Further, property within the boundaries of the District may be subject to existing or future taxes, assessments, or user fees imposed by the County, or any existing or future dependent district of the County, and such taxes, assessments, and user fees could be equal in priority, or superior to, the District's assessments and fees. Such taxes, assessments and user fees shall not be considered inconsistent with, or an impairment of, the financial obligations of the District, and the possibility and priority of such taxes, assessments, and user fees shall be disclosed in all applicable documents pertaining to the undertaking of funding and construction by the District.

d. The Petition to Establish the WaterGrass Community Development District II is attached hereto in its entirety as Exhibit A and incorporated herein.

SECTION 9. SEVERABILITY

To the extent that any portion of this ordinance is in conflict with Chapter 190, Florida Statutes or any other Florida Statute, as amended, then the Florida Statutes shall govern, and the remainder of this ordinance shall be construed as not having contained such section, subsection, sentence, clause, or provision and shall not be affected by such holding.

SECTION 10. EFFECTIVE DATE

A certified copy of this Ordinance shall be filed in the Office of the Secretary of State by the Clerk to the Board of County Commissioners within ten (10) days after adoption of this ordinance and shall take effect upon filing.



BY: Paula O'Neil, Ph.D.
PAULA O'NEIL, PH.D.
CLERK & COMPTROLLER

BOARD OF COUNTY COMMISSIONERS OF
PASCO COUNTY, FLORIDA

BY: Theodore J. Schrader
THEODORE J. SCHRADER, CHAIRMAN

APPROVED
IN SESSION

MAR 5 2013

PASCO COUNTY
BCC

EXHIBIT A

**Petition to Establish
Watergrass Community
Development District II

(CDD II)**

**November 6, 2012
Revised January 8, 2013**

**Submitted by:
STRALEY & ROBIN
Attorneys at Law
1510 W. Cleveland Street
Tampa, Florida 33606
Telephone: 813-223-9400
Facsimile: 813-223-5043**

CDD II

APPLICATION FORM

I. APPLICANT: CKB Development, LLC
ADDRESS: 2940 Sports Core Circle
CITY Wesley Chapel STATE Florida ZIP 33544
PHONE (813) 994-2277

PROPERTY OWNER(S): (See attached)
ADDRESS: _____
CITY _____ STATE Florida ZIP _____
PHONE _____ FAX: _____

REPRESENTATIVE: Mark K. Straley, Esq.
(Contact Person):
ADDRESS: Straley & Robin, 1510 W. Cleveland St.
CITY Tampa STATE Florida ZIP 33606
PHONE (813) 223-9400 FAX: (813) 223-5043

II. Current Use of Property: Residential, community and recreational
Current zoning of property: MPUD (Petition # ZN11-6994)
Current future land use designation of property: RES-3 & Towncenter
Current Number and Types of Units to be assessed
by this CDD: *Residential Units: Single Family 1,080 and Multi-Family 489; Commercial (sq. ft entitlements) 140,000 sq. ft.; Office (sq. ft. entitlements) 73,000 sq. ft.
Name of MPUD or Development: Watergrass MPUD (Petition #ZN11-6994)

III. I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THE SUBMITTED APPLICATION PACKET IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF ON THIS PETITION.

BY: Craig B. Weber
Signature of the Applicant/(Petitioner)

CRAIG B. WEBER
Type or Print Name Legibly

IV. Growth Management
Department
Date Stamp

V. OFFICIAL COMMENTS

Is this application accompanied by other applications?

If so, what are the application numbers?

Other comments:

*Watergrass MPUD is approved for 1,999 single and multi-family units, the Watergrass CDD contains 430 single family units.

{00032495.DOCX/}

Property Owners

PROPERTY OWNER(S): CKB Development, LLC
ADDRESS: 2940 Sports Core Circle
CITY Wesley Chapel STATE Florida ZIP 33544
PHONE (813) 994-2277 FAX: (813) 973-1687

PROPERTY OWNER(S): The Ryland Group, Inc.
ADDRESS: 9426 Camden Field Parkway
CITY Riverview STATE Florida ZIP 33578
PHONE (813) 627-6100 FAX: (813) 627-6162

PROPERTY OWNER(S): Michael E. Lopez
ADDRESS: 32764 Windelstraw Drive
CITY Wesley Chapel STATE Florida ZIP 33545
PHONE _____ FAX: _____

PROPERTY OWNER(S): Angela Clarke
ADDRESS: 32745 Windelstraw Drive
CITY Wesley Chapel STATE Florida ZIP 33545
PHONE _____ FAX: _____

PROPERTY OWNER(S): Michael & Kathy Stokrp
ADDRESS: 7735 Windchase Way
CITY Wesley Chapel STATE Florida ZIP 33545
PHONE _____ FAX: _____

CDD II

Petition to Establish Watergrass Community Development District II

Petitioner, CKB Development, LLC, a Delaware limited liability company, (herein referred to as "Petitioner"), petitions the Board of County Commissioners of Pasco County, Florida pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance establishing a community development district, to be known as the Watergrass Community Development District II (the "District"), and designating the land area for which the District would manage and finance the delivery of basic services, and states as follows:

1. Petitioner is CKB Development, LLC, a Delaware limited liability company, having a post office address of 2940 Sports Core Circle, Wesley Chapel, Florida 33544.

2. The land area to be served by the District is a parcel of unimproved real property containing approximately 771.127 acres. All of the land in the proposed District is in the unincorporated portion of Pasco County. A map showing the general location of the project and an aerial photograph are attached as **Composite Exhibit A**.

3. A metes and bounds legal description of the external boundaries of the District and a description sketch are attached as **Composite Exhibit B**.

4. The written consent to the establishment of the District by the landowner, as defined in section 190.003(13), Florida Statutes, of 100% of the real property to be included in and served by the District, are attached as **Composite Exhibits C-1 through C-5**. Section 190.005(1)(a)2, Florida Statutes.

5. The five persons designated to serve as the initial members of the board of supervisors of the District are identified in **Exhibit D** attached hereto. These initial supervisors shall serve on the board until replaced by elected members as provided by Section 190.006, Florida Statutes. All of the initial supervisors are residents of the State of Florida and citizens of the United States of America. Section 190.005(1)(a)3, Florida Statutes.

6. The proposed name of the District is the Watergrass Community Development District II (hereinafter in the attached exhibits referred to as "Watergrass CDD II"). Section 190.005(1)(a)4, Florida Statutes.

7. The major trunk water mains, sewer interceptors and outfalls currently in existence on the property to be served by the District are identified on **Exhibit E** attached hereto. Section 190.005(1)(a)5, Florida Statutes.

8. The proposed timetables and related estimates of cost to construct District services and facilities, and proposed infrastructure plan based upon available data, are attached as composite **Exhibit F**. Section 190.005(1)(a)6, Florida Statutes.

9. The statement of estimated regulatory costs of the granting of this petition and the establishment of the District pursuant thereto together with an analysis of alternatives for delivering community development services and facilities, are attached as **Exhibit G**, Section 190.005(1)(a)8, Florida Statutes.

10. The future general distribution, location, and extent of public and private uses of land proposed for the area within the District have been incorporated into the adopted and approved Pasco County Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government comprehensive plan. Section 190.005(1)(a)7, Florida Statutes. A copy of the pertinent portion of the Pasco County Land Use Element is attached as **Exhibit H**.

11. The property within the proposed District is amenable to operation as an independent special district for the following reasons:

(a) Establishment of the District and all land uses and services planned within the proposed District are consistent with applicable elements or portions of the State Comprehensive Plan and all elements of the adopted and approved Pasco County Comprehensive Plan.

(b) The area of land within the proposed District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

(c) The District provides the best mechanism for delivering community development services and facilities to the proposed community. The Petitioner expects that the

establishment of the proposed District will promote development of the land within the District by providing for a more efficient use of resources. That development will in turn benefit Pasco County and its residents outside the District by increasing the ad valorem tax base of Pasco County and generating water and wastewater impact fees which will assist Pasco County to meet its obligations to repay certain bonded indebtedness and transportation and other impact fees as well.

(d) The community development services and facilities of the District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

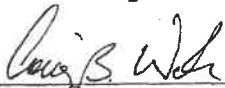
12. The Petitioner is also requesting the County to grant the District the following special powers under section 190.012(2), Florida Statutes: (1) Parks and Recreation powers in accordance with section 190.012(2)(a), Florida Statutes, (2) Security Powers in accordance with section 190.012(2)(d), Florida Statutes, and (3) Waste Collection and Disposal Powers in accordance with section 190.012(2)(f), Florida Statutes.

Respectfully submitted this 15th day of October, 2012.

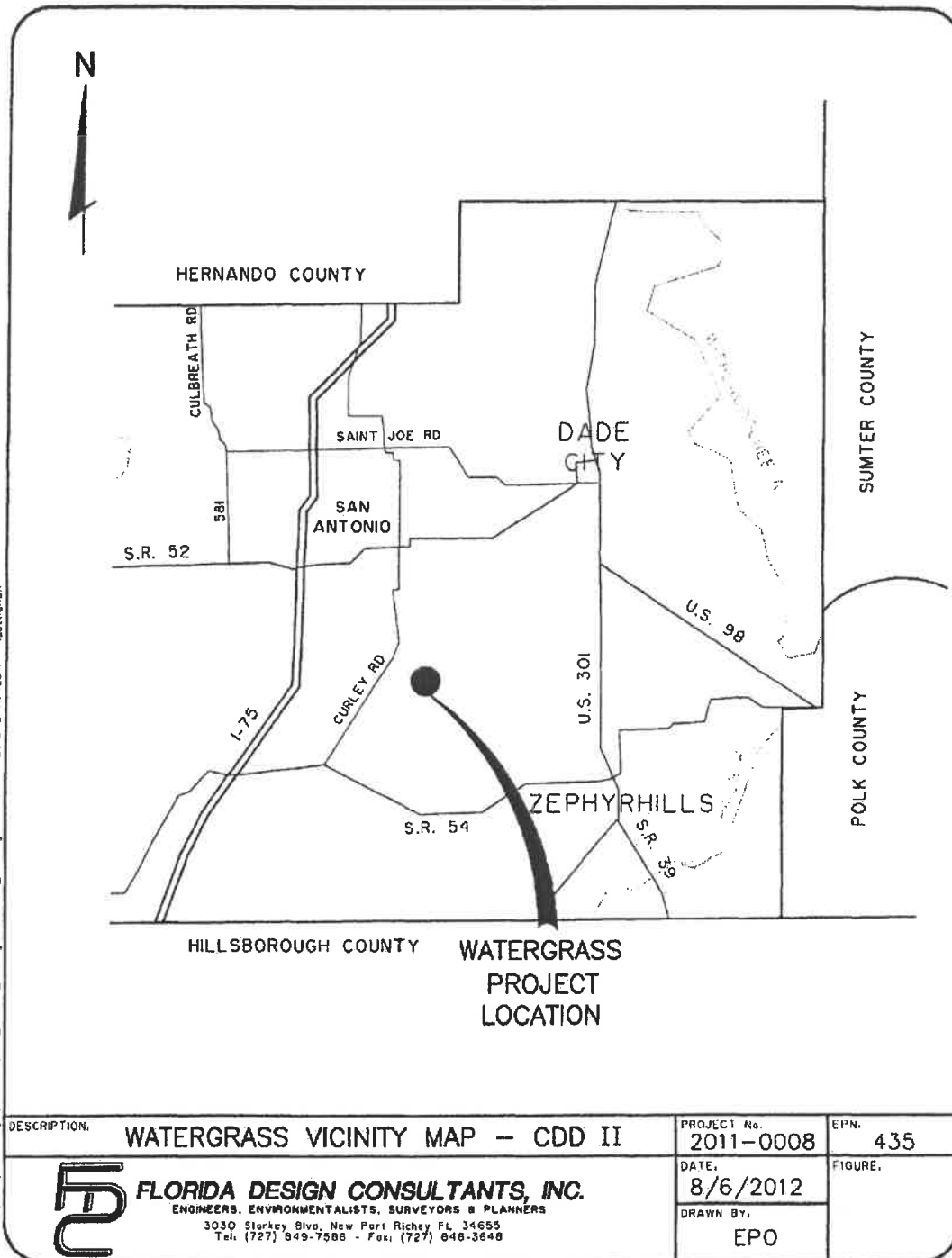
CKB Development, LLC,
a Delaware limited liability company,

By: **Curly Road Associates, LLC,**
an Illinois limited liability company
as its Manager

By: **Henry Crown and Company,**
a Delaware corporation,
as its Manager

By: 
Craig B. Weber,
As an Authorized Representative

Composite Exhibit A



J:\435\Drawings\Exhibits\435-05-Watergrass-CDD II.dwg - Dec 19 2012 @ 11:42am - hullivan

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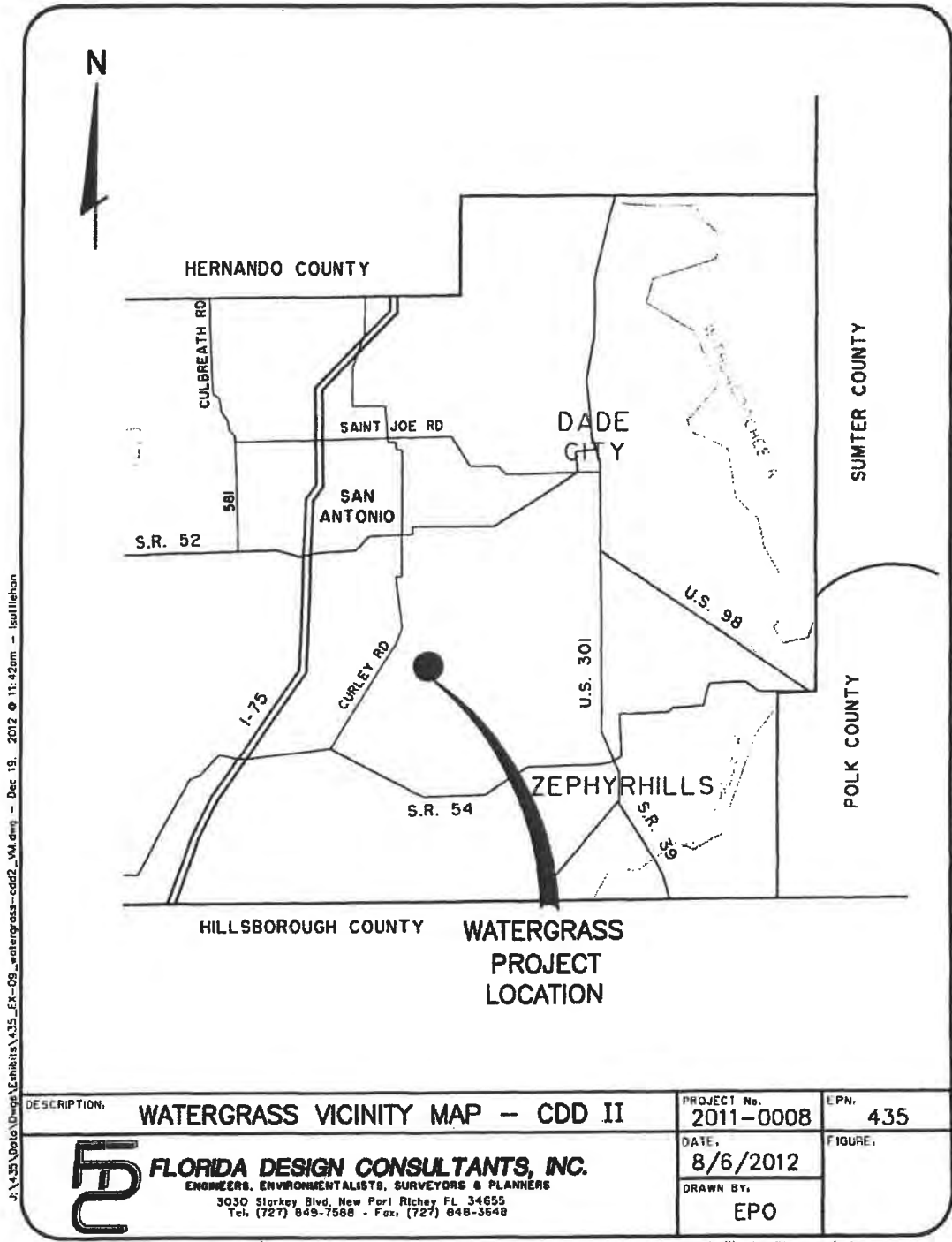
 = OVERALL WATERGRASS BOUNDARY



J:\435\Drawings\435\435_EX-07b_watergrass-cdd2.dwg -- Dec 19, 2012 @ 11:23am -- haultlehan

DESCRIPTION: WATERGRASS CDD II	PROJECT No. 2011-0008	EPN: 435
 FLORIDA DESIGN CONSULTANTS, INC. ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS 3030 Starkey Blvd, New Port Richey FL 34655 Tel. (727) 849-7588 - Fax. (727) 848-3648	DATE: 8-16-2012	FIGURE: 1
	DRAWN BY: LCS	

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J:\435\Drawings\Exhibits\435_Ex-09_watergrass-cdd2_vla.dwg - Dec 19, 2012 @ 11:42am - lsullivan

DESCRIPTION: WATERGRASS VICINITY MAP - CDD II	PROJECT No. 2011-0008	EPN 435
<div data-bbox="324 1627 406 1732" data-label="Image"> </div> <div data-bbox="414 1638 917 1722" data-label="Text"> <p>FLORIDA DESIGN CONSULTANTS, INC. ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS 3030 Starkey Blvd, New Port Richey FL 34655 Tel: (727) 849-7588 - Fax: (727) 848-3648</p> </div>	DATE: 8/6/2012	FIGURE:
	DRAWN BY: EPO	

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 = OVERALL WATERGRASS BOUNDARY

N



J:\435\Drawings\Drawings\435_EX-07b_watergrass-cdd2.dwg - Dec 19, 2012 @ 11:23am - luttikhon

DESCRIPTION.	PROJECT No.	EPN.
WATERGRASS CDD II	2011-0008	435
 FLORIDA DESIGN CONSULTANTS, INC. ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS 3030 Starkey Blvd, New Port Richey FL 34655 Tel. (727) 849-7588 - Fax. (727) 848-3648	DATE:	FIGURE:
	8-16-2012	1
	DRAWN BY:	
	LCS	

