

**WATERGRASS I  
COMMUNITY DEVELOPMENT DISTRICT I  
BOARD OF SUPERVISORS  
REGULAR MEETING  
MAY 26, 2022**

**WATERGRASS I  
COMMUNITY DEVELOPMENT DISTRICT I AGENDA  
MAY 26, 2022, AT 6:00 P.M.  
WATERGRASS CLUB LOCATED AT  
32711 WINDELSTRAW DR. WESLEY CHAPEL, FL 33545**

<b>District Board of Supervisors</b>	Chairman	Michael Leavor
	Vice-Chair	Ashley Johnson
	Supervisor	Catherine Billington
	Supervisor	Matthew Balogh
	Supervisor	Vacant
<b>District Managers</b>	Meritus	Gene Roberts
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	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 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, May 26, 2022, 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
  - C. District Manager
- 3. BUSINESS ITEMS**
  - A. Consideration of Resolution 2022-01 Approving Proposed Budget .....Tab 01
    - And setting Public Hearing.....Tab 01
  - B. Announcement of Qualified Electors.....Tab 02
  - C. 2022 Election Process.....Tab 03
  - D. Consideration of Resolution 2022-02 Requesting the Supervisor of Election to conduct General Election.....Tab 04
  - E. Discussion on Landscape Modification Proposal.....Tab 05
  - F. General Matters of the District
- 5. CONSENT AGENDA**
  - A. Consideration of the Regular Meeting Minutes April 28, 2022 .....Tab 06
  - B. Consideration of Operations and Maintenance Expenditures April 2022 .....Tab 07
  - C. Review of Financial Statements Month Ending April 30, 2022.....Tab 08
- 6. MANAGEMENT REPORTS** .....Tab 09
  - A. OLM Inspections
  - B. Community Inspections
- 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

## RESOLUTION 2022-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the WaterGrass Community Development District I (“**District**”) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 25, 2022

HOUR: 6:00 p.m.

LOCATION\*: The WaterGrass Club  
32711 Windelstraw Drive  
Wesley Chapel, FL 33545

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least two days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.



**PASSED AND ADOPTED ON MAY 19, 2022.**

Attest:

**WaterGrass Community  
Development District I**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Michael Leavor  
Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2022/2023**

2023



# WATERGRASS I

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023  
PROPOSED ANNUAL OPERATING BUDGET

MAY 26, 2022



# WATERGRASS I

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2023

#### PROPOSED ANNUAL OPERATING BUDGET

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MAY 26, 2022

# **WATERGRASS I**

## **COMMUNITY DEVELOPMENT DISTRICT**

### **BUDGET INTRODUCTION**

#### **Background Information**

The WaterGrass I Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2019 Special Assessment Refunding Note

#### **Facilities of the District**

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

#### **Maintenance of the Facilities**

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

# WATERGRASS I

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS</b>					
Assessments - Tax Roll	503,008.27	496,896.16	6,112.11	503,008.27	0.00
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>503,008.27</b>	<b>496,896.16</b>	<b>6,112.11</b>	<b>503,008.27</b>	<b>0.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous	0.00	2,034.53	0.00	2,034.53	2,034.53
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>0.00</b>	<b>2,034.53</b>	<b>0.00</b>	<b>2,034.53</b>	<b>2,034.53</b>
<b>TOTAL REVENUES</b>	<b>\$503,008.27</b>	<b>\$498,930.69</b>	<b>\$6,112.11</b>	<b>\$505,042.80</b>	<b>\$2,034.53</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	12,000.00	3,400.00	6,000.00	9,400.00	(2,600.00)
<b>TOTAL LEGISLATIVE</b>	<b>12,000.00</b>	<b>3,400.00</b>	<b>6,000.00</b>	<b>9,400.00</b>	<b>(2,600.00)</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Management	29,000.00	14,500.02	14,499.98	29,000.00	0.00
District Engineer	7,200.00	595.00	6,605.00	7,200.00	0.00
Trustees Fees	11,000.00	8,499.99	2,500.01	11,000.00	0.00
Tax Collector/Property Appraiser Fees	700.00	547.20	0.00	547.20	(152.80)
Auditing Services	8,700.00	0.00	8,700.00	8,700.00	0.00
Arbitrage Rebate Calculation	650.00	0.00	650.00	650.00	0.00
Postage, Phone, Faxes, Copies	100.00	139.60	138.40	278.00	178.00
Public Officials Liability Insurance	2,966.00	0.00	2,966.00	2,966.00	0.00
Legal Advertising	1,250.00	0.00	1,250.00	1,250.00	0.00
Bank Fees	400.00	0.00	400.00	400.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	250.00	0.00	0.00	0.00	(250.00)
Website Development & Maintenance	1,200.00	600.00	600.00	1,200.00	0.00
ADA Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>65,091.00</b>	<b>26,556.81</b>	<b>38,309.39</b>	<b>64,866.20</b>	<b>(224.80)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	8,000.00	2,549.50	2,549.50	5,099.00	(2,901.00)
<b>TOTAL LEGAL COUNSEL</b>	<b>8,000.00</b>	<b>2,549.50</b>	<b>2,549.50</b>	<b>5,099.00</b>	<b>(2,901.00)</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Utility Services	10,000.00	3,571.35	3,571.65	7,143.00	(2,857.00)
Street Lights	45,000.00	19,365.20	19,365.80	38,731.00	(6,269.00)
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>55,000.00</b>	<b>22,936.55</b>	<b>22,937.45</b>	<b>45,874.00</b>	<b>(9,126.00)</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Utility-Reclaimed Irrigation	12,000.00	2,356.20	2,355.80	4,712.00	(7,288.00)
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>12,000.00</b>	<b>2,356.20</b>	<b>2,355.80</b>	<b>4,712.00</b>	<b>(7,288.00)</b>
<b>STORMWATER CONTROL</b>					
Stormwater Assessment	180.00	0.00	180.00	180.00	0.00
Aquatic Contract	12,600.00	5,250.00	7,350.00	12,600.00	0.00
Stormwater System Maintenance	1,500.00	0.00	1,500.00	1,500.00	0.00
<b>TOTAL STORMWATER CONTROL</b>	<b>14,280.00</b>	<b>5,250.00</b>	<b>9,030.00</b>	<b>14,280.00</b>	<b>0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Field Manager	6,000.00	3,000.00	3,000.00	6,000.00	0.00
General Liability Insurance	3,451.00	1,051.24	2,399.76	3,451.00	0.00
Property Casualty Insurance	11,177.00	0.00	11,177.00	11,177.00	0.00
Crime Insurance	325.00	0.00	325.00	325.00	0.00
Entry & Walls Maintenance	25,000.00	22,250.00	2,750.00	25,000.00	0.00
Landscape Maintenance	170,000.00	72,566.25	91,072.75	163,639.00	(6,361.00)
Irrigation Repairs and Maintenance	25,000.00	6,641.17	6,640.83	13,282.00	(11,718.00)
Landscape - Mulch	39,000.00	0.00	39,000.00	39,000.00	0.00
Landscape Replacement Plants, Trees, Shrubs	10,000.00	1,509.40	8,490.60	10,000.00	0.00
Holiday Decorations	8,500.00	5,600.00	4,250.00	9,850.00	1,350.00
Fire Ant Treatment	1,000.00	0.00	1,000.00	1,000.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>299,453.00</b>	<b>112,618.06</b>	<b>170,105.94</b>	<b>282,724.00</b>	<b>(16,729.00)</b>
<b>ROAD &amp; STREET FACILITIES</b>					
Roadway Repair & Maintenance	10,000.00	275.00	9,725.00	10,000.00	0.00
Sidewalk Repair & Maintenance	4,500.00	0.00	4,500.00	4,500.00	0.00
Street Light / Decorative Light Maintenance	3,000.00	698.90	2,301.10	3,000.00	0.00
<b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>17,500.00</b>	<b>973.90</b>	<b>16,526.10</b>	<b>17,500.00</b>	<b>0.00</b>
<b>PARKS &amp; RECREATION</b>					
Playground Equipment & Maintenance	5,000.00	1,414.60	3,585.40	5,000.00	0.00
<b>TOTAL PARKS &amp; RECREATION</b>	<b>5,000.00</b>	<b>1,414.60</b>	<b>3,585.40</b>	<b>5,000.00</b>	<b>0.00</b>
<b>CONTINGENCY</b>					
Capital Reserve	14,684.27	0.00	55,587.60	55,587.60	40,903.33
<b>TOTAL CONTINGENCY</b>	<b>14,684.27</b>	<b>0.00</b>	<b>55,587.60</b>	<b>55,587.60</b>	<b>40,903.33</b>
<b>TOTAL EXPENDITURES</b>	<b>\$503,008.27</b>	<b>\$178,055.62</b>	<b>\$326,987.18</b>	<b>\$505,042.80</b>	<b>\$2,034.53</b>
<b>EXCESS REVENUES (OVER) UNDER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$320,875.07</b>	<b>(\$320,875.07)</b>	<b>\$0.00</b>	<b>\$0.00</b>