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Composite Exhibit B

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTIONS 34, 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 20 EAST AND SECTION 31, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, SAME ALSO BEING AN EASTERLY CORNER OF THE PLAT OF "WATERGRASS C-1 & C-2 AS RECORDED IN PLAT BOOK 66, PAGE 103 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S89°59'26"E, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 36, (BEARING BASIS FOR THIS LEGAL DESCRIPTION) FOR 5338.39 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF SECTION 36, SAME ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 21 EAST; THENCE S89°59'26"E ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 31, FOR 1340.13 FEET TO THE POINT OF INTERSECTION WITH THE WEST MAINTAINED RIGHT OF WAY LINE OF ATKINS ROAD; THENCE ALONG SAID WEST AND THE SOUTH MAINTAINED RIGHT OF WAY LINE OF ATKINS ROAD THE FOLLOWING THREE (3) COURSES: 1) THENCE S00°04'49"W, FOR 17.70 FEET; 2) THENCE S87°52'47"E, FOR 410.27 FEET; 3) THENCE S88°22'23"E, FOR 932.30 FEET TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE HANDCART ROAD, (COUNTY ROAD NO. 579) AS RECORDED IN OFFICIAL RECORD BOOK 4657, PAGE 683 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S00°15'13"W ALONG SAID WEST RIGHT OF WAY LINE OF HANDCART ROAD, FOR 2584.14 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31; SAID POINT LYING N89°59'22"W, 37.39 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 31; THENCE N89°59'22"W ALONG SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31, FOR 2688.17 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 31, THE SAME ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 36; THENCE N89°57'18"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 36, FOR 2855.28 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 36, SAME ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE N89°57'04"W ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 36, FOR 2651.85 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 36, THE SAME ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE N89°59'06"W ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 35, FOR 1392.45 FEET TO THE SOUTHEAST CORNER OF THE PLAT OF "WATERGRASS PARCEL B-1, B-2, B-3 AND B-4" AS RECORDED IN PLAT BOOK 61, PAGE 94 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY LINE OF SAID "WATERGRASS PARCEL B-1, B-2, B-3 AND B-4" THE FOLLOWING NINE (9) COURSES: 1) N00°00'00"E, FOR 136.70 FEET; 2) THENCE N90°00'00"E, FOR 71.00 FEET; 3) THENCE N00°00'00"W, FOR 170.00 FEET; 4) THENCE N49°00'00"W, FOR 1399.33 FEET; 5) THENCE N16°00'00"E, FOR 858.83 FEET; 6) THENCE N50°00'00"W, FOR 370.00 FEET; 7) THENCE N50°00'00"W, FOR 600.00 FEET; 8) THENCE N68°00'00"W, FOR 725.77 FEET; 9) THENCE N05°24'00"E, FOR 63.95 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF OVERPASS ROAD AS SHOWN ON SAID PLAT OF "WATERGRASS PARCEL B-1, B-2, B-3 AND B-4"; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OVERPASS ROAD, N84°36'00"W, FOR 155.00 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, SAME ALSO BEING THE NORTHWEST CORNER OF THE RIGHT OF WAY FOR ANGLESTEEM BOULEVARD AS SHOWN ON SAID PLAT OF "WATERGRASS PARCEL B-1, B-2, B-3 AND B-4"; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID ANGLESTEEM BOULEVARD THE FOLLOWING THREE (3) COURSES: 1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S05°24'00"W, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 38.27 FEET, AND A CHORD BEARING S39°36'00"E, FOR 35.36 FEET; 2) THENCE S05°24'00"W, FOR 468.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; 3) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 10°54'02", AN ARC LENGTH OF 100.83 FEET, AND A CHORD BEARING S00°03'01"E, FOR 100.88 FEET TO A NORTHEASTERLY CORNER OF TRACT B-38 OF SAID "WATERGRASS PARCEL B-1, B-2, B-3 AND B-4"; THENCE ALONG THE NORTHERLY LINE OF SAID "WATERGRASS PARCEL B-1, B-2, B-3 AND B-4" THE FOLLOWING TEN (10) COURSES: 1) S87°00'00"W, FOR 318.42 FEET; 2) THENCE N25°08'00"W, FOR 31.77 FEET; 3) THENCE N43°52'00"W, FOR 72.00 FEET; 4) THENCE N62°36'00"W, FOR 47.75 FEET; 5) THENCE N87°20'00"W, FOR 72.00 FEET; 6) THENCE S70°58'00"W, FOR 47.75 FEET; 7) THENCE S61°12'00"W, FOR 72.00 FEET; 8) THENCE S42°28'00"W, FOR 47.75 FEET; 9) THENCE S23°44'00"W, FOR 97.21 FEET; 10) THENCE S69°02'33"W, FOR 523.82 FEET TO THE NORTHWEST CORNER OF SAID "WATERGRASS PARCEL B-1, B-2, B-3 AND B-4", SAME ALSO BEING A NORTHEASTERLY CORNER OF THE PLAT OF "WATERGRASS PARCEL A" AS RECORDED IN PLAT BOOK 57, PAGE 73 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LINE OF "WATERGRASS PARCEL A" THE FOLLOWING SEVEN (7) COURSES: 1) N30°00'00"W, FOR 305.35 FEET; 2) THENCE N03°00'00"E, FOR 304.21 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE NORTHERLY; 3) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N41°12'04"W, HAVING A RADIUS OF 543.50 FEET, A CENTRAL ANGLE OF 38°45'54", AN ARC LENGTH OF 367.72 FEET, AND A CHORD BEARING S81°03'37"W, FOR 360.75 FEET TO THE POINT OF TANGENT; 4) THENCE S87°33'50"W, FOR 82.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; 5) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 51°23'51", AN ARC LENGTH OF 86.71 FEET, AND A CHORD BEARING S61°51'55"W, FOR 86.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY; 6) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 40°46'30", AN ARC LENGTH OF 92.53 FEET, AND A CHORD BEARING S56°33'24"W, FOR 90.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; 7) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 37°16'59", AN ARC LENGTH OF 65.07 FEET, AND A CHORD BEARING S58°18'20"W, FOR 83.83 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE LEAVING SAID NORTHERLY LINE OF "WATERGRASS PARCEL A", N50°20'10"W, FOR 100.00 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF CURLEY ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF CURLEY ROAD THE FOLLOWING THREE (3) COURSES: 1) N39°38'30"E, FOR 18.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; 2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5782.58 FEET, A CENTRAL ANGLE OF 02°08'00", AN ARC LENGTH OF 211.21 FEET, AND A CHORD BEARING N38°36'50"E, FOR 211.20 FEET TO THE POINT OF TANGENT; 3) THENCE N37°33'30"E, FOR 2088.85 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1/4 OF SAID SECTION 35; THENCE S89°41'21"E ALONG SAID NORTH LINE OF THE SOUTH 1/4 OF SECTION 35, FOR 4431.59 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/4 OF SECTION 35; THENCE S00°21'59"E ALONG THE EAST LINE OF SAID SOUTH 1/4 OF SECTION 35, FOR 1316.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 34,615,629 SQUARE FEET OR 794.665 ACRES, MORE OR LESS

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS SOLELY BASED UPON THE GEOMETRY AS DERIVED ON THE RECORDED DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

CKB DEVELOPMENT, LLC

SHEET DESCRIPTION:

WATERGRASS CDD II

SCALE,	DATE,	DRAWN,	CALCED,	CHECKED,
NONE	7-17-12	GMS	DWMD	DWMD
JOB No.,	EPN,	SECTION,	TOWNSHIP,	RANGE,
2012-0036	435	31	25S	21E
		34,35,36	25S	21E

SEE SHEET 1-2 FOR LEGAL DESCRIPTION
SEE SHEET 3-5 FOR SKETCH OF PARCEL I
SEE SHEET 6 FOR DETAIL



FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS
SURVEYORS & PLANNERS

3030 Stanley Blvd.
New Port Richey, Florida 34655
(727) 649-7508
Certificate of Authorization: LB 6707
State of Florida

NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

ROBERT C. WRIGHT, JR.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 4965
STATE OF FLORIDA

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION.

TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; THENCE N89°56'28"W, (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION) ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 31, FOR 39.42 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF HANDCART ROAD AS RECORDED OFFICIAL RECORD BOOK 4657, PAGE 683 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME ALSO BEING THE POINT OF BEGINNING; THENCE S00°15'13"W ALONG SAID WESTERLY RIGHT OF WAY LINE OF HANDCART ROAD, FOR 19.12 FEET TO THE NORTHEAST CORNER OF THE MAINTAINED RIGHT OF WAY LINE OF ATKINS ROAD; THENCE N84°22'23"W ALONG THE NORTH LINE OF SAID MAINTAINED RIGHT OF WAY LINE OF ATKINS ROAD, FOR 677.22 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31; THENCE S89°59'26"E ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31, FOR 677.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,472 SQUARE FEET OR 0.149 ACRES, MORE OR LESS

ERROR OF CLOSURE: 0.009 FEET (GMS)

LESS AND EXCEPT:

(OFFICIAL RECORD BOOK 7661, PAGE 951)

A PARCEL OF LAND BEING A PORTION OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF OFFICIAL RECORD BOOK 7661, PAGE 951 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID OFFICIAL RECORD BOOK 7661, PAGE 951 THE FOLLOWING SIX (6) COURSES: 1) N14°04'00"W, FOR 250.47 FEET; 2) THENCE N79°54'00"E, FOR 230.00 FEET; 3) THENCE S14°04'00"E, FOR 205.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; 4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°46'15", AN ARC LENGTH OF 38.30 FEET, AND A CHORD BEARING S29°49'07"W, FOR 34.66 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE SOUTHERLY; 5) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIUS OF 518'17'45"E, HAVING A RADIUS OF 1517.50 FEET, A CENTRAL ANGLE OF 05°35'41", AN ARC LENGTH OF 148.62 FEET, AND A CHORD BEARING S70°53'54"W, FOR 148.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1338.00 FEET, A CENTRAL ANGLE OF 02°30'12", AN ARC LENGTH OF 58.37 FEET, AND A CHORD BEARING S69°20'39"W, FOR 58.37 FEET TO THE POINT OF BEGINNING.

54,683 SQUARE FEET OR 1.255 ACRES, MORE OR LESS.

ERROR OF CLOSURE: 0.007 FEET (GMS)

LESS AND EXCEPT:

(OFFICIAL RECORD BOOK 6781, PG 1978)

A PARCEL OF LAND BEING A PORTION OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF OFFICIAL RECORD BOOK 6781, PAGE 1978 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S84°38'00"E ALONG THE NORTH LINE OF SAID OFFICIAL RECORD BOOK 6781, PAGE 1978, SAME ALSO BEING THE SOUTH RIGHT OF WAY LINE OF OVERPASS ROAD AS SHOWN ON THE PLAT OF "WATERGRASS PARCELS C-1 & C-2" AS RECORDED IN PLAT BOOK 66, PAGE 103 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR 611.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE CONTINUE ALONG SAID NORTH LINE OF OFFICIAL RECORD BOOK 6781, PAGE 1978, SAME ALSO BEING SAID SOUTH RIGHT OF WAY LINE OF OVERPASS ROAD, EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2917.00 FEET, A CENTRAL ANGLE OF 05°31'49", AN ARC LENGTH OF 281.55 FEET, AND A CHORD BEARING S81°50'08"E, FOR 281.44 FEET TO THE NORTHEAST CORNER OF SAID OFFICIAL RECORD BOOK 6781, PAGE 1978; THENCE ALONG THE EAST, SOUTH, AND WEST LINES OF SAID OFFICIAL RECORD BOOK 6781, PAGE 1978 THE FOLLOWING SEVEN (7) COURSES: 1) THENCE S29°00'00"E, FOR 481.04 FEET; 2) THENCE S11°30'00"W, FOR 527.41 FEET; 3) THENCE S40°30'00"W, FOR 225.00 FEET; 4) THENCE N53°00'00"W, FOR 172.13 FEET; 5) THENCE N71°30'00"W, FOR 422.15 FEET; 6) THENCE N84°00'00"W, FOR 233.23 FEET; 7) THENCE N06°00'00"W, FOR 949.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 977,106 SQUARE FEET OR 22.431 ACRES, MORE OR LESS.

ERROR OF CLOSURE: 0.004 FEET (GMS)

TOTAL AREA: 33,590,312 SQUARE FEET OR 771.127 ACRES, MORE OR LESS.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS SOLELY BASED UPON THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

CKB DEVELOPMENT, LLC

SHEET DESCRIPTION:

WATERGRASS CDD II

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:
NONE	7-17-12	GWS	DWMD	DWMD
JOB No.	EPA:	SECTION:	TOWNSHIP:	RANGE:
2012-0036	435	31 34.39.36	255 292	21E 20E

SEE SHEET 1-2 FOR LEGAL DESCRIPTION
SEE SHEET 3-5 FOR SKETCH OF PARCEL 1
SEE SHEET 6 FOR DETAIL.

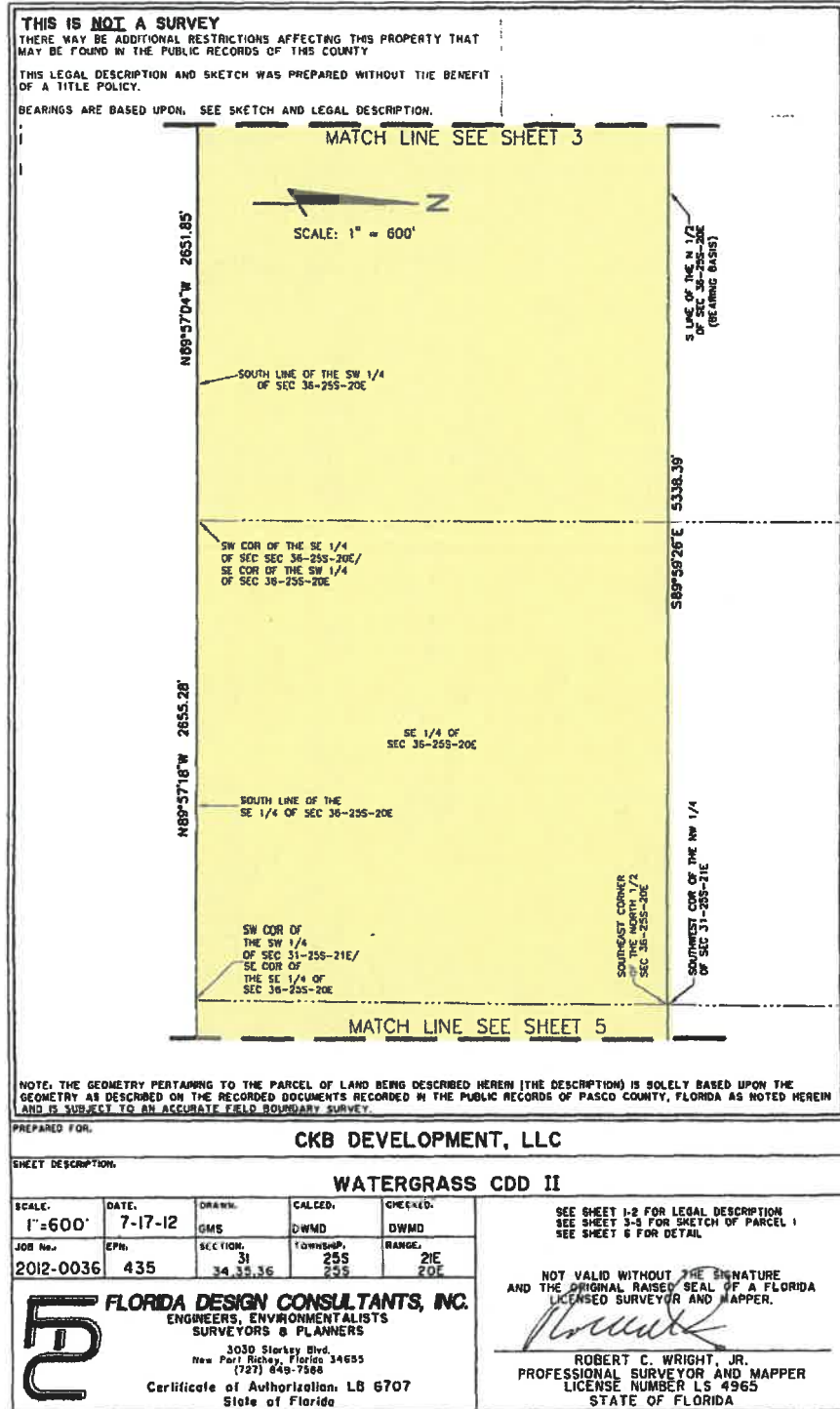
NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.



FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS
SURVEYORS & PLANNERS

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(727) 849-7586
Certificate of Authorization, LB 6707
State of Florida

ROBERT C. WRIGHT, JR.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 4965
STATE OF FLORIDA

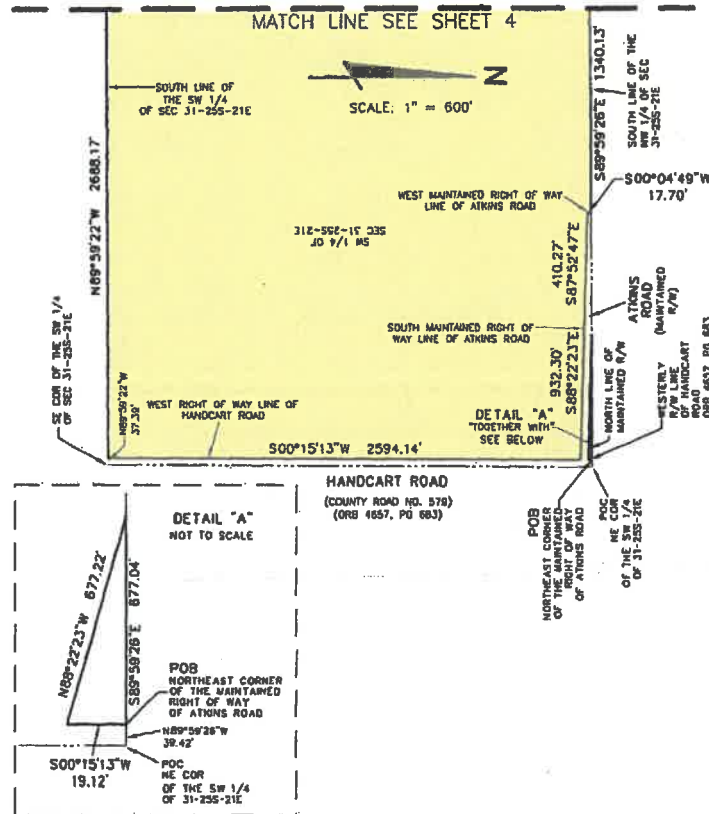


THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION.



NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS SOLELY BASED UPON THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

CKB DEVELOPMENT, LLC

SHEET DESCRIPTION:

WATERGRASS CDD II

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:
1"=600'	7-17-12	GMB	DWMD	DWMD
JOB No.:	CPN:	SECTION:	TOWNSHIP:	RANGE:
2012-0036	435	31	25S	21E

SEE SHEET 1-2 FOR LEGAL DESCRIPTION
SEE SHEET 3-5 FOR SKETCH OF PARCEL 1
SEE SHEET 6 FOR DETAIL



FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS
SURVEYORS & PLANNERS

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New Port Richey, Florida 34655
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NOT VALID WITHOUT THE SIGNATURE
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LICENSED SURVEYOR AND MAPPER.