# WATERGRASS I

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Proposed Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS</b>					
Assessments - Tax Roll	503,008.27	503,008.27	0.00	503,008.27	0.00
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>503,008.27</b>	<b>503,008.27</b>	<b>0.00</b>	<b>503,008.27</b>	<b>0.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous	0.00	2,034.53	2,034.53	0.00	0.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>0.00</b>	<b>2,034.53</b>	<b>2,034.53</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>\$503,008.27</b>	<b>\$505,042.80</b>	<b>\$2,034.53</b>	<b>\$503,008.27</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	12,000.00	9,400.00	(2,600.00)	12,000.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>12,000.00</b>	<b>9,400.00</b>	<b>(2,600.00)</b>	<b>12,000.00</b>	<b>0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Management	29,000.00	29,000.00	0.00	29,000.00	0.00
District Engineer	7,200.00	7,200.00	0.00	7,200.00	0.00
Trustees Fees	11,000.00	11,000.00	0.00	11,000.00	0.00
Tax Collector/Property Appraiser Fees	700.00	547.20	(152.80)	700.00	0.00
Auditing Services	8,700.00	8,700.00	0.00	8,900.00	200.00
Arbitrage Rebate Calculation	650.00	650.00	0.00	650.00	0.00
Postage, Phone, Faxes, Copies	100.00	278.00	178.00	300.00	200.00
Public Officials Liability Insurance	2,966.00	2,966.00	0.00	3,348.00	382.00
Legal Advertising	1,250.00	1,250.00	0.00	1,250.00	0.00
Bank Fees	400.00	400.00	0.00	400.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	250.00	0.00	(250.00)	0.00	(250.00)
Website Development & Maintenance	1,200.00	1,200.00	0.00	1,200.00	0.00
ADA Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>65,091.00</b>	<b>64,866.20</b>	<b>(224.80)</b>	<b>65,623.00</b>	<b>532.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	8,000.00	5,099.00	(2,901.00)	8,000.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>8,000.00</b>	<b>5,099.00</b>	<b>(2,901.00)</b>	<b>8,000.00</b>	<b>0.00</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Utility Services	10,000.00	7,143.00	(2,857.00)	10,000.00	0.00
Street Lights	45,000.00	38,731.00	(6,269.00)	45,000.00	0.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>55,000.00</b>	<b>45,874.00</b>	<b>(9,126.00)</b>	<b>55,000.00</b>	<b>0.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Utility-Reclaimed Irrigation	12,000.00	4,712.00	(7,288.00)	12,000.00	0.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>12,000.00</b>	<b>4,712.00</b>	<b>(7,288.00)</b>	<b>12,000.00</b>	<b>0.00</b>
<b>STORMWATER CONTROL</b>					
Stormwater Assessment	180.00	180.00	0.00	180.00	0.00
Aquatic Contract	12,600.00	12,600.00	0.00	12,600.00	0.00
Stormwater System Maintenance	1,500.00	1,500.00	0.00	1,500.00	0.00
<b>TOTAL STORMWATER CONTROL</b>	<b>14,280.00</b>	<b>14,280.00</b>	<b>0.00</b>	<b>14,280.00</b>	<b>0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Field Manager	6,000.00	6,000.00	0.00	6,000.00	0.00
General Liability Insurance	3,451.00	3,451.00	0.00	3,896.00	445.00
Property Casualty Insurance	11,177.00	11,177.00	0.00	12,614.00	1,437.00
Crime Insurance	325.00	325.00	0.00	325.00	0.00
Entry & Walls Maintenance	25,000.00	25,000.00	0.00	25,000.00	0.00
Landscape Maintenance	170,000.00	163,639.00	(6,361.00)	170,000.00	0.00
Irrigation Repairs and Maintenance	25,000.00	13,282.00	(11,718.00)	25,000.00	0.00
Landscape - Mulch	39,000.00	39,000.00	0.00	39,000.00	0.00
Landscape Replacement Plants, Trees, Shrubs	10,000.00	10,000.00	0.00	10,000.00	0.00
Holiday Decorations	8,500.00	9,850.00	1,350.00	10,000.00	1,500.00
Fire Ant Treatment	1,000.00	1,000.00	0.00	1,000.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>299,453.00</b>	<b>282,724.00</b>	<b>(16,729.00)</b>	<b>302,835.00</b>	<b>3,382.00</b>
<b>ROAD &amp; STREET FACILITIES</b>					
Roadway Repair & Maintenance	10,000.00	10,000.00	0.00	10,000.00	0.00
Sidewalk Repair & Maintenance	4,500.00	4,500.00	0.00	4,500.00	0.00
Street Light / Decorative Light Maintenance	3,000.00	3,000.00	0.00	3,000.00	0.00
<b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>17,500.00</b>	<b>17,500.00</b>	<b>0.00</b>	<b>17,500.00</b>	<b>0.00</b>
<b>PARKS &amp; RECREATION</b>					
Playground Equipment & Maintenance	5,000.00	5,000.00	0.00	5,000.00	0.00
<b>TOTAL PARKS &amp; RECREATION</b>	<b>5,000.00</b>	<b>5,000.00</b>	<b>0.00</b>	<b>5,000.00</b>	<b>0.00</b>
<b>CONTINGENCY</b>					
Capital Reserve	14,684.27	55,587.60	40,903.33	10,770.27	(3,914.00)
<b>TOTAL CONTINGENCY</b>	<b>14,684.27</b>	<b>55,587.60</b>	<b>40,903.33</b>	<b>10,770.27</b>	<b>(3,914.00)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$503,008.27</b>	<b>\$505,042.80</b>	<b>\$2,034.53</b>	<b>\$503,008.27</b>	<b>\$0.00</b>
<b>EXCESS REVENUES (OVER) UNDER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

# WATERGRASS I

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Financial & Administrative**

##### **District Manager**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

##### **District Engineer**

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

##### **Disclosure Reporting**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

##### **Trustees Fees**

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

##### **Auditing Services**

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

##### **Postage, Phone, Fax, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

##### **Miscellaneous Administration**

This is required of the District to store its official records.

##### **Public Officials Insurance**

The District carries Public Officials Liability in the amount of \$1,000,000.

##### **Legal Advertising**

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

##### **Bank Fees**

The District operates a checking account for expenditures and receipts.

##### **Dues, Licenses & Fees**

The District is required to file with the County and State each year.

##### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

# WATERGRASS I

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Investment Reporting Fees**

This is to provide an investment report to the District on a quarterly basis.

#### **Office Supplies**

Cost of daily supplies required by the District to facilitate operations.

#### **Technology Services**

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

#### **Website Administration**

This is for maintenance and administration of the District's official website.

#### **Capital Outlay**

This is to purchase new equipment as required.

### **Legal Counsel**

#### **District Counsel**

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

### **Electric Utility Services**

#### **Electric Utility Services**

This item is for street lights, pool, recreation facility and other common element electricity

### **Garbage/Solid Waste Control Services**

#### **Garbage Collection**

This item is for pick up at the recreation facility and parks as needed.

### **Water-Sewer Combination Services**

#### **Water Utility Services**

This item is for the potable and non-potable water used for irrigation.

### **Other Physical Environment**

#### **Waterway Management System**

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

#### **Property & Casualty Insurance**

The District carries \$1,000,000 in general liability and also has sovereign immunity.

#### **Entry & Walls Maintenance**

This item is for maintaining the main entry feature and other common area walls.

#### **Landscape Maintenance**

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.



# WATERGRASS I

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Miscellaneous Landscape**

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

#### **Plant Replacement Program**

This item is for landscape items that may need to be replaced during the year.

#### **Property Taxes**

This item is for property taxes assessed to lands within the District.