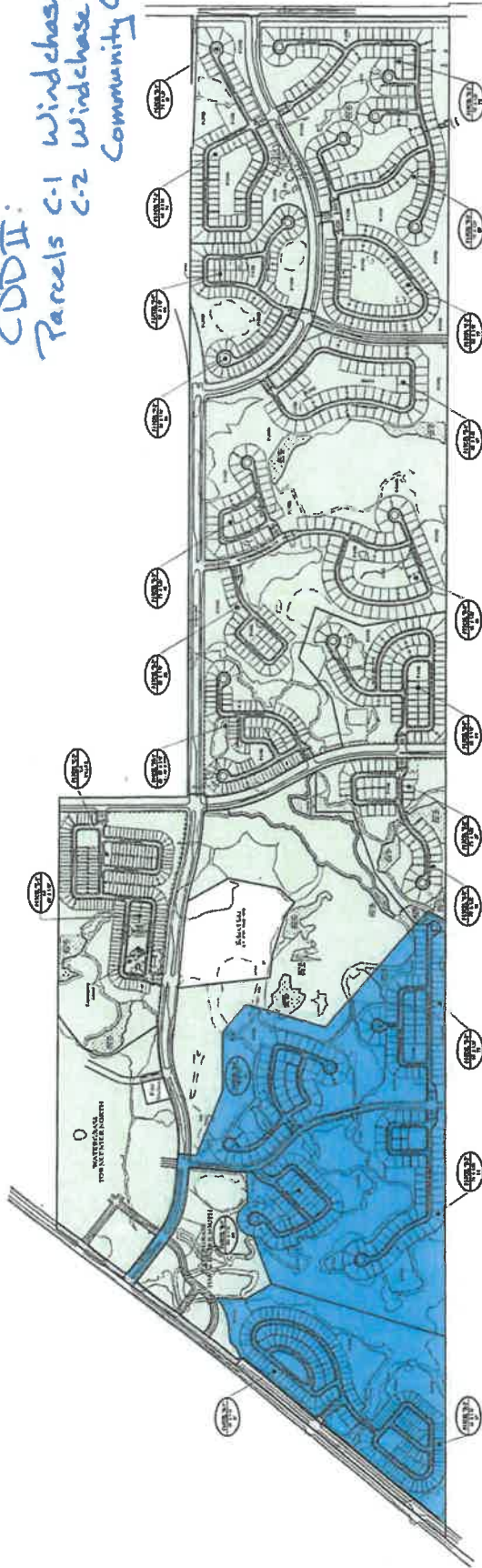
Robert C. Wright, Jr.
ROBERT C. WRIGHT, JR.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 4965
STATE OF FLORIDA

CDD I:

- Parcels A-1 Bridgeview
A-2 Bridgeview
B-1 Glenbrook
B-2 Silver Creek
B-3 Summerglade
B-4 Peregrine

CDD II:

- Parcels C-1 Windchase Villas
C-2 Windchase Villas
Community Center - Clubhouse



Watergrass CDD I

Watergrass CDD II

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I (THE "DISTRICT") AUTHORIZING THE REFUNDING OF THE DISTRICT'S SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2007A; APPROVING THE FORM OF ESCROW DEPOSIT AGREEMENT BETWEEN THE DISTRICT AND WELLS FARGO BANK, NATIONAL ASSOCIATION, AS ESCROW AGENT (THE "ESCROW AGREEMENT"); AUTHORIZING THE CHAIRMAN AND THE SECRETARY TO EXECUTE AND DELIVER THE ESCROW AGREEMENT AND TO TAKE ALL ACTIONS AND ENTER INTO ALL AGREEMENTS REQUIRED IN CONNECTION WITH THE REFUNDING OF THE REFUNDED BONDS; AND PROVIDING AN EFFECTIVE DATE OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of Watergrass Community Development District I, f/k/a WaterGrass Community Development District (the "District") has previously issued, sold and delivered its Watergrass Community Development District Special Assessment Revenue Bonds, Series 2007A (the "Series 2007A Bonds") under and pursuant to a Master Trust Indenture, dated as of October 1, 2005, as supplemented by a Second Supplemental Trust Indenture, dated as of May 1, 2007 (together, the "Indenture") from the District to Wells Fargo Bank, National Association, as ultimate successor in trust to Wachovia Bank, National Association, as trustee (the "Trustee"); and

WHEREAS, the Series 2007A Bonds are payable from and secured in part by revenues derived from certain non-ad valorem special assessments imposed, levied and collected on behalf of the District by WaterGrass Community Development District II ("WaterGrass II") on certain lands located entirely within the boundaries of WaterGrass II; and

WHEREAS, WaterGrass II desires to currently refund all of the Outstanding Series 2007A Bonds (hereinafter referred to as the "Refunded Bonds") to achieve debt service savings; and

WHEREAS, in order to effectuate the refunding of the Refunded Bonds, it is necessary to approve the form of an Escrow Deposit Agreement and to provide for various other matters with respect to the refunding and redemption of the Refunded Bonds.

NOW THEREFORE, BE IT RESOLVED that:

1. Definitions. All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in the Indenture.

2. Refunding of Refunded Bonds; Execution and Delivery of Other Instruments. The Board hereby authorizes and approves the refunding of the Refunded Bonds by WaterGrass II. The Board hereby authorizes the Chairman and the Secretary of WaterGrass II to execute and deliver, receive or enter into such agreements, contracts, documents, instruments, certificates and proceedings incident thereto or necessary in order to effect the refunding of the Refunded Bonds.

3. Approval of Form of Escrow Deposit Agreement; Appointment of Escrow Agent; Transfer of Funds. The Escrow Deposit Agreement (the "Escrow Agreement"), between the District and Wells Fargo Bank, National Association, relating to the Refunded Bonds is hereby approved and shall be in the form attached hereto as Exhibit A, subject to such changes, additions, deletions and insertions as shall be approved by the Chairman, which approval shall be conclusively evidenced by the execution thereof. The Chairman is hereby authorized to execute and the Secretary is authorized to attest the Escrow Agreement which, when executed and delivered by the District, shall be a legal, valid and binding obligation of the District, enforceable in accordance with its terms. Wells Fargo Bank, National Association, is hereby appointed as Escrow Agent under the Escrow Agreement.

Amounts on deposit in the Funds and Accounts for the Refunded Bonds shall be applied as directed by the Chairman in a certificate directed to the Escrow Agent, subject to the approval of Bond Counsel.

4. Other Actions. The Vice Chairman is hereby authorized to act in the stead of the Chairman in any undertaking authorized or required of the Chairman hereunder and any Assistant Secretary is hereby authorized to act in the stead of the Secretary in any undertaking authorized or required of the Secretary hereunder.

5. Approval of Prior Actions. All actions taken to date by the members of the Board and the officers, agents and consultants of the District on behalf of WaterGrass II in connection with the refunding of the Refunded Bonds are hereby approved, confirmed and ratified.

6. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

7. Effective Date. This Resolution shall become effective immediately upon its adoption.

ADOPTED this 28th day of October, 2021.

**WATERGRASS COMMUNITY
DEVELOPMENT DISTRICT I**

[SEAL]

By: _____
Chairman/Vice Chairman,
Board of Supervisors

Attest:

Secretary/Assistant Secretary

Exhibit A – Form of Escrow Deposit Agreement

ESCROW DEPOSIT AGREEMENT

ESCROW DEPOSIT AGREEMENT (this "Agreement"), dated as of [Closing Date], between **WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I**, f/k/a WaterGrass Community Development District, a duly created and validly existing local unit of special purpose government (the "District"), and **WELLS FARGO BANK, NATIONAL ASSOCIATION** (the "Escrow Agent"), a national banking association authorized to accept and execute trusts of the character herein set out, with its designated office located at [123 S. Broad Street, Suite #1500, MAC: Y1379-157, Philadelphia, Pennsylvania 19109], Attention: Corporate Trust Department.

WHEREAS, the District has heretofore issued, sold and delivered its WaterGrass Community Development District Special Assessment Revenue Bonds, Series 2007A (the "Series 2007A Bonds") currently outstanding in the aggregate principal amount of \$[5,400,000] (the Outstanding principal amount of such Series 2007A Bonds hereinafter referred to as the "Refunded Bonds") under and pursuant to the terms of a Master Trust Indenture, dated as of October 1, 2005 (the "Master Indenture"), from the District to Wells Fargo Bank, National Association, as ultimate successor in trust to Wachovia Bank, National Association, as trustee (the "Trustee"), as supplemented by a Second Supplemental Trust Indenture, dated as of May 1, 2007 (the "Second Supplemental Indenture" and together with the Master Indenture, the "Indenture"), from the District to the Trustee; and

WHEREAS, the Series 2007A Bonds are payable from and secured in part by revenues derived from certain non-ad valorem special assessments imposed, levied and collected on behalf of the District by WaterGrass Community Development District II ("WaterGrass II") on certain lands located entirely within the boundaries of WaterGrass II; and

WHEREAS, WaterGrass II desires to currently refund such Refunded Bonds to achieve debt service savings; and

WHEREAS, WaterGrass II has authorized the issuance, sale and delivery of its \$[Bond Amount] WaterGrass Community Development District II Special Assessment Revenue Refunding Bonds, Series 2021 (the "Series 2021 Bonds") pursuant to a Master Trust Indenture, dated as of September 1, 2018, as supplemented by a Second Supplemental Trust Indenture, dated as of [December 1, 2021], each from WaterGrass II to U.S. Bank National Association, as trustee, to secure the issuance of the Series 2021 Bonds and to set forth the terms of the Series 2021 Bonds, a portion of the proceeds of which, together with certain other legally available moneys of the District, will be used to discharge the pledge of and lien of the Indenture in favor of the holders of such Refunded Bonds; and

WHEREAS, the issuance of the Series 2021 Bonds, the deposit of cash into an escrow deposit trust fund to be held by the Escrow Agent and the discharge of the pledge of and lien of the Indenture in favor of the holders of such Refunded Bonds shall occur as a simultaneous transaction; and

WHEREAS, this Agreement is intended to effectuate such simultaneous transaction;

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

SECTION 1. PREAMBLES. The District represents that the recitals stated above are true and correct and the same are incorporated herein.

SECTION 2. RECEIPT OF INDENTURE AND VERIFICATION REPORT. The Escrow Agent hereby acknowledges receipt of true and correct copies of the Indenture and this Agreement. The applicable and necessary provisions of the Indenture, including, without limitation, Articles III and XII of the Master Indenture, are incorporated herein by reference. The Escrow Agent also acknowledges receipt of the final numbers (the "Final Numbers") prepared by MBS Capital Markets, LLC, showing its calculations of the amount needed to refund the Refunded Bonds at the Redemption Price as set forth in the Final Numbers, as verified by the verification report of [Verification Agent], a firm of independent certified public accountants, dated [Closing Date] (the "Verification Report"). The Escrow Agent has no responsibility for the production, review or accuracy of either the Final Numbers or the Verification Report. All capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Indenture.

SECTION 3. DISCHARGE OF LIEN OF HOLDERS OF REFUNDED BONDS. In accordance with Articles III and XII of the Master Indenture, simultaneously herewith, the lien of the Indenture and all covenants, agreements and other obligations of the District to the Owners of the Refunded Bonds shall cease, terminate and become void and be discharged and satisfied.

SECTION 4. ESTABLISHMENT OF ESCROW FUND. There is hereby created and established with the Escrow Agent a special, segregated and irrevocable escrow deposit trust fund designated the "WaterGrass Community Development District Special Assessment Revenue Bonds, Series 2007A Escrow Deposit Trust Fund" (the "Escrow Fund"). The Escrow Fund shall be held in the custody of the Escrow Agent as a trust fund for the benefit of the holders of the Refunded Bonds, separate and apart from other funds and accounts of the District, WaterGrass II and the Escrow Agent. The Escrow Agent hereby accepts the Escrow Fund and acknowledges the receipt of and deposit to the credit of the Escrow Fund the sum of \$[BP] received from WaterGrass II from proceeds of the Series 2021 Bonds (the "Bond Proceeds") and the sum of \$[DM] received from the District from other available funds

(the "District Moneys"), consisting of \$[_____] transferred from the 2007A Reserve Account, \$[_____] transferred from the 2007 Revenue Account and \$[_____] transferred from the 2007A Prepayment Subaccount.

SECTION 5. DEPOSIT OF MONEYS IN ESCROW FUND. The District hereby directs, and the Escrow Agent acknowledges, that the Bond Proceeds and the District Moneys deposited with the Escrow Agent pursuant to Section 4 above (the "Cash Deposit") shall be held in the Escrow Fund uninvested in cash and neither the District nor the Escrow Agent shall otherwise invest or reinvest any moneys in the Escrow Fund.

SECTION 6. SUFFICIENCY OF CASH DEPOSIT. In reliance upon the Final Numbers and the Verification Report, the District represents that the Cash Deposit is sufficient such that moneys will be available to the Escrow Agent in amounts sufficient and at the times required to pay the amounts of principal of, redemption premium, if any, and interest due and to become due on the Refunded Bonds as described in Schedule A attached hereto. If the Cash Deposit shall be insufficient to make such payments, the District shall timely deposit to the Escrow Fund, solely from legally available funds of the District, such additional amounts as may be required to pay the Refunded Bonds as described in Schedule A attached hereto. Notice of any insufficiency shall be given by the Escrow Agent to the District as promptly as possible, but the Escrow Agent shall in no manner be responsible for the District's failure to make such deposits.

SECTION 7. CASH DEPOSIT IN TRUST FOR HOLDERS OF REFUNDED BONDS. The deposit of the Cash Deposit in the Escrow Fund shall constitute an irrevocable deposit of cash in trust solely for the payment of the principal of, redemption premium, if any, and interest on the Refunded Bonds at such times and in such amounts as set forth in Schedule A attached hereto, and the Cash Deposit shall be used solely for such purpose.

SECTION 8. ESCROW AGENT TO PAY REFUNDED BONDS FROM ESCROW FUND. The District hereby directs, and the Escrow Agent hereby agrees, that it will take all actions required to be taken by it under the provisions of the Indenture, including the timely transfer of, but solely from funds on deposit in the Escrow Fund, money to the Paying Agent for the Refunded Bonds as provided in the Indenture, in order to effectuate this Agreement and to pay the Refunded Bonds in the amounts and at the times provided in Schedule A attached hereto. The Cash Deposit shall be used to pay the principal of, redemption premium, if any, and interest on the Refunded Bonds as the same may mature or be redeemed. If any payment date shall be a day on which either the Paying Agent for the Refunded Bonds or the Escrow Agent is not open for the acceptance or delivery of funds, then the Escrow Agent shall transfer moneys to the Paying Agent on the next business day. The liability of the Escrow Agent for the payment of the principal of, redemption premium, if any, and interest on the Refunded Bonds pursuant to this Agreement shall be

limited to the application of the Cash Deposit available for such purposes in the Escrow Fund.

SECTION 9. ESCROW FUND SHALL CONTINUE IN EFFECT. The Escrow Fund shall continue in effect until the date upon which the Escrow Agent makes the final payment to the Paying Agent for the Refunded Bonds in an amount sufficient to pay the Refunded Bonds as described in Schedule A attached hereto, whereupon the Escrow Agent shall transfer all remaining money in the Escrow Fund, if any, to the District.

SECTION 10. REDEMPTION OF REFUNDED BONDS. The District hereby irrevocably instructs the Escrow Agent, in its capacity as Trustee, to give or cause to be given at the appropriate times the notice or notices required by the Indenture in connection with the redemption of the Refunded Bonds in accordance with Schedule A attached hereto, in the form customarily used by the Trustee for such notices.

SECTION 11. DEFEASANCE OF REFUNDED BONDS. Concurrently with the deposit of the Cash Deposit set forth in Section 4 hereof, the District represents that, in reliance upon the Verification Report, the Refunded Bonds shall be deemed to have been paid within the meaning and with the effect expressed in Article XII of the Master Indenture. The District hereby irrevocably instructs the Escrow Agent, in its capacity as Trustee, to give or cause to be given the notice or notices required by the Indenture in connection with the defeasance of the Refunded Bonds. A form notice of defeasance is attached hereto as Schedule B.

SECTION 12. ESCROW FUND IRREVOCABLE. The Escrow Fund hereby created shall be irrevocable and the holders of the Refunded Bonds shall have an express lien on the Cash Deposit deposited in the Escrow Fund pursuant to the terms hereof and any interest earnings thereon until paid out, used and applied in accordance with this Agreement and the Indenture. Neither the District nor the Escrow Agent shall cause nor permit any other lien or interest whatsoever to be imposed upon the Escrow Fund.

SECTION 13. AMENDMENTS TO AGREEMENT. This Agreement is made for the benefit of the District and the holders from time to time of the Refunded Bonds and it shall not be repealed, revoked, altered or amended without the written consent of all such holders and the written consent of the Escrow Agent and the District; provided, however, that the District and the Escrow Agent may, without the consent of, or notice to, such holders, enter into such agreements supplemental to this Agreement as shall not adversely affect the rights of such holders and as shall not be inconsistent with the terms and provisions of this Agreement, for any one or more of the following purposes:

- (a) to cure any ambiguity or formal defect or omission in this Agreement;

- (b) to grant, or confer upon, the Escrow Agent for the benefit of the holders of the Refunded Bonds, any additional rights, remedies, powers or authority that may lawfully be granted to, or conferred upon, such holders or the Escrow Agent; and
- (c) to subject to this Agreement additional funds, securities or properties.

The Escrow Agent shall be entitled to rely exclusively upon an unqualified opinion of nationally recognized Bond Counsel with respect to compliance with this Section 13, including the extent, if any, to which any change, modification or addition affects the rights of the holders of the Refunded Bonds, or that any instrument executed hereunder complies with the conditions and provisions of this Section 13.

SECTION 14. FEES AND EXPENSES OF ESCROW AGENT; INDEMNIFICATION. In consideration of the services rendered by the Escrow Agent under this Agreement, the District has paid to the Escrow Agent a one-time fee and expenses, receipt of which is hereby acknowledged. The Escrow Agent shall have no lien whatsoever upon the Cash Deposit in said Escrow Fund for the payment of such fees and expenses. To the extent permitted by law and without waiving any privileges or immunities afforded to the District under Florida law, the District further agrees to indemnify and save the Escrow Agent, its agents and employees, harmless against any liabilities, obligations, losses, damages, penalties, claims, actions, suits, costs, expenses and disbursements of whatsoever kind or nature, which it may incur in the exercise and performance of its powers and duties hereunder, including legal expenses, and which are not due to its gross negligence or willful misconduct. This Section 14 shall survive the termination of this Agreement, or, as to the Escrow Agent, its resignation or removal.