#### **Irrigation Maintenance**

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

#### **Pool Maintenance**

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

#### **Clubhouse Maintenance**

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

# WATERGRASS I

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND SERIES 2019 NOTE

#### REVENUES

CDD Debt Service Assessments	\$	366,250
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>366,250</b>

#### EXPENDITURES

Series 2019 Note May Bond Principal Payment	\$	220,000
Series 2019 Note May Bond Interest Payment	\$	75,188
Series 2019 Note November Bond Interest Payment	\$	71,063
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>366,250</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	4,010,000
Principal Payment Applied Toward Series 2019 Note	\$	220,000
<b>Bonds Outstanding - Period Ending 11/1/2023</b>	<b>\$</b>	<b>3,790,000</b>

# WATERGRASS I

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS<sup>(1)</sup>

				Fiscal Year 2022			Fiscal Year 2023			
Lot Size	EBU Value	DS Unit Count	O&M Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Total Increase / (Decrease) in Annual Assmt
<b>WATERGRASS PHASE 1</b>										
<b>Single Family 40'</b>	1.00	87	87	\$609.45	\$829.10	<b>\$1,438.55</b>	\$609.45	\$829.10	<b>\$1,438.55</b>	\$0.00
<b>Single Family 55'</b>	1.38	87	87	\$837.99	\$1,140.10	<b>\$1,978.09</b>	\$837.99	\$1,140.10	<b>\$1,978.09</b>	\$0.00
<b>Single Family 60'</b>	1.50	60	60	\$914.17	\$1,243.75	<b>\$2,157.92</b>	\$914.17	\$1,243.75	<b>\$2,157.92</b>	\$0.00
<b>Single Family 65'</b>	1.63	75	75	\$990.35	\$1,347.38	<b>\$2,337.73</b>	\$990.35	\$1,347.38	<b>\$2,337.73</b>	\$0.00
<b>Single Family 75'</b>	1.88	114	121	\$1,142.71	\$1,554.68	<b>\$2,697.39</b>	\$1,142.71	\$1,554.68	<b>\$2,697.39</b>	\$0.00
<b>TOTAL</b>		<b>423</b>	<b>430</b>							

**Notations:**

<sup>(1)</sup> Annual assessments are adjusted 6% for discounts associated with early payment and County collection costs.

**FISCAL YEAR 2023**  
**PROPOSED ANNUAL OPERATING BUDGET**



**Brian E. Corley**  
**Supervisor of Elections**  
PO Box 300  
Dade City FL 33526-0300

**1-800-851-8754**  
**[www.pascovotes.com](http://www.pascovotes.com)**

April 19, 2022

Gene Roberts, District Manager  
Meritus Corp  
2005 Pan Am Circle Suite 300  
Tampa FL 33607

Dear Gene Roberts:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2022.

- |   |       |
|---|-------|
| • Northwood Community Development District    | 1,368 |
| • WaterGrass I Community Development District | 932   |

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood  
Chief Administrative Officer

East Pasco - Dade City (352) 521-4302  
Central Pasco - Land O' Lakes (813) 929-2788  
West Pasco - New Port Richey (727) 847-8162

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF  
SUPERVISORS OF THE WATERGRASS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the WaterGrass Community Development District (the “**District**”) will commence at **noon on Monday June 13, 2022, and close at noon on Friday June 17, 2022.** Candidates may qualify for the office of board member of the District with the Pasco County Supervisor of Elections by mail to the Honorable Brian E. Corley, Supervisor of Elections, Post Office Box 300, Dade City, Florida 33526 or in person at the following office locations:

East Pasco Government Center  
14236 6<sup>th</sup> Street, Suite 200  
Dade City, FL 33526  
Telephone: (352) 521-4302

Central Pasco Professional Center  
4111 Land O’Lakes Blvd., Room 105  
Land O’Lakes, FL 34639  
Telephone: (813) 929-2788

West Pasco Government Center  
8731 Citizens Drive, Suite 110  
New Port Richey, FL 34654  
Telephone: (727) 847-8162

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has two (2) seats up for election, specifically **seats 4 and 5**. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

*Publish May 25, 2022*

## RESOLUTION 2020-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERGRASS I COMMUNITY DEVELOPMENT DISTRICT CALLING FOR A GENERAL ELECTION FOR THREE SEATS ON THE BOARD OF SUPERVISORS TO BE HELD BY THE PASCO COUNTY SUPERVISOR OF ELECTIONS IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD ON NOVEMBER 8, 2022.**

**WHEREAS**, the Watergrass I Community Development District ("**District**") is a local unit of special-purpose government established by Pasco County, Florida (the "**County**");

**WHEREAS**, pursuant to Section 190.006(1), Florida Statutes the Board of Supervisors of the District (the "**Board**") consists of five members; and

**WHEREAS**, Section 190.006(3), Florida Statutes provides for the election of members to specific terms and seat numbers for the Board and currently calls for the election of three (3) members of the Board in the upcoming November general election, each seat to a four-year term, for seat numbers:

Seat No. 3, Currently Vacant

Seat No. 4, Currently held by Michael Leavor

Seat No. 5, Currently held by Catherine Billington

### **NOW, THEREFORE BE IT RESOLVED BY THE BOARD THAT:**

**Section 1. General Election.** There is hereby called an election in the County to be held concurrent with the General Election on the first Tuesday of November, which is November 3, 2020, for the purpose of having all of the qualified electors residing within the boundaries of the District to determine three (3) qualified electors to serve on the Board in Seat Numbers 3, 4, and 5.

**Section 2. Qualifying Period.** The period of qualifying as a candidate for a supervisor to the District shall be from noon on Monday June 13, 2022 through noon on Friday June 17, 2022, pursuant to Section 99.061, Florida Statutes. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3), Florida Statutes. Interested candidates should contact the Supervisor of Election for the County for further information.

**Section 3. Conduction and Procedure of Election.**

- a. The election shall be conducted according to the requirements of general law and law governing special district elections.
- b. The election shall be held at the precinct polling places designated by the Supervisor of Elections in the County.
- c. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, Florida Statutes.
- d. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, Florida Statutes.
- e. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 Florida Statutes.

**Section 4. Election Costs.** The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, Florida Statutes.

**Section 5. Effective Date and Transmittal.** This Resolution shall become effective upon its passage and the District's Secretary is authorized to transmit a copy of this Resolution to the Supervisor of Elections of the County.

**This Resolution is duly passed and adopted this 19th day of May 2022.**

**ATTEST:**

**WATERGRASS I COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
District Manager

\_\_\_\_\_  
Chair of the Board of Supervisors



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

## Estimate

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

Date	4/20/2022
Estimate #	77211
LMP REPRESENTATIVE	
FCL	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
Summerville Remove existing as shown			
All work includes, clean-up, removal, and disposal of debris generated during the course of work. Estimate is only good for 21 days from the date estimate was created.			
Jasmine - Confederate 1 gal	60	8.10	486.00
Arbicola - Var. Dwarf Schefflera 3 gal	50	16.95	847.50
Blue Daze 'Blew My Mind' 1 gal	21	9.60	201.60
Mulch - Pine Bark 8 CY	8	45.00	360.00
Labor	20	45.00	900.00
Irrigation Modifications/ Adjustments	1	275.00	275.00

### TERMS AND CONDITIONS:

<b>TOTAL</b>	<b>\$3,070.10</b>
--------------	-------------------

LMP reserves the right to withdraw this proposal if not accepted within 21 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



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

<b>Date</b>	5/11/2022
<b>Estimate #</b>	77525
<b>LMP REPRESENTATIVE</b>	
<b>FCL</b>	
<b>PO #</b>	
<b>Work Order #</b>	

DESCRIPTION	QTY	COST	TOTAL
Cut down declining Pine tree at Glenbrook Park			
All work includes, clean-up, removal, and disposal of debris generated during the course of work. Estimate is only good for 21 days from the date estimated was created.			
Tree removal (flush)	1	250.00	250.00

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$250.00</b>
--------------	-----------------

LMP reserves the right to withdraw this proposal if not accepted within 21 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 \_\_\_\_\_





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

<b>Date</b>	5/11/2022
<b>Estimate #</b>	77528
<b>LMP REPRESENTATIVE</b>	
<b>FCL</b>	
<b>PO #</b>	
<b>Work Order #</b>	

DESCRIPTION	QTY	COST	TOTAL
Fill empty spot on beds at Silvercreek entrance.			
All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Estimate is only good for 21 days from the date estimated was created.			
Fountain Grass - Red 3 GAL	22	13.95	306.90
Jasmine - Minima (Variegated) 1 GAL	35	5.90	206.50

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$513.40</b>
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LMP reserves the right to withdraw this proposal if not accepted within 21 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 \_\_\_\_\_

# WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

April 28, 2022, 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, April 28, 2022, 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, April 28, 2022, at 6:00 p.m.**

#### Board Members Present and Constituting a Quorum:

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

#### Staff Members Present

Gene Roberts	District Manager, Meritus/Inframark
Vanessa Steinerts	District Counsel (via teleconference)

There was no resident audience member 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 Counsel

District Counsel Steinerts stated to the board that there's a pond that's split in ownership by both Watergrass CDD 1 and CDD 2. She will investigate it more to see if the pond should be deeded to Watergrass CDD 2.

#### B. District Engineer

There was nothing to report on behalf of the engineer.

**C. District Manager**

Mr. Roberts asked about a new resident having interest in filling the open Supervisors position. District Manager Steinerts commented they need to be a qualified elector of the community to serve on the board.

**4. BUSINESS ITEMS**

**A. General Matters of the District**

The Board discussed the different options on the proposal.

MOTION TO:	Approve the Reserve Study Proposal
MADE BY:	Supervisor Billington
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

**5. CONSENT AGENDA**

**A. Consideration of the Board of Supervisors Regular Meeting Minutes March 24, 2022**

The Board reviewed the minutes.

MOTION TO:	Approve the March 24, 2022, minutes.
MADE BY:	Supervisor Johnson
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

**B. Consideration of Operations and Maintenance Expenditures February 2022**

The Board reviewed the O&Ms.

MOTION TO:	Approve the February 2022 O&Ms.
MADE BY:	Supervisor Balogh
SECONDED BY:	Supervisor Johnson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

**C. Consideration of Operations and Maintenance expenditures March 2022**

The Board reviewed the O&Ms.

MOTION TO:	Approve the March 2022 O&Ms.
MADE BY:	Supervisor Leavor
SECONDED BY:	Supervisor Billington
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

**D. Review of Financial Statements Month Ending March 31, 2022**

The Board reviewed and had no question on behalf of the financials.

**6. MANAGEMENT REPORTS**

**A. District Manager**

**i. Community Inspection Report**

**ii. OLM Service Report**

The Board reviewed the inspection reports. District Supervisor Johnson asked that all the playground equipment be inspected. She also requested that LMP have a representative attend the next meeting. She also asked that LMP provide proposals to enhance the landscape at the Silvercreek and Summerglade entrances along with a mulch proposal.

**7. SUPERVISOR REQUESTS**

District Supervisor Balogh asked what the district's policy is regarding alligator removal. Mr. Roberts stated if the alligator is a nuisance or aggressive, he contacts FWC for removal.

District Supervisor Billington also discussed the speeding issue and if the board wants to proceed with speed studies.

District Supervisor Johnson commented that she's not comfortable spending money to possibly lower the speed limits.