Whenever the Escrow Agent shall deem it necessary or desirable that a matter be proved or established prior to taking, suffering or omitting any action under this Agreement, such matter may be deemed to be conclusively established by a certificate signed by an authorized officer of the District. The Escrow Agent may conclusively rely, as to the correctness of statements, conclusions and opinions therein, upon any certificate, report, opinion or other document furnished to the Escrow Agent pursuant to any provision of this Agreement; the Escrow Agent shall be protected and shall not be liable for acting or proceeding, in good faith, upon such reliance; and the Escrow Agent shall be under no duty to make any investigation or inquiry as to any statements contained or matters referred to in any such instrument. The Escrow Agent may, at the expense of the District, consult with counsel, who may be counsel to the District or independent counsel, with regard to legal questions, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith in accordance herewith. Prior to retaining such independent counsel, the Escrow Agent shall notify the District of its intention to retain counsel.

The Escrow Agent and its successors, agents and servants shall not be held to any personal liability whatsoever, in tort, contract or otherwise, by reason of the execution and delivery of this Agreement, the establishment of the Escrow Fund, the acceptance and disposition of the various moneys and funds described herein, any payment, transfer or other application of funds by the Escrow Agent in accordance with the provisions of this Agreement or any act that is not grossly negligent, omission or error of the Escrow Agent made in good faith in the conduct of its duties. The Escrow Agent shall, however, be liable to the District and to holders of the Refunded Bonds to the extent of their respective damages for the gross negligence or willful misconduct of the Escrow Agent which violates or fails to comply with the terms of this Agreement; provided, however, the foregoing shall not include payment for special or consequential damages or damages caused by a party other than the Escrow Agent. The duties and obligations of the Escrow Agent shall be determined by the express provisions of this Agreement.

SECTION 15. REPORTING REQUIREMENTS OF ESCROW AGENT.

As soon as practicable after the Refunded Bonds are redeemed, the Escrow Agent shall forward in writing to the District a statement regarding the Escrow Fund, including the income, if any, earned therein and withdrawals of money therefrom, since the date of its establishment.

SECTION 16. RESIGNATION OR REMOVAL OF ESCROW AGENT.

The Escrow Agent, at the time acting hereunder, may at any time resign and be discharged from the duties and obligations hereby created by giving not less than 45 days' written notice to the District and mailing notice thereof, specifying the date when such resignation will take effect, to the holders of all Refunded Bonds then outstanding, but no such resignation shall take effect unless a successor Escrow Agent shall have been appointed by the holders of a majority in aggregate principal amount of the Refunded Bonds then outstanding or by the District as hereinafter provided and such successor Escrow Agent shall have accepted such appointment, in which event such resignation shall take effect immediately upon the appointment and acceptance of a successor Escrow Agent.

The Escrow Agent may be replaced at any time by an instrument or concurrent instruments in writing, delivered to the Escrow Agent and signed by either the District or the holders of a majority in aggregate principal amount of the Refunded Bonds then outstanding. Such instrument shall provide for the appointment of a successor Escrow Agent, which appointment shall occur simultaneously with the removal of the Escrow Agent.

In the event the Escrow Agent hereunder shall resign or be removed, or be dissolved, or shall be in the course of dissolution or liquidation, or otherwise become incapable of acting hereunder, or in case the Escrow Agent shall be taken under the control of any public officer or officers, or of a receiver appointed by a court, a successor may be appointed by the holders of a majority in aggregate principal

amount of the Refunded Bonds then outstanding by an instrument or concurrent instruments in writing, signed by such holders, or by their attorneys in fact, duly authorized in writing; provided, nevertheless, that in any such event, the District shall appoint a temporary Escrow Agent to fill such vacancy until a successor Escrow Agent shall be appointed by the holders of a majority in aggregate principal amount of the Refunded Bonds then outstanding in the manner above provided, and any such temporary Escrow Agent so appointed by the District shall immediately and without further act be superseded by the Escrow Agent so appointed by such holders. The District shall mail notice of any such appointment made by it at the times and in the manner described in the first paragraph of this Section 16.

In the event that no appointment of a successor Escrow Agent or a temporary successor Escrow Agent shall have been made by such holders or the District pursuant to the foregoing provisions of this Section 16 within 45 days after written notice of resignation of the Escrow Agent has been given to the District, the holder of any of the Refunded Bonds or any retiring Escrow Agent may apply to any court of competent jurisdiction for the appointment of a successor Escrow Agent, and such court may thereupon, after such notice, if any, as it shall deem proper, appoint a successor Escrow Agent.

In the event of replacement or resignation of the Escrow Agent, the Escrow Agent shall have no further liability hereunder and the District shall, to the extent permitted by applicable law and without waiving any privileges or immunities afforded to the District under Florida law, indemnify and hold harmless Escrow Agent from any such liability, including costs or expenses incurred by Escrow Agent or its counsel.

No successor Escrow Agent shall be appointed unless such successor Escrow Agent shall be a corporation with trust powers organized under the banking laws of the United States or any State, and shall have at the time of appointment capital and surplus of not less than \$50,000,000 or trust assets under management of not less than \$500,000,000.

Subject to the immediately succeeding paragraph hereof, every successor Escrow Agent appointed hereunder shall execute, acknowledge and deliver to its predecessor and to the District an instrument in writing accepting such appointment hereunder and thereupon such successor Escrow Agent, without any further act, deed or conveyance, shall become fully vested with all the rights, immunities, powers, trusts, duties and obligations of its predecessor; but such predecessor shall nevertheless, on the written request of such successor Escrow Agent or the District, execute and deliver an instrument transferring to such successor Escrow Agent all the estates, properties, rights, powers and trust of such predecessor hereunder, except for the Escrow Agent's rights under Section 14 hereof; and every predecessor Escrow Agent shall deliver all securities and moneys held by it to its successor; provided, however, that before any such delivery is required to be made, all fees,

advances and expenses of the retiring or removed Escrow Agent shall be paid in full. Should any transfer, assignment or instrument in writing from the District be required by any successor Escrow Agent for more fully and certainly vesting in such successor Escrow Agent the estates, rights, powers and duties hereby vested or intended to be vested in the predecessor Escrow Agent, any such transfer, assignment and instruments in writing shall, on request, be executed, acknowledged and delivered by the District.

Any corporation into which the Escrow Agent, or any successor to it in the trusts created by this Agreement, may be merged or converted or with which it or any successor to it may be consolidated, or any corporation resulting from any merger, conversion, consolidation or reorganization to which the Escrow Agent or any successor to it shall be a party or any corporation to which the Escrow Agent or successor to it shall sell or transfer all or substantially all of its corporate trust business, shall be the successor Escrow Agent under this Agreement without the execution or filing of any paper or any other act on the part of any of the parties hereto, anything herein to the contrary notwithstanding.

SECTION 17. TERMINATION OF AGREEMENT. Except as provided in Section 14 hereof, this Agreement shall terminate when all transfers and payments required to be made by the Escrow Agent under the provisions hereof shall have been made. Upon such termination and payment of all moneys set forth on Schedule A attached hereto, all moneys remaining in the Escrow Fund shall be released to the District.

SECTION 18. GOVERNING LAW. This Agreement shall be governed by the applicable laws of the State of Florida.

SECTION 19. SEVERABILITY. If any one or more of the covenants or agreements provided in this Agreement on the part of the District or the Escrow Agent to be performed should be determined by a court of competent jurisdiction to be contrary to law, such covenant or agreement shall be deemed and construed to be severable from the remaining covenants and agreements herein contained and shall in no way affect the validity of the remaining provisions of this Agreement.

SECTION 20. COUNTERPARTS. This Agreement may be executed in several counterparts, all or any of which shall be regarded for all purposes as one original and shall constitute and be but one and the same instrument.

SECTION 21. NOTICES. Any notice, authorization, request or demand required or permitted to be given in accordance with the terms of this Agreement shall be in writing and sent by registered or certified mail addressed to:

If to the Escrow Agent:

Wells Fargo Bank, National Association
[123 S Broad Street, Suite # 1500
MAC: Y1379-157
Philadelphia, Pennsylvania 19109]
Attention: Corporate Trust Department

If to the District:

WaterGrass Community Development District I
c/o Meritus
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Copy to District Counsel:

Straley Robin Vericker P.A.
1510 W. Cleveland Street
Tampa, Florida 33606
Attention: John Vericker, Esquire

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IN WITNESS WHEREOF, the parties hereto have made and executed this Escrow Deposit Agreement as of the date first written herein.

**WATERGRASS COMMUNITY
DEVELOPMENT DISTRICT I**

ATTEST:

Secretary

By:_____
Chair, Board of Supervisors

**WELLS FARGO BANK, NATIONAL
ASSOCIATION, as Escrow Agent**

By:_____
Vice President

SCHEDULE A

DEBT SERVICE REQUIREMENTS FOR REFUNDED BONDS

(attached hereto)

SCHEDULE B

FORM OF NOTICE OF DEFEASANCE

**WaterGrass Community Development District
(Pasco County, Florida)
Special Assessment Revenue Bonds, Series 2007A**

Series	Amount Refunded	Interest Rate	Maturity Date	CUSIP*
2007A	\$[5,400,000]	5.375%	May 1, 2039	94154Q AC3

NOTICE IS HEREBY GIVEN that that there has been deposited with Wells Fargo Bank, National Association, as escrow agent (the "Escrow Agent") under the Escrow Agreement (hereinafter defined), cash which the District (hereinafter defined) has represented is sufficient to pay on [Redemption Date] (the "Redemption Date"), the Redemption Price and interest due and to become due on the above captioned Bonds (the "Defeased Bonds") on or prior to the Redemption Date, pursuant to the terms and provisions of a certain Escrow Deposit Agreement dated as of [Closing Date] (the "Escrow Agreement"), by and among WaterGrass Community Development District I (the "District") and the Escrow Agent.

The Defeased Bonds will be called for optional redemption on the Redemption Date at a Redemption Price of 100% of the principal amount thereof plus accrued interest to the Redemption Date.

The Defeased Bonds are deemed to have been paid within the meaning of Article XII of the Master Trust Indenture dated as of October 1, 2005 (the "Master Indenture") between the District and Wells Fargo Bank, National Association, as ultimate successor in trust to Wachovia Bank, National Association, as trustee (the "Trustee"), under which the Defeased Bonds were issued and are secured. **This notice does not constitute a notice of redemption and no Bonds should be delivered to the District or its paying agents or the Trustee as a result of this publication.**

The Trustee for the Defeased Bonds will provide notice of redemption in accordance with the provisions of the Master Indenture.

Dated: [Closing Date]

**WELLS FARGO BANK, NATIONAL
ASSOCIATION,**
as Trustee

* Neither the District nor the Trustee is responsible for the use of CUSIP numbers, nor is any representation made as to their correctness.

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

September 23, 2021 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for WaterGrass Community Development District I was held on **Thursday, September 23, 2021 at 6:00 p.m.** at the WaterGrass Club located at 32711 Windelstraw Dr., Wesley Chapel, FL 33545.

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting of the Board of Supervisors of the WaterGrass Community Development District I to order on **Thursday, September 23, 2021 at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Michael Leavor	Chair
Ashley Johnson	Vice-Chair
Catherine Billington	Supervisor
Matthew Balogh	Supervisor

Staff Members Present

Gene Roberts	District Manager, Meritus	
Vanessa Steinerts	District Counsel, Straley Robin Vericker	<i>via conference call</i>
Phil Chang	District Engineer, Johnson Engineering	<i>via conference call</i>
Felix LaPorte	LMP	

There were no resident audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR & STAFF REPORTS

A. District Engineer

Mr. Chang discussed the ponds in question regarding ownership. There are six ponds that are not currently being maintained due to confusion on ownership. Mr. Chang stated that the ponds by the waterfall belong to CKB Development and the ones by the firehouse should be Watergrass II even though the County Appraiser site lists them under Watergrass I. He stated that Watergrass I's boundary does not cross over Overpass.

Mr. Chang also explained the process and cost to the Board if they decide to do a speed study that could enable the speed limit to be lowered in the subdivisions.

47
48 **B. District Counsel**
49

50 Ms. Steinerts stated that she does not have any updates on the refinancing of the bond for
51 Watergrass II.
52

53 **C. Landscape Updates – LMP**
54

55 Mr. LaPorte gave an update on the landscape conditions. He said it has been too wet to mow a lot
56 of the areas. Mr. LaPorte also stated that the two Viburnum plants between Overpass and
57 Silvercreek have been replaced under warranty.
58

59 The Board and Mr. LaPorte discussed the proposal to enhance the entrance at Summerglade.
60

MOTION TO:	Approve the proposal to add Dwarf Ixora.
MADE BY:	Supervisor Billington
SECONDED BY:	Supervisor Balogh
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

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67
68 Supervisor Johnson asked about removing the dead palm trees along Angelstem and was told it
69 has been completed. She also asked Mr. LaPorte to trim the Viburnum hedge and the oak trees
70 next to the house under construction near the Summerglade gate. Mr. LaPorte was asked about
71 mowing the drainage swale in Glenbrook.
72

73 Supervisor Billington stated that the mowing crew has been leaving ruts along the back of the
74 berm in Bridgeview. Mr. LaPorte stated they will start using smaller mowers.
75

76 *Mr. LaPorte left the meeting.*
77
78

79 **4. BUSINESS ITEMS**

80 **A. Discussion on Holiday Decorations**
81

82 The Board discussed the Illuminations Holiday Lighting proposal. The District is owed a \$3,250
83 credit that will be applied to the cost of the decorations with a balance due of \$3,250. The Board
84 decided to add more decorations for an additional cost of \$2,500.
85

MOTION TO: Approve the proposal as discussed.
MADE BY: Supervisor Billington
SECONDED BY: Supervisor Johnson
DISCUSSION: None Further
RESULT: Called to Vote: Motion PASSED
4/0 – Motion Passed Unanimously

B. General Matters of the District

There were no general matters to discuss.

5. CONSENT AGENDA

A. Consideration of Board of Supervisors Regular Meeting Minutes August 26, 2021

The Board reviewed the minutes.

MOTION TO: Approve the August 16, 2021 minutes.
MADE BY: Supervisor Balogh
SECONDED BY: Supervisor Johnson
DISCUSSION: None Further
RESULT: Called to Vote: Motion PASSED
4/0 – Motion Passed Unanimously

B. Consideration of Operations and Maintenance Expenditures August 2021

The Board reviewed the O&Ms.

MOTION TO: Approve the August 2021 O&Ms.
MADE BY: Supervisor Billington
SECONDED BY: Supervisor Leavor
DISCUSSION: None Further
RESULT: Called to Vote: Motion PASSED
4/0 – Motion Passed Unanimously

C. Review of Financial Statements Month Ending August 31, 2021

The financials were reviewed and accepted.

6. MANAGEMENT REPORTS

A. District Manager

1. Field Manager's Report

i. Community Inspection Report

ii. OLM Report

Mr. Roberts reviewed the management reports with the Board.

7. SUPERVISOR REQUESTS

Supervisor Billington stated that due to the construction of the medical building, residents cannot access the sidewalk. Staff will review.

8. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM

There were no audience questions or comments.

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Johnson
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

☐ **Chairman**

☐ **Vice Chairman**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

Watergrass1 Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
First Choice Aquatic Weed Management	62948	\$ 1,050.00		Waterway Services 8/31/2021
Landscape Maintenance Professionals	162843	167.00		Landscape Maintenance - Labor -9/8/2021
LMP	162572	13,553.25		Base Maintenance - 9/1/2021
Meritus Districts	10920	3,037.94		Management Services - September
Meritus Districts	10964	3,037.72	\$ 6,075.66	Management Services - October 2021
Monthly Contract Sub-Total		\$ 20,845.91		
Variable Contract				
Straley Robin Vericker	20186	\$ 874.30		Professional Service - Thru 8/15/2021
Variable Contract Sub-Total		\$ 874.30		
Utilities				
Pasco County Utilities	15549085	\$ 85.40		Water Services - 9/13/2021
Pasco County Utilities	15549086	0.00		Water Services - 9/13/2021
Pasco County Utilities	15549087	88.90		Water Services - 9/13/2021
Pasco County Utilities	15549088	0.00		Water Services - 9/13/2021
Pasco County Utilities	15549089	12.60		Water Services - 9/13/2021
Pasco County Utilities	15549090	34.30		Water Services - 9/13/2021
Pasco County Utilities	15549091	23.10		Water Services - 9/13/2021
Pasco County Utilities	15549092	-1,607.90		Water Services - Thru 9/13/2021
Pasco County Utilities	15549093	28.70		Water Services - Thru 9/13/2021
Pasco County Utilities	15549540	0.00		Water Services - Thru 9/13/2021
Pasco County Utilities	15549541	0.70		Water Services - Thru 9/13/2021
Pasco County Utilities	15549542	1.40		Water Services - Thru 9/13/2021
Pasco County Utilities	15549543	0.00		Water Services - Thru 9/13/2021
Pasco County Utilities	15549544	0.00		Water Services - Thru 9/13/2021

Watergrass1 Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Pasco County Utilities	15549545	26.60	\$ -1,306.20	Water Services - Thru 9/13/2021
Withlacoochee River Electric	1469239 090921	2,994.39		Electric Services - 9/9/2021
Withlacoochee River Electric	1469241 090921	35.37		Electric Services - 9/9/2021
Withlacoochee River Electric	1469242 090921	35.80		Electric Services - 9/9/2021
Withlacoochee River Electric	1469243 090921	114.03		Electric Services - 9/9/2021
Withlacoochee River Electric	1469244 090921	59.95		Electric Services - 9/9/2021
Withlacoochee River Electric	1469246 090921	48.09		Electric Services - 9/9/2021
Withlacoochee River Electric	1469247 090921	49.88		Electric Services - 9/9/2021
Withlacoochee River Electric	1469248 090921	46.38		Electric Services - 9/9/2021
Withlacoochee River Electric	1469250 090921	36.66		Electric Services - 9/9/2021
Withlacoochee River Electric	1469251 090921	43.23		Electric Services - 9/9/2021
Withlacoochee River Electric	1469252 090921	37.77		Electric Services - 9/9/2021
Withlacoochee River Electric	1469253 090921	66.93		Electric Services - 9/9/2021
Withlacoochee River Electric	1469255 090921	35.29		Electric Services - 9/9/2021
Withlacoochee River Electric	1469256 090921	35.29		Electric Services - 9/9/2021
Withlacoochee River Electric	1469257 090921	35.29		Electric Services - 9/9/2021
Withlacoochee River Electric	1469258 090921	35.37	\$ 3,709.72	Electric Services - 9/9/2021
Utilities Sub-Total		\$ 2,403.52		

Regular Services				
Landscape Maintenance Professionals	162849	\$ 90.00		Landscape Maintenance - Labor -9/8/2021
LMP	162937	264.88		Irrigation Inspection And Repairs - 9/14/2021
Supervisor: Ashley Johnson	AJ082621	200.00		Supervisor Fee - 8/26/2021
Supervisor: Catherine Billington	CB082621	200.00		Supervisor Fee - 8/26/2021
Supervisor: Matthew Balogh	MB082621	200.00		Supervisor Fee - 8/26/2021
Supervisor: Matthew Balogh	MB092321	200.00		Supervisor Fee - 9/23/2021
Supervisor: Michael Leavor	ML082621	200.00	\$ 1,000.00	Supervisor Fee - 8/26/2021

Watergrass1 Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services Sub-Total		\$ 1,354.88		
Additional Services				
Landscape Maintenance Professionals	162848	\$ 90.00		Landscape Maintenance - Labor -9/8/2021
Additional Services Sub-Total		\$ 90.00		
TOTAL:		\$ 25,568.61		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
8/31/2021	62948

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	9/30/2021

Description	Amount
Monthly waterway service for the month this invoice is dated - 15 waterways Light Debris pickup included	1,050.00
<p>53800-4605 WR</p>	

Thank you for your business.