Mr. Roberst stated he will investigate to see how much a portable radar sign cost.

## **8. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM**

There were no questions or comments from the audience at this time.

## **9. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Johnson
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - 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
<b>Monthly Contract</b>				
First Choice Aquatic Weed Management	70172	\$ 1,050.00		Waterway Services - April
LMP	166835	13,756.55		Landscape Maintenance - 4.1.2022
<b>Monthly Contract Sub-Total</b>		<b>\$ 14,806.55</b>		

<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		

<b>Utilities</b>				
Withlacoochee River Electric	1469239 040822	\$ 3,075.72		Electric Service - 4.08.2022
Withlacoochee River Electric	1469241 040822	35.42		Electric Service Thru 04.05.2022
Withlacoochee River Electric	1469242 040822	36.16		Electric Service Thru 04.05.2022
Withlacoochee River Electric	1469243 040822	122.67		Electric Service Thru 04.05.2022
Withlacoochee River Electric	1469244 040822	66.61		Electric Service Thru 04.05.2022
Withlacoochee River Electric	1469246 040822	47.89		Electric Service Thru 04.05.2022
Withlacoochee River Electric	1469247 040822	53.47		Electric Service Thru 04.05.2022
Withlacoochee River Electric	1469248 040822	50.16		Electric Service Thru 04.05.2022
Withlacoochee River Electric	1469250 040822	65.95		Electric Service Thru 04.05.2022
Withlacoochee River Electric	1469251 040822	47.70		Electric Service Thru 04.05.2022
Withlacoochee River Electric	1469252 040822	110.67		Electric Service Thru 04.05.2022
Withlacoochee River Electric	1469253 040822	49.31		Electric Service Thru 04.05.2022
Withlacoochee River Electric	1469255 040822	35.42		Electric Service Thru 04.05.2022
Withlacoochee River Electric	1469256 040822	35.32		Electric Service Thru 04.05.2022
Withlacoochee River Electric	1469257 040822	35.42		Electric Service Thru 04.05.2022
Withlacoochee River Electric	1469258 040822	35.42	<b>\$ 3,903.25</b>	Electric Service Thru 04.05.2022
<b>Utilities Sub-Total</b>		<b>\$ 3,903.31</b>		

## Watergrass1 Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Regular Services</b>				
Don Harrison Enterprises	2889	\$ 330.00		Routine Maintenance - 4.22.2022
Johnson Engineering Inc.	20160003 002 1	760.00		Analysis Report - 4.19.2022
LMP	166020	107.64		Irrigation Inspection Repair - 2.23.2022
LMP	166248	13,553.25		Landscape Maintenance - 3.01.2022
LMP	166496	144.32		Irrigation Inspection Repair - 3.11.2022
LMP	167055	46.22		Irrigation Inspection Repair - 3.31.2022
LMP	167069	157.63		Irrigation Inspection - 4.7.2022
LMP	167155	109.25	<b>\$ 14,118.31</b>	Irrigation Inspection Repair - 4.14.2022
OLM, Inc.	39309	750.00		Landscape Inspection - 4.11.2022
Straley Robin Vericker	21404	784.00		Professional Service Thru 04.15.2022
<b>Regular Services Sub-Total</b>		<b>\$ 16,742.31</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 35,452.17</b>		

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 #
4/8/2022	70172

**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	5/8/2022

Description	Amount
Monthly waterway service for the month this invoice is dated - 15 waterways Light Debris pickup included	1,050.00
<p style="text-align: center;">\$3400 4605 EN</p>	

Thank you for your business.

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



Job Name:

Customer: FCA - WATERGRASS CDD

Date: 04/06/2022

Time: 08:35 AM

Customer Signature:

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

<input checked="" type="checkbox"/> Alligator	<input checked="" type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input checked="" type="checkbox"/> Woodstork
<input checked="" type="checkbox"/> Anhinga	<input 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 checked="" type="checkbox"/> Sandhill cranes
<input checked="" type="checkbox"/> Bream	<input checked="" type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Turtles	

<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna
<input 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

☐ Naiad ☐ \_\_\_\_\_

☒ Pickerelweed

☒ Soft Rush ☒ Needle rush



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

## Invoice

Date	Invoice #
4/1/2022	166835

### Bill To:

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

### Property Information

### Services for the month April 2022

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
Fuel surcharge for April-3/15/22 Avg Price \$3.42/gal.	1	203.30	203.30
<p>53900- 4604 UR</p>			

			Total	\$13,756.55
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	5/1/2022	Balance Due	\$13,756.55

**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 **04/08/2022**  
Amount Due **3,075.72**  
Current Charges Due **04/29/2022**

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

**Comparative Usage Information**

Average kWh  
Period Days Per Day

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



1 0 2 8 8 1 1 2

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Previous Balance 3,061.16  
Payment 3,061.16CR  
Balance Forward 0.00

Light Energy Charge	268.83
Light Support Charge	211.10
Light Maintenance Charge	411.77
Light Fixture Charge	489.62
Light Fuel Adj 9,230 KWH @ 0.04200	387.66
Poles (QTY 129)	1,284.50
FL Gross Receipts Tax	22.24

Total Current Charges 3,075.72  
Total Due Please Pay 3,075.72

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 1	310 103	460 21	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

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

See Reverse Side For Mailing Instructions

**Bill Date: 04/08/2022**

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	04/29/2022
<b>TOTAL CHARGES DUE</b>	<b>3,075.72</b>
Total Charges Due After Due Date	3,121.86

**WITHLACOOCHEE 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 **04/08/2022**  
Amount Due **35.42**  
Current Charges Due **04/29/2022**

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

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Apr 2022	33	0
Mar 2022	29	0
Apr 2021	34	0

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



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ELECTRIC SERVICE						
From	To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	kWh Used
03/03	38532	04/05	38536			4

Previous Balance 35.40  
Payment 35.40CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 4 KWH @ 0.05017 0.20  
Fuel Adjustment 4 KWH @ 0.04200 0.17  
FL Gross Receipts Tax 0.89

Total Current Charges 35.42  
Total Due Please Pay 35.42

**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: 04/08/2022**

Use above space for address change ONLY.

District: OP05

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

OP05

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

Current Charges Due Date	04/29/2022
<b>TOTAL CHARGES DUE</b>	<b>35.42</b>
Total Charges Due After Due Date	40.42

**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 **04/08/2022**  
Amount Due **36.16**  
Current Charges Due **04/29/2022**

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
Apr 2022	33	0
Mar 2022	29	0
Apr 2021	34	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.



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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				
03/03	7678	04/05	7690				12

Previous Balance **35.96**  
Payment **35.96CR**  
Balance Forward **0.00**

Customer Charge **34.16**  
Energy Charge 12 KWH @ 0.05017 **0.60**  
Fuel Adjustment 12 KWH @ 0.04200 **0.50**  
FL Gross Receipts Tax **0.90**

Total Current Charges **36.16**  
Total Due **36.16** 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: **04/08/2022**

Use above space for address change ONLY.

District: **OP05**

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

**OP05**

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

Current Charges Due Date	<b>04/29/2022</b>
<b>TOTAL CHARGES DUE</b>	<b>36.16</b>
Total Charges Due After Due Date	<b>41.16</b>



**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 **04/08/2022**  
Amount Due **122.67**  
Current Charges Due **04/29/2022**

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**

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Apr 2022	33	28
Mar 2022	29	33
Apr 2021	34	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

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[www.wrec.net](http://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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
03/03	17005	04/05	17932				927

**Previous Balance** 122.71  
**Payment** 122.71CR  
**Balance Forward** 0.00

**Customer Charge** 34.16  
**Energy Charge 927 KWH @ 0.05017** 46.51  
**Fuel Adjustment 927 KWH @ 0.04200** 38.93  
**FL Gross Receipts Tax** 3.07

**Total Current Charges** 122.67  
**Total Due** 122.67  
**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: 04/08/2022**

Use above space for address change ONLY.

District: OP05

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

**OP05**

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

<b>Current Charges Due Date</b>	<b>04/29/2022</b>
<b>TOTAL CHARGES DUE</b>	<b>122.67</b>
<b>Total Charges Due After Due Date</b>	<b>127.67</b>

**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 **04/08/2022**  
Amount Due **66.61**  
Current Charges Due **04/29/2022**

District Office Serving You  
One Pasco Center

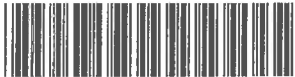
See Reverse Side For More Information

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
Apr 2022	33	10
Mar 2022	29	10
Apr 2021	34	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.



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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/03	04/05		95393				334

Previous Balance 61.67  
Payment 61.67CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 334 KWH @ 0.05017 16.76  
Fuel Adjustment 334 KWH @ 0.04200 14.03  
FL Gross Receipts Tax 1.66

Total Current Charges 66.61  
Total Due Please Pay 66.61

**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: 04/08/2022

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	04/29/2022
<b>TOTAL CHARGES DUE</b>	<b>66.61</b>
Total Charges Due After Due Date	71.61

**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 **04/08/2022**  
Amount Due **47.89**  
Current Charges Due **04/29/2022**

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

Period	Days	Average kWh Per Day
Apr 2022	33	4
Mar 2022	29	4
Apr 2021	34	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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account on-line through Smarthub at  
[www.wrec.net](http://www.wrec.net). If you would like to make a  
payment using your credit card, please call  
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
03/03	49698	04/05	49834			
						kWh Used
						136

Previous Balance 45.76  
Payment 45.76CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 136 KWH @ 0.05017 6.82  
Fuel Adjustment 136 KWH @ 0.04200 5.71  
FL Gross Receipts Tax 1.20

Total Current Charges 47.89  
Total Due Please Pay 47.89

**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: 04/08/2022

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	04/29/2022
TOTAL CHARGES DUE	47.89
Total Charges Due After Due Date	52.89

**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 **04/08/2022**  
Amount Due **53.47**  
Current Charges Due **04/29/2022**

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

Period	Days	Average kWh Per Day
Apr 2022	33	6
Mar 2022	29	6
Apr 2021	34	6

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



1 0 2 8 8 1 1 2

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**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/03	44726	04/05	44921				195

Previous Balance 50.94  
Payment 50.94CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 195 KWH @ 0.05017 9.78  
Fuel Adjustment 195 KWH @ 0.04200 8.19  
FL Gross Receipts Tax 1.34

Total Current Charges 53.47  
Total Due Please Pay 53.47

**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: 04/08/2022

Use above space for address change ONLY.

District: OP05

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

OP05

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

Current Charges Due Date	04/29/2022
<b>TOTAL CHARGES DUE</b>	<b>53.47</b>
Total Charges Due After Due Date	58.47

**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 **04/08/2022**  
Amount Due **50.16**  
Current Charges Due **04/29/2022**

District Office Serving You  
One Pasco Center

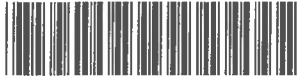
See Reverse Side For More Information

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

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Apr 2022	33	5
Mar 2022	29	5
Apr 2021	34	5

**BILLS ARE DUE  
WHEN RENDERED**  
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balances as of 5:00 p.m.  
on the due date shown  
on this bill.