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



First Choice Aquatic Weed Management, LLC.

Lake & Wetland Customer Service Report

Job Name: _____
 Customer Number: 448 Customer: FCA - WATERGRASS CDD
 Technician: Ed
 Date: 08/02/2021 Time: 08:29 AM
 Customer Signature: _____

Waterway Treatment	2																		
Algae	x																		
Submersed Weeds																			
Grasses and Brush																			
Floating Weeds																			
Blue Dye																			
Inspection																			
Request for Service	x																		
Restriction																			
(# of days)																			

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"/> High	<input type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input checked="" type="checkbox"/> Normal	<input checked="" type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack	<input type="checkbox"/> Barrier Inspected	<input type="checkbox"/> Low	<input type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input checked="" type="checkbox"/> Rainy

FISH and WILDLIFE OBSERVATIONS

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

NATIVE WETLAND HABITAT MAINTENANCE

<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input checked="" type="checkbox"/> Golden Canna
<input checked="" type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input checked="" type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Lily

Beneficial Vegetation Notes:

<input type="checkbox"/> Naiad	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Pickerelweed	
<input type="checkbox"/> Soft Rush	<input type="checkbox"/> _____



First Choice Aquatic Weed Management, LLC.

Lake & Wetland Customer Service Report

Job Name: _____
 Customer Number: 448 Customer: FCA - WATERGRASS CDD
 Technician: Ed
 Date: 08/17/2021 Time: 12:15 PM

Customer Signature: _____

Waterway Treatment	1	2	4	5	8	14	15	10	11	13	Aop								
Algae		x																	
Submersed Weeds																			
Grasses and Brush	x	x	x	x	x	x	x	x	x	x									
Floating Weeds		x																	
Blue Dye																			
Inspection											x								
Request for Service																			
Restriction																			
(# of days)																			

CLARITY	FLOW	METHOD	CARP PROGRAM	WATER LEVEL	WEATHER
<input type="checkbox"/> <1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Clear
<input checked="" type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input checked="" type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack	<input type="checkbox"/> Barrier Inspected	<input 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 checked="" type="checkbox"/> Anhinga	<input checked="" type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input checked="" type="checkbox"/> Ducks
<input checked="" type="checkbox"/> Bass	<input checked="" type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Bream	<input checked="" type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	<input type="checkbox"/> _____

NATIVE WETLAND HABITAT MAINTENANCE

<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input checked="" type="checkbox"/> Golden Canna
<input checked="" type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input checked="" type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input checked="" type="checkbox"/> Cordgrass	<input type="checkbox"/> Lily

Beneficial Vegetation Notes:

<input type="checkbox"/> Naiad	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Pickerelweed	
<input checked="" type="checkbox"/> Soft Rush	<input type="checkbox"/> _____



First Choice Aquatic Weed Management, LLC.

Lake & Wetland Customer Service Report

Job Name: _____
 Customer Number: 448 Customer: FCA - WATERGRASS CDD
 Technician: Ed
 Date: 08/31/2021 Time: 06:55 AM

Customer Signature: _____

Waterway Treatment	1	2	4	5	7	8	9	10	11	12	13	14	15						
Algae			x										x						
Submersed Weeds																			
Grasses and Brush	x		x	x		x	x	x	x	x	x								
Floating Weeds																			
Blue Dye																			
Inspection		x			x							x							
Request for Service																			
Restriction																			
(# of days)																			

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"/> High	<input checked="" type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input checked="" type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack	<input type="checkbox"/> Barrier Inspected	<input type="checkbox"/> Low	<input 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 checked="" type="checkbox"/> Anhinga	<input checked="" type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input checked="" type="checkbox"/> Ducks
<input checked="" type="checkbox"/> Bass	<input checked="" type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Bream	<input checked="" type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Turtles	<input type="checkbox"/> _____

NATIVE WETLAND HABITAT MAINTENANCE

<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input checked="" type="checkbox"/> Golden Canna
<input checked="" type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input checked="" type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input checked="" type="checkbox"/> Cordgrass	<input type="checkbox"/> Lily

Beneficial Vegetation Notes:

<input type="checkbox"/> Naiad	<input checked="" type="checkbox"/> Babytears
<input checked="" type="checkbox"/> Pickerelweed	
<input checked="" type="checkbox"/> Soft Rush	<input type="checkbox"/> _____



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
9/8/2021	162843

Bill To:
Watergrass 1CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information

Estimate #
73536

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Rainbird wireless rain / freeze sensor	1	122.00	122.00
Labor: 1 man @ \$ 45.00 per hour	1	45.00	45.00
Replace faulty rain sensor.			
53900. 4609 CR			
Park on left side of Bridgeview entrance.		Total	\$167.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/8/2021	Balance Due



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Watergrass 1CDD
c/o Meritus
2005 Pan Am Cir.
Suite 300
Tampa, FL 33607

Date	8/20/2021
Estimate #	73536
LMP REPRESENTATIVE	
JB-PI	
PO #	
Work Order #	

Park on left side of Bridgeview entrance.

DESCRIPTION	QTY	COST	TOTAL
Rainbird wireless rain / freeze sensor	1	122.00	122.00
Labor: 1 man @ \$ 45.00 per hour	1	45.00	45.00
Replace faulty rain sensor.			

TERMS AND CONDITIONS:

TOTAL \$167.00

LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT

DATE

Irrigation Service/Proposal Request

Property: <u>Watergrass 1 CDD</u>	DATE <u>01/7/21</u>
Location <u>Park on left side of Budgetview</u>	

Emergency? _____

Work Ordered By: Felix Laporte

Field Contact if any: _____
 Phone _____ FSR/PROPOSAL # 73536

Description of Work to be performed: <u>According to proposal</u>

Materials needed :

Foreman:	Special Tools Needed:
Manager	
Date Completed	
Total Man Hours	
Inspected by	
Date	



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
9/1/2021	162572

Bill To:

Watergrass 1CDD
c/o Meritus
2005 Pan Am Cir.
Suite 300
Tampa, FL 33607

Property Information**Services for the month September 2021**

Description	Qty	Rate	Amount
Monthly Base Maintenance Fixed Payment Amount	1	10,164.94	10,164.94
Monthly Performance Payment	1	3,388.31	3,388.31
53900-4604 urc			

Total	\$13,553.25
--------------	--------------------

Questions regarding this invoice? Please e-mail
arpayments@lmppro.com or call 813-757-6500 and
ask for Accounts Receivable.

Terms**Due Date****Payments/Credits****\$0.00****Net 30****10/1/2021****Balance Due****\$13,553.25**

urc

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

INVOICE NO.: 10920

DATE: 09/01/2021

DUE DATE: 09/01/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
51300/3101	District Management Services September		2,416.67
53900/1202	Field Management		500.00
51300/5103	Website Administration		100.00
4101	Postage July		6.72
97 4111	Copies BW July	0.15	14.55
SUBTOTAL			3,037.94
NEW CHARGES			
TOTAL			3,037.94

Meritus Districts

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

INVOICE

INVOICE NO.: 10964

DATE: 10/01/2021

DUE DATE: 10/01/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services October		2,416.67
	Field Management		500.00
	Website Administration		100.00
	Postage August		7.40
91	Copies BW August	0.15	13.65
SUBTOTAL			3,037.72
NEW CHARGES			
TOTAL			3,037.72



Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Watergrass CDD, I
Meritus Districts
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

August 23, 2021

Client: 001211

Matter: 000001

Invoice #: 20186

Page: 1

RE: GENERAL

For Professional Services Rendered Through August 15, 2021

SERVICES

Date	Person	Description of Services	Hours
7/22/2021	VT	CORRESPONDENCE TO DISTRICT ENGINEER RE: SPEED LIMITS IN NEIGHBORING COMMUNITY (SEVEN OAKS); TELEPHONE CONFERENCE WITH G. ROBERTS RE: BOARD MEETING AGENDA; REVIEW INTERLOCAL AGREEMENT WITH WATERGRASS CDD II; PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE; REVIEW CORRESPONDENCE WITH ATTACHMENT FROM J. KESSLER.	1.9
8/10/2021	LB	PREPARE DRAFT RESOLUTION ADOPTING FY 2021-2022 BUDGET AND DRAFT RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS.	0.8
8/12/2021	VT	REVIEW RESOLUTIONS ADOPTING FISCAL YEAR 2021/2022 FINAL BUDGET AND NON-AD VALOREM O/M ASSESSMENTS.	0.6
8/13/2021	LB	FINALIZE RESOLUTION ADOPTING FY 2021-2022 BUDGET AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.2
Total Professional Services			3.5
			\$872.50

PERSON RECAP

Person	Hours	Amount
VT	2.5	\$712.50
LB	1.0	\$160.00

51300
4801

62

August 23, 2021

Client: 001211

Matter: 000001

Invoice #: 20186

Page: 2

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/15/2021	Photocopies (12 @ \$0.15)	\$1.80

Total Disbursements	\$1.80
---------------------	--------

Total Services	\$872.50
Total Disbursements	\$1.80
Total Current Charges	\$874.30

PAY THIS AMOUNT	\$874.30
------------------------	-----------------

Please Include Invoice Number on all Correspondence



UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION &
SERVICE DEPT.
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@pascocountyfl.net
Pay By Phone: 1-844-450-3704



3224 1 1
35-93582

WATERGRASS CDD

Service Address: **0 SEEDPOD LOOP**

Bill Number: 15549085
Billing Date: 9/27/2021
Billing Period: 8/13/2021 to 9/13/2021

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0011170	01259453
Please use the 15-digit number below when making a payment through your bank	
001117001259453	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404830	8/13/2021	8742	9/13/2021	8864	31	122

Usage History
Water

September 2021	122
August 2021	206
July 2021	144
June 2021	75
May 2021	0
April 2021	0
March 2021	0
February 2021	0
January 2021	0
December 2020	0
November 2020	0
October 2020	0

Transactions

Previous Bill	144.20
Payment 9/8/2021	-144.20 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	122 Thousand Gals X \$0.70 85.40
Total Current Transactions	85.40
TOTAL BALANCE DUE	\$85.40



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

WATERGRASS CDD
C/O MERITUS
2005 PAN AM CIR STE 300
TAMPA FL 33607

Received
SEP 29 2021

Account # 0011170
Customer # 01259453
Balance Forward 0.00
Current Transactions 85.40

Total Balance Due \$85.40
Due Date 10/14/2021

10% late fee will be applied if paid after due date

Round Up Donation to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

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



UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION &
SERVICE DEPT.
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@pascocountyfl.net
Pay By Phone: 1-844-450-3704



3225 1 1
35-93582

WATERGRASS CDD

Service Address: **0 WILD TARO WAY**

Bill Number: 15549086

Billing Date: 9/27/2021

Billing Period: 8/13/2021 to 9/13/2021

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0011175	01259453
Please use the 15-digit number below when making a payment through your bank	
001117501259453	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404825	8/13/2021	0	9/13/2021	0	31	0

Usage History
Water

Transactions

September 2021	0	
August 2021	0	0.00
July 2021	0	
June 2021	0	
May 2021	0	
April 2021	0	
March 2021	0	
February 2021	0	
January 2021	0	
December 2020	0	
November 2020	0	
October 2020	0	
TOTAL BALANCE DUE		\$0.00



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Account # 0011175
Customer # 01259453

Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 10/14/2021

WATERGRASS CDD
C/O MERITUS
2005 PAN AM CIR STE 300
TAMPA FL 33607

Received
SEP 29 2021

Round Up Donation to Charity

Amount Enclosed

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012594535001117571554908640000000000



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3226 1 1
35-93582

WATERGRASS CDD

Service Address: **0 PENTA PLACE**

Bill Number: 15549087

Billing Date: 9/27/2021

Billing Period: 8/13/2021 to 9/13/2021

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0011180	01259453
Please use the 15-digit number below when making a payment through your bank	
001118001259453	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404833	8/13/2021	744	9/13/2021	871	31	127

Usage History
Water

September 2021	127
August 2021	118
July 2021	113
June 2021	130
May 2021	109
April 2021	120
March 2021	51
February 2021	38
January 2021	7
December 2020	40
November 2020	18
October 2020	0

Transactions

Previous Bill	82.60
Payment 9/8/2021	-82.60 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	127 Thousand Gals X \$0.70 88.90
Total Current Transactions	88.90
TOTAL BALANCE DUE	\$88.90



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WATERGRASS CDD
C/O MERITUS
2005 PAN AM CIR STE 300
TAMPA FL 33607

Received
SEP 29 2021

Account # 0011180
Customer # 01259453

Balance Forward 0.00
Current Transactions 88.90

Total Balance Due \$88.90
Due Date 10/14/2021

10% late fee will be applied if paid after due date

Round Up Donation to Charity	
Amount Enclosed	

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3227 1 1
35-93582

WATERGRASS CDD

Service Address: **0 OVERPASS ROAD**

Bill Number: 15549088

Billing Date: 9/27/2021

Billing Period: 8/13/2021 to 9/13/2021

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0011185	01259453
Please use the 15-digit number below when making a payment through your bank	
001118501259453	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404809	8/13/2021	7277	9/13/2021	7277	31	0

Usage History Water

September 2021	0
August 2021	448
July 2021	444
June 2021	984
May 2021	560
April 2021	812
March 2021	263
February 2021	704
January 2021	335
December 2020	623
November 2020	796
October 2020	462

Transactions

Previous Bill	313.60
Payment 9/8/2021	-313.60 CR
Balance Forward	0.00
TOTAL BALANCE DUE	\$0.00



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Account # 0011185
Customer # 01259453

Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 10/14/2021

WATERGRASS CDD
C/O MERITUS
2005 PAN AM CIR STE 300
TAMPA FL 33607

Received
SEP 29 2021

Round Up Donation to Charity	
Amount Enclosed	

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3228 1 1
35-93582

WATERGRASS CDD

Service Address: **0 COTTAGE GLEN LANE**

Bill Number: 15549089

Billing Date: 9/27/2021

Billing Period: 8/13/2021 to 9/13/2021

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0011190	01259453
Please use the 15-digit number below when making a payment through your bank	
001119001259453	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404826	8/13/2021	471	9/13/2021	489	31	18

Usage History Water

September 2021	18
August 2021	21
July 2021	13
June 2021	19
May 2021	39
April 2021	39
March 2021	12
February 2021	12
January 2021	9
December 2020	27
November 2020	35
October 2020	23

Transactions

Previous Bill	14.70
Payment 9/8/2021	-14.70 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	18 Thousand Gals X \$0.70
	12.60
Total Current Transactions	12.60
TOTAL BALANCE DUE	\$12.60



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Account # 0011190
Customer # 01259453

Balance Forward 0.00
Current Transactions 12.60

Total Balance Due \$12.60
Due Date 10/14/2021

10% late fee will be applied if paid after due date

Round Up Donation to Charity	
Amount Enclosed	

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WATERGRASS CDD
C/O MERITUS
2005 PAN AM CIR STE 300
TAMPA FL 33607

Received
SEP 29 2021

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3229 1 1
35-93582

WATERGRASS CDD

Service Address: **0 ANGLESTEM BOULEVARD**

Bill Number: 15549090

Billing Date: 9/27/2021

Billing Period: 8/13/2021 to 9/13/2021

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
Please visit bit.ly/pcrates for additional details.

Account #	Customer #
0011195	01259453
Please use the 15-digit number below when making a payment through your bank	
001119501259453	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404807	8/13/2021	4040	9/13/2021	4089	31	49

Usage History
Water

September 2021	49
August 2021	309
July 2021	330
June 2021	383
May 2021	358
April 2021	463
March 2021	290
February 2021	398
January 2021	53
December 2020	457
November 2020	357
October 2020	309

Transactions

Previous Bill	216.30
Payment 9/8/2021	-216.30 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	49 Thousand Gals X \$0.70 34.30
Total Current Transactions	34.30
TOTAL BALANCE DUE	\$34.30



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Account # 0011195
Customer # 01259453

Balance Forward 0.00
Current Transactions 34.30

Total Balance Due \$34.30
Due Date 10/14/2021

10% late fee will be applied if paid after due date

Round Up Donation to Charity	
Amount Enclosed	

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WATERGRASS CDD
C/O MERITUS
2005 PAN AM CIR STE 300
TAMPA FL 33607

Received
SEP 29 2021

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3230 1 1
35-93582

WATERGRASS CDD

Service Address: **0 HATPIN LOOP**

Bill Number: 15549091

Billing Date: 9/27/2021

Billing Period: 8/13/2021 to 9/13/2021

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0011200	01259453
Please use the 15-digit number below when making a payment through your bank	
001120001259453	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404827	8/13/2021	604	9/13/2021	637	31	33

Usage History
Water

September 2021	33
August 2021	42
July 2021	86
June 2021	87
May 2021	90
April 2021	69
March 2021	29
February 2021	31
January 2021	30
December 2020	50
November 2020	70
October 2020	20

Transactions

Previous Bill	29.40
Payment 9/8/2021	-29.40 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	33 Thousand Gals X \$0.70
	23.10
Total Current Transactions	23.10
TOTAL BALANCE DUE	\$23.10



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WATERGRASS CDD
C/O MERITUS
2005 PAN AM CIR STE 300
TAMPA FL 33607

Received
SEP 29 2021

Account # 0011200
Customer # 01259453

Balance Forward 0.00
Current Transactions 23.10

Total Balance Due \$23.10
Due Date 10/14/2021

10% late fee will be applied if paid after due date

Round Up Donation to Charity	
Amount Enclosed	

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3231 1 1
35-93582

WATERGRASS CDD

Service Address: **0 PEREGRINA LOOP**

Bill Number: 15549092

Billing Date: 9/27/2021

Billing Period: 8/13/2021 to 9/13/2021

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0011205	01259453
Please use the 15-digit number below when making a payment through your bank	
001120501259453	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404829	8/13/2021	840	9/13/2021	912	31	72

Usage History

Water

September 2021	72
August 2021	59
July 2021	63
June 2021	70
May 2021	144
April 2021	159
March 2021	44
February 2021	75
January 2021	6
December 2020	90
November 2020	130
October 2020	70

Transactions

Previous Bill	-1,658.30 CR
Balance Forward	-1,658.30 CR
Current Transactions	
Reclaimed	
Reclaimed	72 Thousand Gals X \$0.70 50.40
Total Current Transactions	50.40
TOTAL BALANCE DUE	-\$1,607.90CR



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Account #	0011205
Customer #	01259453
Balance Forward	-1,658.30 CR
Current Transactions	50.40
Total Balance Due	-\$1,607.90 CR

WATERGRASS CDD
C/O MERITUS
2005 PAN AM CIR STE 300
TAMPA FL 33607

Received
SEP 29 2021

CREDIT - DO NOT PAY

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3232 1 1
35-93582

WATERGRASS CDD

Service Address: **0 SILVERCREEK WAY**

Bill Number: 15549093

Billing Date: 9/27/2021

Billing Period: 8/13/2021 to 9/13/2021

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0011210	01259453
Please use the 15-digit number below when making a payment through your bank	
001121001259453	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08404832	8/13/2021	987	9/13/2021	1028	31	41

Usage History
Water

September 2021	41
August 2021	80
July 2021	77
June 2021	98
May 2021	122
April 2021	125
March 2021	37
February 2021	52
January 2021	14
December 2020	28
November 2020	51
October 2020	24

Transactions

Previous Bill	56.00
Payment 9/8/2021	-56.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	41 Thousand Gals X \$0.70 28.70
Total Current Transactions	28.70
TOTAL BALANCE DUE	\$28.70



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WATERGRASS CDD
C/O MERITUS
2005 PAN AM CIR STE 300
TAMPA FL 33607

Received
SEP 29 2021

Account # 0011210
Customer # 01259453

Balance Forward 0.00
Current Transactions 28.70

Total Balance Due \$28.70
Due Date 10/14/2021

10% late fee will be applied if paid after due date

Round Up Donation to Charity	
Amount Enclosed	

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3233 1 1
35-93582

WATERGRASS CDD

Service Address: 0 SUMMERGLADE DR

Bill Number: 15549540

Billing Date: 9/27/2021

Billing Period: 8/13/2021 to 9/13/2021

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0930050	01314219
Please use the 15-digit number below when making a payment through your bank	
093005001314219	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12703639	8/13/2021	629	9/13/2021	629	31	0

Usage History
Water

September 2021	0
August 2021	0
July 2021	2
June 2021	10
May 2021	7
April 2021	6
March 2021	5
February 2021	5
January 2021	3
December 2020	11
November 2020	12
October 2020	7

Transactions

TOTAL BALANCE DUE

0.00

\$0.00



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Account # 0930050
Customer # 01314219

Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 10/14/2021

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

Received
SEP 29 2021

Round Up Donation to Charity

Amount Enclosed

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3234 1 1
35-93582

WATERGRASS CDD

Service Address: **32349 SILVERCREEK WAY**

Bill Number: 15549541
Billing Date: 9/27/2021
Billing Period: 8/13/2021 to 9/13/2021

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
Please visit bit.ly/pcurates for additional 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	8/13/2021	844	9/13/2021	845	31	1

Usage History

Water

September 2021	1
August 2021	0
July 2021	0
June 2021	3
May 2021	7
April 2021	5
March 2021	7
February 2021	6
January 2021	6
December 2020	11
November 2020	3
October 2020	0

Transactions

Current Transactions

Reclaimed

Reclaimed 1 Thousand Gals X \$0.70 0.70

Total Current Transactions 0.70

TOTAL BALANCE DUE \$0.70



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

Received
SEP 29 2021

Account # 0930165

Customer # 01314219

Balance Forward 0.00

Current Transactions 0.70

Total Balance Due \$0.70

Due Date 10/14/2021

10% late fee will be applied if paid after due date

Round Up Donation to Charity ☐

Amount Enclosed ☐

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3235 1 1
35-93582

WATERGRASS CDD

Service Address: **0 GARDEN ALCOVE LOOP**

Bill Number: 15549542

Billing Date: 9/27/2021

Billing Period: 8/13/2021 to 9/13/2021

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
Please visit bit.ly/pcurates for additional 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	12703380	8/13/2021	539	9/13/2021	541	31	2

Usage History

Water

September 2021	2
August 2021	0
July 2021	5
June 2021	7
May 2021	16
April 2021	7
March 2021	4
February 2021	3
January 2021	4
December 2020	8
November 2020	16
October 2020	11

Transactions

Current Transactions

Reclaimed

Reclaimed 2 Thousand Gals X \$0.70 1.40

Total Current Transactions 1.40

TOTAL BALANCE DUE \$1.40



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SEP 29 2021

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

Account # 0930485

Customer # 01314219

Balance Forward 0.00

Current Transactions 1.40

Total Balance Due \$1.40

Due Date 10/14/2021

10% late fee will be applied if paid after due date

Round Up Donation to Charity

Amount Enclosed

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3236 1 1
35-93582

WATERGRASS CDD

Service Address: **32418 SUMMERGLADE DR**

Bill Number: 15549543

Billing Date: 9/27/2021

Billing Period: 8/13/2021 to 9/13/2021

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0930585	01314219
Please use the 15-digit number below when making a payment through your bank	
093058501314219	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12703385	8/13/2021	845	9/13/2021	845	31	0

Usage History
Water

September 2021	0
August 2021	0
July 2021	0
June 2021	4
May 2021	5
April 2021	3
March 2021	4
February 2021	3
January 2021	3
December 2020	8
November 2020	14
October 2020	15

Transactions

TOTAL BALANCE DUE

0.00
\$0.00



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Received
SEP 29 2021

Account # 0930585
Customer # 01314219
Balance Forward 0.00
Current Transactions 0.00

Total Balance Due \$0.00
Due Date 10/14/2021

Round Up Donation to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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

013142199093058521554954360000000000



UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION &
SERVICE DEPT.
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@pascocountyfl.net
Pay By Phone: 1-844-450-3704



3237 1 1
35-93582

WATERGRASS CDD

Service Address: **0 LEAF BLADE LANE**

Bill Number: 15549544
Billing Date: 9/27/2021
Billing Period: 8/13/2021 to 9/13/2021

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
Please visit bit.ly/pcurates for additional 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	8/13/2021	573	9/13/2021	573	31	0

Usage History
Water

September 2021	0
August 2021	1
July 2021	5
June 2021	16
May 2021	8
April 2021	4
March 2021	4
February 2021	3
January 2021	4
December 2020	9
November 2020	3
October 2020	0

Transactions

Previous Bill	0.70
Payment 9/8/2021	-0.70 CR
Balance Forward	0.00
TOTAL BALANCE DUE	\$0.00

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

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

Total Balance Due \$0.00
Due Date 10/14/2021



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

Received
SEP 29 2021

Round Up Donation to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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

013142199093088081554954430000000000



UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION &
SERVICE DEPT.
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@pascocountyfl.net
Pay By Phone: 1-844-450-3704



3238 1 1
35-93582

WATERGRASS CDD

Service Address: **0A SUMMERGLADE DR**

Bill Number: 15549545
Billing Date: 9/27/2021
Billing Period: 8/13/2021 to 9/13/2021

New Water, Sewer, Reclaimed rates, fees, and charges take effect Oct. 1, 2021.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0930945	01314219
Please use the 15-digit number below when making a payment through your bank	
093094501314219	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12703382	8/13/2021	801	9/13/2021	839	31	38

Usage History Water

September 2021	38
August 2021	33
July 2021	35
June 2021	37
May 2021	2
April 2021	0
March 2021	0
February 2021	0
January 2021	0
December 2020	0
November 2020	0
October 2020	0

Transactions

Previous Bill	23.10
Payment 9/8/2021	-23.10 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	38 Thousand Gals X \$0.70 26.60
Total Current Transactions	26.60
TOTAL BALANCE DUE	\$26.60



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Account # 0930945
Customer # 01314219

Balance Forward 0.00
Current Transactions 26.60

Total Balance Due \$26.60
Due Date 10/14/2021

10% late fee will be applied if paid after due date

Round Up Donation to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

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

Received
SEP 29 2021

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

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **09/09/2021**
Amount Due **2,994.39**
Current Charges Due **09/30/2021**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

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

Comparative Usage Information

Average kWh

Period	Days	Per Day
--------	------	---------

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



1 0 2 8 8 1 1 2

You have 24-hour access to manage your
account on-line through Smarthub at
www.wrec.net. If you would like to make a
payment using your credit card, please call
844-209-7166. This number is WREC's
Secure Pay-By-Phone system.

Previous Balance **2,994.39**
Payment **2,994.39CR**
Balance Forward **0.00**

Light Energy Charge	271.24
Light Support Charge	211.10
Light Maintenance Charge	411.31
Light Fixture Charge	489.03
Light Fuel Adj 9,302 KWH @ 0.03300	306.97
Poles (QTY 129)	1,284.50
FL Gross Receipts Tax	20.24

Total Current Charges **2,994.39**
Total Due **2,994.39** Please Pay

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 1	310 103	460 20	960 128
	214 2	311 3	910 1	

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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Bill Date: 09/09/2021

Use above space for address change ONLY.

District: OP05

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

OP05

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

Current Charges Due Date	09/30/2021
TOTAL CHARGES DUE	2,994.39
Total Charges Due After Due Date	3,039.31

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **09/09/2021**
Amount Due **35.37**
Current Charges Due **09/30/2021**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/04	38506	09/03	38510				4

Comparative Usage Information

Period	Days	Average kWh Per Day
Sep 2021	30	0
Aug 2021	29	0
Sep 2020	30	0

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



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Previous Balance **35.29**
Payment **35.29CR**
Balance Forward **0.00**

Customer Charge **34.16**
Energy Charge 4 KWH @ 0.05017 **0.20**
Fuel Adjustment 4 KWH @ 0.03300 **0.13**
FL Gross Receipts Tax **0.88**

Total Current Charges **35.37**
Total Due **35.37** Please Pay

**WITHLACOOCHIE RIVER ELECTRIC
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Bill Date: **09/09/2021**

District: **OP05**

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

OP05

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

Current Charges Due Date	09/30/2021
TOTAL CHARGES DUE	35.37
Total Charges Due After Due Date	40.37

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **09/09/2021**
Amount Due **35.80**
Current Charges Due **09/30/2021**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information

Average kWh		
Period	Days	Per Day
Sep 2021	30	0
Aug 2021	29	2
Sep 2020	30	9

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



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account on-line through Smarthub at
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payment using your credit card, please call
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ELECTRIC SERVICE							
From	To	Date	Reading	Date	Reading	Multiplier	Dem. Reading
08/04	09/03	08/04	7438	09/03	7447		

Previous Balance 39.22
Payment 39.22CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 9 KWH @ 0.05017 0.45
Fuel Adjustment 9 KWH @ 0.03300 0.30
FL Gross Receipts Tax 0.89

Total Current Charges 35.80
Total Due Please Pay 35.80

**WITHLACOOCHEE RIVER ELECTRIC
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Bill Date: 09/09/2021

District: OP05

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

OP05

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

Current Charges Due Date	09/30/2021
TOTAL CHARGES DUE	35.80
Total Charges Due After Due Date	40.80

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **09/09/2021**
Amount Due **114.03**
Current Charges Due **09/30/2021**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address **WILD TARO WAY**
Service Description **PUMP**
Service Classification **General Service Non-Demand**

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/04	10636	09/03	11562				926

Comparative Usage Information

Average kWh		
Period	Days	Per Day
Sep 2021	30	31
Aug 2021	29	34
Sep 2020	30	11

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



1 0 2 8 8 1 1 2

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Previous Balance **118.04**
Payment **118.04CR**
Balance Forward **0.00**

Customer Charge **34.16**
Energy Charge 926 KWH @ 0.05017 **46.46**
Fuel Adjustment 926 KWH @ 0.03300 **30.56**
FL Gross Receipts Tax **2.85**

Total Current Charges **114.03**
Total Due **114.03** Please Pay

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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Bill Date: **09/09/2021**

District: OP05

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

OP05

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

Current Charges Due Date	09/30/2021
TOTAL CHARGES DUE	114.03
Total Charges Due After Due Date	119.03

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **09/09/2021**
Amount Due **59.95**
Current Charges Due **09/30/2021**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information

Average kWh		
Period	Days	Per Day
Sep 2021	30	10
Aug 2021	29	10
Sep 2020	30	9

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



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account on-line through Smarthub at
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payment using your credit card, please call
844-209-7166. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/04	93077	09/03	93369				292

Previous Balance **59.10**
Payment **59.10CR**
Balance Forward **0.00**

Customer Charge **34.16**
Energy Charge 292 KWH @ 0.05017 **14.65**
Fuel Adjustment 292 KWH @ 0.03300 **9.64**
FL Gross Receipts Tax **1.50**

Total Current Charges **59.95**
Total Due **59.95** Please Pay

**WITHLACOOCHEE RIVER ELECTRIC
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Your Touchstone Energy® Cooperative
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See Reverse Side For Mailing Instructions

Bill Date: **09/09/2021**

Use above space for address change ONLY.

District: **OP05**

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

OP05

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

Current Charges Due Date	09/30/2021
TOTAL CHARGES DUE	59.95
Total Charges Due After Due Date	64.95

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **09/09/2021**
Amount Due **48.09**
Current Charges Due **09/30/2021**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Sep 2021	30	5
Aug 2021	29	5
Sep 2020	30	5

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



1 0 2 8 8 1 1 2

You have 24-hour access to manage your
account on-line through Smarthub at
www.wrec.net. If you would like to make a
payment using your credit card, please call
844-209-7166. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE						
From	To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand
08/04	48472	09/03	48625			
						kWh Used
						153

Previous Balance **48.35**
Payment **48.35CR**
Balance Forward **0.00**

Customer Charge **34.16**
Energy Charge 153 KWH @ 0.05017 **7.68**
Fuel Adjustment 153 KWH @ 0.03300 **5.05**
FL Gross Receipts Tax **1.20**

Total Current Charges **48.09**
Total Due **48.09** Please Pay

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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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: 09/09/2021

Use above space for address change ONLY.

District: OP05

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

OP05

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

Current Charges Due Date	09/30/2021
TOTAL CHARGES DUE	48.09
Total Charges Due After Due Date	53.09

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **09/09/2021**
Amount Due **49.88**
Current Charges Due **09/30/2021**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Sep 2021	30	6
Aug 2021	29	6
Sep 2020	30	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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ELECTRIC SERVICE						
From	To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	kWh Used
08/04	43217	09/03	43391			174

Previous Balance 48.69
Payment 48.69CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 174 KWH @ 0.05017 8.73
Fuel Adjustment 174 KWH @ 0.03300 5.74
FL Gross Receipts Tax 1.25

Total Current Charges 49.88
Total Due Please Pay 49.88

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
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Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 09/09/2021

District: OP05

Use above space for address change ONLY.

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

OP05

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

Current Charges Due Date	09/30/2021
TOTAL CHARGES DUE	49.88
Total Charges Due After Due Date	54.88

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **09/09/2021**
Amount Due **46.38**
Current Charges Due **09/30/2021**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Sep 2021	30	4
Aug 2021	29	4
Sep 2020	30	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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ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/04	33647	09/03	33780				133

Previous Balance 45.45
Payment 45.45CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 133 KWH @ 0.05017 6.67
Fuel Adjustment 133 KWH @ 0.03300 4.39
FL Gross Receipts Tax 1.16

Total Current Charges 46.38
Total Due Please Pay 46.38

**WITHLACOOCHIE RIVER ELECTRIC
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P.O. Box 278 • Dade City, Florida 33526-0278

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See Reverse Side For Mailing Instructions

Bill Date: 09/09/2021

District: OP05

Use above space for address change ONLY.

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

OP05

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

Current Charges Due Date	09/30/2021
TOTAL CHARGES DUE	46.38
Total Charges Due After Due Date	51.38

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **09/09/2021**
Amount Due **36.66**
Current Charges Due **09/30/2021**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Sep 2021	30	1
Aug 2021	29	11
Sep 2020	30	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
844-209-7166. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/04	58187	09/03	58206				19

Previous Balance 62.07
Payment 62.07CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 19 KWH @ 0.05017 0.95
Fuel Adjustment 19 KWH @ 0.03300 0.63
FL Gross Receipts Tax 0.92

Total Current Charges 36.66
Total Due Please Pay 36.66

**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: 09/09/2021

District: OP05

Use above space for address change ONLY.

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

OP05

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

Current Charges Due Date	09/30/2021
TOTAL CHARGES DUE	36.66
Total Charges Due After Due Date	41.66

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **09/09/2021**
Amount Due **43.23**
Current Charges Due **09/30/2021**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Sep 2021	30	3
Aug 2021	29	3
Sep 2020	30	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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payment using your credit card, please call
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Secure Pay-By-Phone system.

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/04	29555	09/03	29651				96

Previous Balance 43.31
Payment 43.31CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 96 KWH @ 0.05017 4.82
Fuel Adjustment 96 KWH @ 0.03300 3.17
FL Gross Receipts Tax 1.08

Total Current Charges 43.23
Total Due Please Pay 43.23

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date: 09/09/2021

District: OP05

Use above space for address change ONLY.

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

OP05

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

Current Charges Due Date	09/30/2021
TOTAL CHARGES DUE	43.23
Total Charges Due After Due Date	48.23

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **09/09/2021**
Amount Due **37.77**
Current Charges Due **09/30/2021**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information

Average kWh		
Period	Days	Per Day
Sep 2021	30	1
Aug 2021	29	11
Sep 2020	30	10

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



1 0 2 8 8 1 1 2

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payment using your credit card, please call
844-209-7166. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/04	6410	09/03	6442				32

Previous Balance 62.07
Payment 62.07CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 32 KWH @ 0.05017 1.61
Fuel Adjustment 32 KWH @ 0.03300 1.06
FL Gross Receipts Tax 0.94

Total Current Charges 37.77
Total Due Please Pay 37.77

**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: 09/09/2021

District: OP05

Use above space for address change ONLY.

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

OP05

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

Current Charges Due Date	09/30/2021
TOTAL CHARGES DUE	37.77
Total Charges Due After Due Date	42.77

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **09/09/2021**
Amount Due **66.93**
Current Charges Due **09/30/2021**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address **7222 ANGLESTEM BLVD**
Service Description **ENTRANCE LIGHTS**
Service Classification **General Service Non-Demand**

Comparative Usage Information

Average kWh		
Period	Days	Per Day
Sep 2021	30	12
Aug 2021	29	12
Sep 2020	30	12

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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payment using your credit card, please call
844-209-7166. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/04	59635	09/03	60009				374

Previous Balance **65.66**
Payment **65.66CR**
Balance Forward **0.00**

Customer Charge **34.16**
Energy Charge 374 KWH @ 0.05017 **18.76**
Fuel Adjustment 374 KWH @ 0.03300 **12.34**
FL Gross Receipts Tax **1.67**

Total Current Charges **66.93**
Total Due **66.93** Please Pay

**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: **09/09/2021**

District: **OP05**

Use above space for address change ONLY.

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

OP05

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

Current Charges Due Date	09/30/2021
TOTAL CHARGES DUE	66.93
Total Charges Due After Due Date	71.93

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **09/09/2021**
Amount Due **35.29**
Current Charges Due **09/30/2021**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information

Average kWh		
Period	Days	Per Day
Sep 2021	30	0
Aug 2021	29	0
Sep 2020	30	0

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



1 0 2 8 8 1 1 2

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ELECTRIC SERVICE						
From	To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand
08/04	712	09/03	715			

Previous Balance **35.37**
Payment **35.37CR**
Balance Forward **0.00**

Customer Charge **34.16**
Energy Charge 3 KWH @ 0.05017 **0.15**
Fuel Adjustment 3 KWH @ 0.03300 **0.10**
FL Gross Receipts Tax **0.88**

Total Current Charges **35.29**
Total Due **35.29** Please Pay

**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
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See Reverse Side For Mailing Instructions

Bill Date: **09/09/2021**

District: OP05

Use above space for address change ONLY.

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

OP05

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

Current Charges Due Date	09/30/2021
TOTAL CHARGES DUE	35.29
Total Charges Due After Due Date	40.29

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **09/09/2021**
Amount Due **35.29**
Current Charges Due **09/30/2021**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information

Average kWh		
Period	Days	Per Day
Sep 2021	30	0
Aug 2021	29	0
Sep 2020	30	0

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



1 0 2 8 8 1 1 2

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ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/04	603	09/03	606				3

Previous Balance 35.21
Payment 35.21CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 3 KWH @ 0.05017 0.15
Fuel Adjustment 3 KWH @ 0.03300 0.10
FL Gross Receipts Tax 0.88

Total Current Charges 35.29
Total Due Please Pay 35.29

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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Bill Date: 09/09/2021

Use above space for address change ONLY.

District: OP05

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

OP05

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

Current Charges Due Date	09/30/2021
TOTAL CHARGES DUE	35.29
Total Charges Due After Due Date	40.29

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **09/09/2021**
Amount Due **35.29**
Current Charges Due **09/30/2021**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/04	590	09/03	593				3

Comparative Usage Information
Average kWh

Period	Days	Per Day
Sep 2021	30	0
Aug 2021	29	0
Sep 2020	30	0

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



1 0 2 8 8 1 1 2

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Previous Balance **35.37**
Payment **35.37CR**
Balance Forward **0.00**

Customer Charge **34.16**
Energy Charge 3 KWH @ 0.05017 **0.15**
Fuel Adjustment 3 KWH @ 0.03300 **0.10**
FL Gross Receipts Tax **0.88**

Total Current Charges **35.29**
Total Due **35.29** Please Pay

**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: 09/09/2021

District: OP05

Use above space for address change ONLY.

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

OP05

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

Current Charges Due Date	09/30/2021
TOTAL CHARGES DUE	35.29
Total Charges Due After Due Date	40.29

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **09/09/2021**
Amount Due **35.37**
Current Charges Due **09/30/2021**

District Office Serving You
One Pasco Center

Service Address **7100 PEREGRINA LOOP**
Service Classification **General Service Non-Demand**

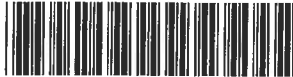
See Reverse Side For More Information

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/04	714	09/03	718				4

Comparative Usage Information
Average kWh

Period	Days	Per Day
Sep 2021	30	0
Aug 2021	29	0
Sep 2020	30	0

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



1 0 2 8 8 1 1 2

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www.wrec.net. If you would like to make a
payment using your credit card, please call
844-209-7166. This number is WREC's
Secure Pay-By-Phone system.

Previous Balance **35.37**
Payment **35.37CR**
Balance Forward **0.00**

Customer Charge **34.16**
Energy Charge 4 KWH @ 0.05017 **0.20**
Fuel Adjustment 4 KWH @ 0.03300 **0.13**
FL Gross Receipts Tax **0.88**

Total Current Charges **35.37**
Total Due **35.37** Please Pay

**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
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See Reverse Side For Mailing Instructions

Bill Date: 09/09/2021

Use above space for address change ONLY.

District: OP05

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

OP05

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

Current Charges Due Date	09/30/2021
TOTAL CHARGES DUE	35.37
Total Charges Due After Due Date	40.37



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
9/8/2021	162849

Bill To:
Watergrass 1CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation services provided on 9-7-2021 Labor: 1 man @ \$ 45.00 per hour Tracking, locating and troubleshooting 2 zones not working from controller. NOTE: Proposal for repairs will be submitted.	2	45.00	90.00
Summegrade- left side - zones 2 and 3.		Total	\$90.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/8/2021	Balance Due

Irrigation Service/Proposal Request

Property: watergrass & cdd.	DATE 09-07-21
Location Summerglade left side	

Emergency? _____

Work Ordered By: Hector M.

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # _____

Description of Work to be performed:
Track. Value #2 and 3.
Materials needed :
2 hr. / man 45 = \$90.00

Foreman: <u>Hector M.</u>	Special Tools Needed:
Manager	
Date Completed	
Total Man Hours	
Inspected by	
Date	



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
9/14/2021	162937

Bill To:
Watergrass 1CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 9-10-2021			
Controller # 3 - Anglem Blvd.			
Irrigation parts	1	62.25	62.25
Labor: 1 man @ \$ 45.00 per hour	1	45.00	45.00
Controller # 1 - Bridgeview			
Irrigation parts	1	112.63	112.63
Labor: 1 man @ \$ 45.00 per hour	1	45.00	45.00
<p style="text-align: center;">539.00 - 460.94</p>			
Total			\$264.88
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/14/2021	Balance Due



Property:

Controller #3
Watersgrass I 200 ANGLESTON Blvd

Date: 09-10-21
Technician: Hecker M
Arrive/Depart: 1

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

Clock Type/ #	Hawker ACC		Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	(Y) Time/Date Adjust	Y	(N)					
Rain Sensor	(ok) bad	Battery Replaced	Y	N						

Notes:

Zone #	Type	A	B	C	D	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)			
							Labor	Hrs	Rate	Amount
1	R	50				oh	Supervisor:	1	45	45
2	S		25			oh	Technician:			
3	R	50				oh	Total Labor Charges \$			
4	S		30			oh				
5										
6	S		30			oh				
7	S		30			Burden Spray v1				
8	S		30			oh				
9						oh				
10	S		30			oh				
11	R	50				oh				
12	R	50				oh				
13	S		30			oh				
14										
15										
16	S		30			oh				
17	S		30			oh				
18	S		30			oh				
19	R	50				oh				
20	S		30			oh				
21	S		30			oh				
22	S		15			oh				
23	R	50				oh				
24										
Sensor Adjust %										
Run Time										
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information										
							Total Materials \$ 62.25			
							Total Labor 45.00			
							Grand Total \$ 107.25			
							Bill To:			



Maintenance
Professionals, Inc.

②

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

Date
Technician
Arrive/ Depart

Clock Type/ #															
Battery Date															
Rain Sensor	ok	bad	Confirm Time/ Date	Y	Time/Date Adjust	Y	N	Start	Sur	Mon	Tue	Wed	Thu	Fri	Sat
Notes:								Pgm A	1						
									2						
								Pgm B	1						
									2						
								Pgm C	1						
									2						
								Pgm D	1						
									2						

Zone #	Type	Programs				Zone Information
		A	B	C	D	
25						
26	S		30			at
27	R	50				Burke Roto x 2.
28	S		30			on
29						
30						
31						
32						
33						
34						
35						
36						
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
Season/Adjust %						
Run Time						

Technician Use Only (Use Standard Invoice forms for additional charges)			
Labor	Hrs	Rate	Amount
Supervisor:			
Technician:			
Total Labor Charges		\$	
Materials	QTY	Unit	Extended
Total Materials		\$	
Total Labor		\$	
Grand Total		\$	
Bill To:			

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



Clock Type/ #		Start	Sur	Mon	Tue	We d	Thu	F ri	Sat
Battery Date		Confirm Time/ Date	Y	Time/Date Adjust	Y	N			
Rain Sensor	ok	had		Battery Replaced	Y	N			
Notes:		Pgm A	1						
		Pgm B	1						
		Pgm C	1						
		Pgm D	1						

Zone #	Type	Programs				Zone Information	Technician Use Only (Use Standard Inspector forms for additional charges)			
		A	B	C	D		Labor	Hrs	Rate	Amount
35	R		50			Brake Rotor #1				
36	R		50			oh	Supervisor:			
37	D				10	oh	Technician:			
38	I						Total Labor Charges \$			
39	R		50			oh	Materials	QTY	Unit	Extended
30	R		50			oh				
31	R		50			oh				
32	R		50			oh				
33	R		50			Brake Rotor #1				
34	R		50			oh				
35	R		50			oh				
36	R		50			oh				
37	R		50			oh				
38	R		50			oh				
39										
40										
41										
42										
43										
44										
45										
46										
47										
48										
Subtotal Adjust \$							Total Materials:	\$		
Run Time							Total Labor	\$		
							Grand Total	\$		





Bill To:

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

WaterGrass I CDD

MEETING DATE: August 26 2021

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Ashley Johnson		Salary Accepted	\$200
Catherine Billington		Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Michael Leavor		Salary Accepted	\$200
Matthew Balogh		Salary Accepted	\$200

AJ 082621

WaterGrass I CDDMEETING DATE: August 26 2021

DMS Staff Signature _____



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Ashley Johnson	/	Salary Accepted	\$200
Catherine Billington	/	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Michael Leavor	/	Salary Accepted	\$200
Matthew Balogh	/	Salary Accepted	\$200

CB082621

WaterGrass I CDD

MEETING DATE: August 26 2021

DMS Staff Signature _____



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Ashley Johnson	/	Salary Accepted	\$200
Catherine Billington	/	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Michael Leavor	/	Salary Accepted	\$200
Matthew Balogh	/	Salary Accepted	\$200

MB082621

WaterGrass I CDD

MEETING DATE: September 23, 2021

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Ashley Johnson	/	Salary Accepted	\$200
Catherine Billington	/	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Michael Leavor	/	Salary Accepted	\$200
Matthew Balogh	/	Salary Accepted	\$200

MB 092321

WaterGrass I CDDMEETING DATE: August 26 2021

DMS Staff Signature _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Ashley Johnson	/	Salary Accepted	\$200
Catherine Billington	/	Salary Accepted	\$200
Vacant		Salary Accepted	\$200
Michael Leavor	/	Salary Accepted	\$200
Matthew Balogh	/	Salary Accepted	\$200

mk 082621



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
9/8/2021	162848

Bill To:
Watergrass 1CDD c/o Meritus 2005 Pan Am Cir. Suite 300 Tampa, FL 33607

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation services provided on 9-7-2021 Labor: 1 man @ \$ 45.00 per hour Tracking, locating and troubleshooting irrigation zone not working from controller. NOTE: Proposal will be submitted for repairs needed. 53900. 4609 CR	2	45.00	90.00
Peregrina - zone 1		Total	\$90.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	10/8/2021	Balance Due

Irrigation Service/Proposal Request

Property: <u>Watergrass FCOO.</u>	DATE <u>09-07-21</u>
Location <u>Frond Peregrina..</u>	

Emergency? _____

Work Ordered By: Hector M.

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # _____

Description of Work to be performed:

Track Valve zone # 1

Materials needed :

2 hr. 1 man \$90.00

Foreman: <u>Hector M.</u>	Special Tools Needed:
Manager	
Date Completed	
Total Man Hours	
Inspected by	
Date	

WaterGrass Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2021



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

WaterGrass Community Development District I

Balance Sheet

As of 9/30/2021
(In Whole Numbers)

	General Fund	Debt Service Fund - S2007	Debt Service Fund - S2019	Capital Projects Fund - S2007	Capital Projects Fund - S2019	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Assets								
Cash-Operating Account (SunTrust)	602,330	0	0	0	0	0	0	602,330
Investments - Deferred Costs 2007AB (402)	0	0	0	55,123	0	0	0	55,123
Investments - Sinking 2007A (404)	0	0	0	0	0	0	0	0
Investments - Interest 2007A (405)	0	0	0	0	0	0	0	0
Investments - Prepayment 2007A (407)	0	1,014	0	0	0	0	0	1,014
Investments - Reserve 2007A (409)	0	376,067	0	0	0	0	0	376,067
Investments - Revenue 2007AB (410)	0	243,006	0	0	0	0	0	243,006
Investments - Prepayment 2007B (502)	0	0	0	0	0	0	0	0
Investments - Reserve 2007B (503)	0	0	0	0	0	0	0	0
Investments - Interest 2007B (504)	0	0	0	0	0	0	0	0
Investments - Revenue 2019 (700)	0	0	94,478	0	0	0	0	94,478
Investments - Sinking 2019 (702)	0	0	0	0	0	0	0	0
Investments - Interest 2019 (703)	0	0	0	0	0	0	0	0
Investments - Prepayment 2019 (705)	0	0	3,420	0	0	0	0	3,420
Investments - Reserve 2019 (708)	0	0	74,054	0	0	0	0	74,054
Accounts Receivable - Other	3,250	0	0	0	0	0	0	3,250
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0	0
Assessments Receivable-Developer	0	0	0	0	0	0	0	0
Assessments Receivable - Prepayments	0	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0	0
Due From Debt Service Fund	0	0	0	0	0	0	0	0
Prepaid Expenses	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	309	0	0	0	0	0	0	309
Prepaid Professional Liability	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	1,849	0	0	0	0	0	0	1,849
Prepaid Property Insurance	0	0	0	0	0	0	0	0
Prepaid Crime Insurance	0	0	0	0	0	0	0	0
Deposits	3,874	0	0	0	0	0	0	3,874
Improvements Other Than Buildings	0	0	0	0	0	38,986,837	0	38,986,837
Amount Available-Debt Service	0	0	0	0	0	0	1,673,429	1,673,429
Amount To Be Provided-Debt Service	0	0	0	0	0	0	7,946,571	7,946,571
Other	0	0	0	0	0	0	0	0
Total Assets	611,613	620,087	171,952	55,123	0	38,986,837	9,620,000	50,065,612
Liabilities								
Accounts Payable	8,504	0	0	0	0	0	0	112 8,504
Due To General Fund	0	0	0	0	0	0	0	0

WaterGrass Community Development District I

Balance Sheet

As of 9/30/2021
(In Whole Numbers)

	General Fund	Debt Service Fund - S2007	Debt Service Fund - S2019	Capital Projects Fund - S2007	Capital Projects Fund - S2019	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Due To Developer	0	38,832	0	0	0	0	0	38,832
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Unearned Revenue	0	0	0	0	0	0	0	0
Revenue Bonds Payable - Series 2007A	0	0	0	0	0	0	5,400,000	5,400,000
Revenue Bonds Payable - Series 2007B	0	0	0	0	0	0	0	0
Revenue Bonds Payable - Series 2019	0	0	0	0	0	0	4,220,000	4,220,000
Other	0	0	0	0	0	0	0	0
Total Liabilities	8,504	38,832	0	0	0	0	9,620,000	9,667,336
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	1,466,839	169,316	55,089	1	0	0	1,691,245
Retained Earnings-Reserved	0	0	0	0	0	0	0	0
Fund Balance-Unreserved	526,673	0	0	0	0	0	0	526,673
Investment In General Fixed Assets	0	0	0	0	0	38,986,837	0	38,986,837
Other	76,436	(885,585)	2,637	34	(1)	0	0	(806,479)
Total Fund Equity & Other Credits	603,109	581,255	171,952	55,123	0	38,986,837	0	40,398,276
Total Liabilities & Fund Equity	611,613	620,087	171,952	55,123	0	38,986,837	9,620,000	50,065,612

WaterGrass Community Development District I

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 9/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments				
Assessments - Tax Roll	503,008	501,956	(1,052)	(0)%
Total Revenues	503,008	501,956	(1,052)	(0)%
Expenditures				
Legislative				
Supervisor Fees	12,000	8,600	3,400	28 %
Financial & Administrative				
District Management	29,000	29,000	(0)	(0)%
District Engineer	7,200	3,698	3,503	49 %
Trustees Fees	14,000	6,992	7,008	50 %
Tax Collector/Property Appraiser Fees	700	697	3	0 %
Auditing Services	8,400	8,500	(100)	(1)%
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	100	163	(63)	(63)%
Public Officials Liability Insurance	2,825	2,696	129	5 %
Legal Advertising	1,250	2,039	(789)	(63)%
Bank Fees	400	0	400	100 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	250	0	250	100 %
Website Development & Maintenance	1,200	1,200	0	0 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	8,000	7,446	554	7 %
Electric Utility Services				
Utility Services	10,000	7,249	2,751	28 %
Street Lights	45,000	34,605	10,395	23 %
Water-Sewer Combination Services				
Utility-Reclaimed Irrigation	12,000	11,537	463	4 %
Stormwater Control				
Stormwater Assessment	180	0	180	100 %
Aquatic Contract	12,600	12,600	0	0 %
Stormwater System Maintenance	1,500	0	1,500	100 %
Other Physical Environment				
Field Manager	6,000	6,000	0	0 %
General Liability Insurance	3,300	3,978	(678)	(21)%
Property Casualty Insurance	10,200	10,161	39	0 %
Crime Insurance	325	0	325	100 %
Entry & Walls Maintenance	25,000	27,185	(2,185)	(9)%
Landscape Maintenance	170,000	173,490	(3,490)	(2)%
Irrigation Repairs and Maintenance	25,000	15,140	9,860	39 %
Landscape - Mulch	39,000	17,955	21,045	54 %
Landscape Replacement Plants, Trees, Shrubs	10,000	12,458	(2,458)	(25)%
Holiday Decorations	8,500	6,500	2,000	24 %
Fire Ant Treatment	1,000	0	1,000	100 %
Road & Street Facilities				
Roadway Repair & Maintenance	10,000	11,857	(1,857)	(19)%
Sidewalk Repair & Maintenance	4,500	365	4,135	92 %
Street Light / Decorative Light Maintenance	3,000	0	3,000	100 %
Parks & Recreation				
Playground Equipment & Maintenance	5,000	1,736	3,264	65 %
Contingency				

WaterGrass Community Development District I
Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 9/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Capital Reserve	13,253	0	13,253	100 %
Total Expenditures	503,008	425,520	77,488	15 %
Excess Revenues (Over) Under Expenditures	0	76,436	76,436	0 %
Fund Balance, Beginning of Period	0	526,673	526,673	0 %
Fund Balance, End of Period	0	603,109	603,109	0 %

WaterGrass Community Development District I

Statement of Revenues and Expenditures

201 - Debt Service Fund - S2007
From 10/1/2020 Through 9/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	83	83	0 %
Intergovernmental Funds				
WaterGrass II Transfers	0	571,443	571,443	0 %
Total Revenues	0	571,526	571,526	0 %
Expenditures				
Financial & Administrative				
Miscellaneous Expense	0	14	(14)	0 %
Debt Service				
Interest Payment - A Bond	0	300,059	(300,059)	0 %
Principal Payment - A Bond	0	175,000	(175,000)	0 %
Interest Payment - B Bond	0	32,008	(32,008)	0 %
Principal Payment - B Bond	0	80,000	(80,000)	0 %
Prepayment	0	870,000	(870,000)	0 %
Total Expenditures	0	1,457,081	(1,457,081)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(29)	(29)	0 %
Total Other Financing Sources	0	(29)	(29)	0 %
Excess Revenues (Over) Under Expenditures	0	(885,585)	(885,585)	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	1,466,839	1,466,839	0 %
Total Fund Balance, Beginning of Period	0	1,466,839	1,466,839	0 %
Fund Balance, End of Period	0	581,255	581,255	0 %

WaterGrass Community Development District I

Statement of Revenues and Expenditures

203 - Debt Service Fund - S2019
From 10/1/2020 Through 9/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	24	24	0 %
Special Assessments				
Assessments - Tax Roll	367,281	361,444	(5,837)	(2)%
Intergovernmental Funds				
WaterGrass II Transfers	0	12,105	12,105	0 %
Total Revenues	367,281	373,573	6,292	2 %
Expenditures				
Debt Service				
Interest Payment - A Bond	162,281	165,938	(3,657)	(2)%
Principal Payment - A Bond	205,000	205,000	0	0 %
Total Expenditures	367,281	370,938	(3,657)	(2)%
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	1	1	0 %
Total Other Financing Sources	0	1	1	0 %
Excess Revenues (Over) Under Expenditures	0	2,637	2,637	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	169,316	169,316	0 %
Total Fund Balance, Beginning of Period	0	169,316	169,316	0 %
Fund Balance, End of Period	0	171,952	171,952	0 %

WaterGrass Community Development District I

Statement of Revenues and Expenditures

301 - Capital Projects Fund - S2007

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	5	5	0 %
Total Revenues	0	5	5	0 %
Expenditures				
Financial & Administrative				
Miscellaneous Expense	0	1	(1)	0 %
Total Expenditures	0	1	(1)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	29	29	0 %
Total Other Financing Sources	0	29	29	0 %
Excess Revenues (Over) Under Expenditures	0	34	34	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	55,089	55,089	0 %
Total Fund Balance, Beginning of Period	0	55,089	55,089	0 %
Fund Balance, End of Period	0	55,123	55,123	0 %

WaterGrass Community Development District I

Statement of Revenues and Expenditures

303 - Capital Projects Fund - S2019

From 10/1/2020 Through 9/30/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(1)	(1)	0 %
Total Other Financing Sources	0	(1)	(1)	0 %
Excess Revenues (Over) Under Expenditures	0	(1)	(1)	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	1	1	0 %
Total Fund Balance, Beginning of Period	0	1	1	0 %
Fund Balance, End of Period	0	0	0	0 %

WaterGrass Community Development District I
Reconcile Cash Accounts

Summary

Cash Account: 10110 Cash-Operating Account (SunTrust)

Reconciliation ID: 9/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Bank Balance	602,546.38
Less Outstanding Checks/Vouchers	216.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	602,330.38
Balance Per Books	<u>602,330.38</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

WaterGrass Community Development District I
Reconcile Cash Accounts

Detail

Cash Account: 10110 Cash-Operating Account (SunTrust)

Reconciliation ID: 9/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1996	8/26/2021	System Generated Check/Voucher	216.00	Speareem Enterprises, LLC
Outstanding Checks/Vouchers			216.00	

WaterGrass Community Development District I
Reconcile Cash Accounts

Detail

Cash Account: 10110 Cash-Operating Account (SunTrust)

Reconciliation ID: 9/30/2021

Reconciliation Date: 9/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1994	8/26/2021	System Generated Check/Voucher	467.95	Landscape Maintenance Professionals, Inc.
1995	8/26/2021	System Generated Check/Voucher	750.00	OLM, Inc.
1997	9/2/2021	System Generated Check/Voucher	200.00	Ashley Marie Crispell Johnson
1998	9/2/2021	System Generated Check/Voucher	200.00	Catherine Anne Billington
1999	9/2/2021	System Generated Check/Voucher	467.50	Johnson Engineering, Inc.
2000	9/2/2021	System Generated Check/Voucher	200.00	Michael S Leavor
2001	9/2/2021	System Generated Check/Voucher	13,572.00	Landscape Maintenance Professionals, Inc.
2002	9/2/2021	System Generated Check/Voucher	200.00	Matthew P. Balogh
2003	9/2/2021	System Generated Check/Voucher	3,037.94	Meritus Districts
2004	9/2/2021	System Generated Check/Voucher	880.60	Pasco County Utilities
2005	9/2/2021	System Generated Check/Voucher	874.30	Straley Robin Vericker
2006	9/16/2021	System Generated Check/Voucher	1,050.00	First Choice Aquatic
2008	9/16/2021	System Generated Check/Voucher	3,709.72	Withlacoochee River Electric Cooperative, Inc.
2009	9/23/2021	System Generated Check/Voucher	14,165.13	Landscape Maintenance Professionals, Inc.
Cleared Checks/Vouchers			39,775.14	



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Water Grass

Date: 10/20/21

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	None observed
INVASIVE MATERIAL (FLOATING)	20	18	-2	None observed
INVASIVE MATERIAL (SUBMERSED)	20	20	0	None observed
FOUNTAINS/AERATORS	20	20	0	Good Condition
DESIRABLE PLANTS	15	15	0	Good Condition

AMENITIES

CLUBHOUSE INTERIOR	4	4	0	N/A
CLUBHOUSE EXTERIOR	3	3	0	N/A
POOL WATER	10	10	0	N/A
POOL TILES	10	10	0	N/A
POOL LIGHTS	5	5	0	N/A
POOL FURNITURE/EQUIPMENT	8	8	0	N/A
FIRST AID/SAFETY ITEMS	10	10	0	N/A
SIGNAGE (rules, pool, playground)	5	5	0	Good
PLAYGROUND EQUIPMENT	5	4	-1	
RECREATIONAL FACILITIES	7	6	-1	Steps at Silvercreek park-carry over
RESTROOMS	6	6	0	N/A
HARDSCAPE	10	10	0	N/A
ACCESS & MONITORING SYSTEM	3	3	0	N/A
IT/PHONE SYSTEM	3	3	0	N/A
TRASH RECEPTACLES	3	2	-1	Some need new lids-carry over
FOUNTAINS	8	8	0	N/A

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	OK
PAINTING	25	25	0	Good
CLEANLINESS	25	23	-2	Good
GENERAL CONDITION	25	25	0	



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Water Grass

Date: 10/20/21

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	Good
SUBDIVISION MONUMENTS	30	25	-5	Fair
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Recently pressure washed
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	Good
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	
LANDSCAPE UP LIGHTING	22	22	0	Good
MONUMENT LIGHTING	30	30	0	Good
AMENITY CENTER LIGHTING	15	15	0	N/A
GATES				
ACCESS CONTROL PAD	25	25		Good HOA
OPERATING SYSTEM	25	25		Good HOA
GATE MOTORS	25	25		Good HOA
GATES	25	25		Good HOA
SCORE	700	688	-12	98%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Watergrass

Date: 10/20/21

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
------------------	------------------	----------------------	----------------------

LANDSCAPE MAINTENANCE

TURF	5	5	0	Good
TURF FERTILITY	10	10	0	Turf has good color
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	3	-2	Turf weeds at the parks
TURF INSECT/DISEASE CONTROL	10	9	-1	Sod web worms
PLANT FERTILITY	5	5	0	
WEED CONTROL - BED AREAS	5	4	-1	Better
PLANT INSECT/DISEASE CONTROL	5	5	0	None observed
PRUNING	10	10	0	Good
CLEANLINESS	5	5	0	Good
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	4	-1	Turf weeds

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	
INSECT/DISEASE CONTROL	7	7	0	N/A
DEADHEADING/PRUNING	3	3	0	N/A

SCORE

100	95	-5	95%
-----	----	----	-----

Contractor Signature: _____

Manager's Signature: Gene Roberts

Watergrass October



The landscape that was planted along Overpass is looking good.



LMP has started to trim the fakahatchee grass.



The Muhly grass at the Bridgeview entrance is in bloom and looks good.



The weed pressure at Spoonflower Park is improving.



The jasmine bed along Angelstem needs weed detailing.



The turf at the Glenbrook Park has good color but there's still some sedge weeds present.



The turf along Angelstem is in good condition.



The turf at the Summerglade Park needs to be treated for Dove weed.



The Red Fountain grass will need to be trimmed after it completes its bloom.



The hedges along Angelstem have been trimmed and look good.



An additional drain needs to be added at the playground in Silvercreek and the mulch needs to be sprayed for weeds.

Watergrass Ponds October



The ponds are clean and free of algae.











WATERGRASS CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5	-3	Mow striping, low tire or uneven deck
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-3	Dove weed, grassy, Nutsedge
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-3	Park and gate beds
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10		Replace all bags WEEKLY
MULCHING	5	-1	Redistribute mulch wash
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: 9-10-21 Score: 93.5 Performance Payment™ 100%

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____



WATERGRASS CDD

LANDSCAPE INSPECTION
September 10, 2021

ATTENDING:
GENE ROBERTS - MERITUS
FELIX LAPORTE - LMP
BOB TABONE - LMP
PAUL WOODS - OLM, INC.

SCORE: 93.5%

**NEXT INSPECTION
OCTOBER 8, 2021 AT 8:30 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

BRIDGEVIEW

1. As drying conditions improve, complete mower access the areas along the swale and canal side at the Curly Road frontage.
2. Deadhead Bird of Paradise.
3. Monitor Agapanthus and treat if leaf lesions increase.
4. **Spoonflower Circle park: Remove plastic that has been mowed over.**
5. Contractor is reminded to verify even cuts, eliminate stripping.
6. Spoonflower Circle park, near basketball court: Control Goosegrass and Doveweed.
7. Spoonflower Circle park: Eliminate the unused netafim at the playground park bench.
8. Bridgeview Park: Prune downward growth from street trees.
9. Exit side of Bridgeview: Use a flat shovel to remove the grass overgrowing the asphalt edge.

ENTRANCE

10. Watergrass waterfall: Redistribute mulch to cover bare soil and debris.
11. Control weeds in new walking trail Fern side bed.
12. Improve grading, installing bed mulch at the new Hawaiian Ti planting at the Angelstem Blvd overpass intersection.

GLENBROOK

13. Along Angelstem Blvd inbound lane: Control viney growth in Ilex 'Schilling' hedgerows.

14. Entrance right-of-way: Closely monitor turf for disease.
- 15. Park: Control weeds in Juniper plantings.**
16. Monitor 2 declining Pine trees along the west perimeter of the park.
17. Stagger mow patterns.
- 18. Put a rain hold on all irrigation until sufficient drying occurs.**
19. Remove Broomsedge from Gamagrass planting at the gate.

SILVERCREEK

20. Hatpin Loop park: Improve presentation of tree wells, maintaining a circular appearance.
21. 7000 block of Hatpin Loop: Detail the wood line mowables. Use a brush blade or line trimmer to maintain a neatened and improved appearance along the trees.
22. At the village monument: Remove remaining dead Junipers.

PEREGRINA

23. At the entrance gate: Prune around the uplight.
24. Cul-de-sac: Closely monitor discoloration in turf, confirming no active fungus.
25. Control weeds in the interior of the Viburnum hedgerow.
26. Uniformly line trim pond side mowables down to the waters edge.
27. Park: Control weeds in turf.
28. Line trim or brush blade the perimeter. Do not allow Cogongrass to encroach into mowables.
29. Throughout the park: Elevate downward growth to 15 feet in common area Oak trees.
30. Monitor decline in Pine tree along west perimeter of the park. The top of the tree is dead and the tree is probably in decline due in part to saturated soils.

CATEGORY III: IMPROVEMENTS – PRICING

NONE

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

1. Confirm in weekly reporting that all dog station bags are replenished on service days. At present, contractor reports this work is done on Fridays. Boxes were empty at several stations. Report to Gene if boxes are broken or bags are being stolen.

PGW:ml

cc: Brian Lamb brian.lamb@merituscorp.com
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Felix Laporte Felix.laporte@lmppro.com

WATERGRASS CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5	-2	Inside Bridgeview berm
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-2	Dove weed, dollar
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-2	Viney growth, Palm
PLANT INSECT/DISEASE CONTROL	10	-2	Sooty and Fungus
PRUNING	10	-2	Sidewalk clearance
CLEANLINESS	10		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		Closely monitor saturation
CARRYOVERS	5		

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



Date: 10-8-21 Score: 93.5 Performance Payment™ 100%

Contractor Signature: _____

Inspector Signature _____

Property Representative Signature: _____



WATERGRASS CDD

LANDSCAPE INSPECTION
October 8, 2021

ATTENDING:
GENE ROBERTS - MERITUS
FELIX LAPORTE - LMP
BOB TABONE - LMP
PAUL WOODS - OLM, INC.

SCORE: 93.5%

**NEXT INSPECTION
NOVEMBER 5TH, 2021 AT 8:30 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

BRIDGEVIEW

1. Across the frontage: Prune sucker growth on Crape Myrtles.
2. South end of the Chancy Road frontage: Closely monitor mowables after heavy rains.
3. Retuck mulch spilled out over curb lines in the center median island.
4. Hand pull palm volunteers and apply pre/post emergent herbicides.
5. Throughout parks: Control bed weeds.
6. Complete seasonal cutback on Fakahatchee Grass.
7. Along the east side of the Bridgeview Park at Seedpod Loop: Prune and elevate the downward growth in the Oak maintaining 15 feet of clearance.
8. Throughout the Bridgeview frontage: Rejuvenate prune Muhly Grass once the bloom cycle is complete.
9. Closely monitor Agapanthus for reoccurring disease.
10. Remove Magnolia leaves and fruit drop in beds.

OVERPASS ROAD

11. Adjacent to the waterfall: Remove the accumulation of sand along the curb line with a flat shovel.

ANGELSTEM

12. Glenbrook entrance: Create a rounded form on Ilex Schilling and Walters Viburnum eliminating the flat top appearance.
13. Apply systemic fungicides on Crinum Lilies to reduce Rust and Fungal Spot.

14. Garden alcove: Reduce the overall height of the Awabuki Viburnum hedgerow to approximately 10 feet maintaining a serviceable height.
15. Monitor recovery of chemical damage in the Bermuda right of ways.
16. Hatpin Park: Prune deadwood from Awabuki Viburnum.
17. Hatpin Park playground: Remove Spanish Moss and thin suckering growth from the Elm trees.
18. Hatpin Park: Control turf weeds in Bermuda.

PEREGRINA

19. Monitor irrigation volumes on the park, reducing to improve drying conditions if needed.
20. Control turf weeds with pre and post emergent herbicides.
21. East end of the cul-de-sac: Prune back wood line overgrowth along the mowables.
22. Monitor for reoccurring pest injury in the Crape Myrtles resulting in Suttee Mold.
23. Cul-de-sac: Control bed weeds in the Crape Myrtle plantings.
24. Remove runners that persist after edging operations along curb lines and sidewalks.
25. Remove Broomsedge volunteers in the along the Fakahatchee Grass.

SUMMERGLADE

26. Entrance: Monitor the recovery of Viburnum and reduce Suttee Mold.
27. Park: Control pest injury in the Bermuda.
28. North side of the park: Control Dollarweed in turf.

SILVERCREEK

29. **Entrance: Remove weedy growth, palms spouts, and viney growth.**
30. Across the frontage: Lightly elevate Ligustrum and Bottlebrush trees maintaining pedestrian clearance and to promote an upward growth habit.
31. Across the frontage berm: Monitor and control disease in Variegated Ginger.

CATEGORY III: IMPROVEMENTS – PRICING

1. Provide a per park proposal for soil aeration and dragging to shatter the cores, do not include top dressing.

2. Summerglade; park: Provide a price to remove declining Slash Pine on the west side of the park adjust to 32457.
3. Summerglade; park playground: Provide a price to add additions to the underdrain.
4. Silvercreek; park: Provide a price to install a drain line snake to improve the flow out of the drain line.

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

NONE

PGW:kn

cc: Brian Lamb brian.lamb@merituscorp.com
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Landscape Maintenance Professionals, Inc.

SERVICE COMMUNICATION REPORT

Property Name: Watergrass 1 Service Date: 10/14/21

The following property maintenance services were performed on the property today. If you have any questions about the service performed please call or fax us your concerns.

TURF		BED MAINT.		FERTILIZATION		IRRIGATION	
Mowing	<input checked="" type="checkbox"/>	Pruning	<input checked="" type="checkbox"/>	Turf	<input type="checkbox"/>	Inspection	<input type="checkbox"/>
Edging Curbs	<input type="checkbox"/>	Hedging	<input type="checkbox"/>	Trees	<input type="checkbox"/>	Adjustments	<input type="checkbox"/>
Edging Beds	<input type="checkbox"/>	Weeding	<input type="checkbox"/>	Shrubs	<input type="checkbox"/>	Repairs	<input type="checkbox"/>
Weedeating	<input checked="" type="checkbox"/>	Tree Pruning	<input type="checkbox"/>	Annuals	<input type="checkbox"/>	Other	<input type="checkbox"/>
		Palm Pruning	<input type="checkbox"/>	12-0-0			
PLANTING		CLEANUP		PEST CONTROL			
Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	<u>TURF</u>		<u>TREES</u>	
Shrubs	<input type="checkbox"/>	Blowing Off	<input checked="" type="checkbox"/>	Insects	<input type="checkbox"/>	Insects	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	Leaves	<input checked="" type="checkbox"/>	Disease	<input type="checkbox"/>	Disease	<input type="checkbox"/>
Other	<input type="checkbox"/>	Debris	<input type="checkbox"/>	Weeds	<input type="checkbox"/>		
		Other	<input type="checkbox"/>	<u>SHRUBS</u>		<u>OTHER</u>	
				Insects	<input type="checkbox"/>	Fire Ants	<input type="checkbox"/>
				Disease	<input type="checkbox"/>	Weed Beds	<input type="checkbox"/>

COMMENTS, AREA WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Mowing all the propety

Pick Up Dog waste

Start cut back fackahatchee grass at curly berm

Working on estimate for drain at Sivercreek park.

10-19-21 scheduled for spray beds weeds

SERVICE PROVIDED BY:

RECEIVED BY:

DATE