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ELECTRIC SERVICE							
From	To	Multiplier	Dem. Reading	KW Demand	kWh Used		
Date	Reading	Date	Reading				
03/03	34875	04/05	35035		160		

Previous Balance 48.63  
Payment 48.63CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 160 KWH @ 0.05017 8.03  
Fuel Adjustment 160 KWH @ 0.04200 6.72  
FL Gross Receipts Tax 1.25

Total Current Charges 50.16  
Total Due Please Pay 50.16

**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  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 04/08/2022**

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	<b>04/29/2022</b>
<b>TOTAL CHARGES DUE</b>	<b>50.16</b>
Total Charges Due After Due Date	<b>55.16</b>

**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 **04/08/2022**  
Amount Due **65.95**  
Current Charges Due **04/29/2022**

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
Apr 2022	33	10
Mar 2022	29	3
Apr 2021	34	15

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



1 0 2 8 8 1 1 2

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

**ELECTRIC SERVICE**

From	To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	kWh Used
03/03	60186	04/05	60513			327

Previous Balance **42.98**  
Payment **42.98CR**  
Balance Forward **0.00**

Customer Charge **34.16**  
Energy Charge 327 KWH @ 0.05017 **16.41**  
Fuel Adjustment 327 KWH @ 0.04200 **13.73**  
FL Gross Receipts Tax **1.65**

Total Current Charges **65.95**  
Total Due **65.95** 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: **04/08/2022**

Use above space for address change ONLY.

District: OP05

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

**OP05**

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

Current Charges Due Date	<b>04/29/2022</b>
<b>TOTAL CHARGES DUE</b>	<b>65.95</b>
Total Charges Due After Due Date	<b>70.95</b>

**WITHLACOOCHEE 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 **04/08/2022**  
Amount Due **47.70**  
Current Charges Due **04/29/2022**

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

Period	Days	Average kWh Per Day
Apr 2022	33	4
Mar 2022	29	4
Apr 2021	34	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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ELECTRIC SERVICE						
From	To	Date	Reading	Multiplier	Dem. Reading	kWh Used
03/03	04/05		30545			134

Previous Balance 44.47  
Payment 44.47CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 134 KWH @ 0.05017 6.72  
Fuel Adjustment 134 KWH @ 0.04200 5.63  
FL Gross Receipts Tax 1.19

Total Current Charges 47.70  
Total Due Please Pay 47.70

**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: 04/08/2022

Use above space for address change ONLY.

District: OP05

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	04/29/2022
<b>TOTAL CHARGES DUE</b>	<b>47.70</b>
Total Charges Due After Due Date	52.70

**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 **04/08/2022**  
Amount Due **110.67**  
Current Charges Due **04/29/2022**

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
Apr 2022	33	24
Mar 2022	29	10
Apr 2021	34	1

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



1 0 2 8 8 1 1 2

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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/03	04/05		8831				800

Previous Balance 62.78  
Payment 62.78CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 800 KWH @ 0.05017 40.14  
Fuel Adjustment 800 KWH @ 0.04200 33.60  
FL Gross Receipts Tax 2.77

Total Current Charges 110.67  
Total Due Please Pay 110.67

**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: 04/08/2022

Use above space for address change ONLY.

District: OP05

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	04/29/2022
<b>TOTAL CHARGES DUE</b>	<b>110.67</b>
Total Charges Due After Due Date	115.67



**WITHLACOOCHIE 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 **04/08/2022**  
Amount Due **49.31**  
Current Charges Due **04/29/2022**

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
Apr 2022	33	5
Mar 2022	29	5
Apr 2021	34	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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**ELECTRIC SERVICE**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
03/03	61520	04/05	61671				151

Previous Balance 47.33  
Payment 47.33CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 151 KWH @ 0.05017 7.58  
Fuel Adjustment 151 KWH @ 0.04200 6.34  
FL Gross Receipts Tax 1.23

Total Current Charges 49.31  
Total Due Please Pay 49.31

**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  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/08/2022

Use above space for address change ONLY.

District: OP05

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

OP05

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

Current Charges Due Date	04/29/2022
<b>TOTAL CHARGES DUE</b>	<b>49.31</b>
Total Charges Due After Due Date	54.31

**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 **04/08/2022**  
Amount Due **35.42**  
Current Charges Due **04/29/2022**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

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

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/03	735	04/05	739				4

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Apr 2022	33	0
Mar 2022	29	0
Apr 2021	34	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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account on-line through Smarthub at  
[www.wrec.net](http://www.wrec.net). If you would like to make a  
payment using your credit card, please call  
844-209-7166. This number is WREC's  
Secure Pay-By-Phone system.

**Previous Balance** 35.31  
**Payment** 35.31CR  
**Balance Forward** 0.00

**Customer Charge** 34.16  
**Energy Charge 4 KWH @ 0.05017** 0.20  
**Fuel Adjustment 4 KWH @ 0.04200** 0.17  
**FL Gross Receipts Tax** 0.89

**Total Current Charges** 35.42  
**Total Due** Please Pay 35.42

**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: 04/08/2022**

Use above space for address change ONLY.

District: OP05

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

**OP05**

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

<b>Current Charges Due Date</b>	<b>04/29/2022</b>
<b>TOTAL CHARGES DUE</b>	<b>35.42</b>
<b>Total Charges Due After Due Date</b>	<b>40.42</b>

**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 **04/08/2022**  
Amount Due **35.32**  
Current Charges Due **04/29/2022**

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
Apr 2022	33	0
Mar 2022	29	0
Apr 2021	34	0

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



1 0 2 8 8 1 1 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 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
03/03	624	04/05	627			

Previous Balance 35.31  
Payment 35.31CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 3 KWH @ 0.05017 0.15  
Fuel Adjustment 3 KWH @ 0.04200 0.13  
FL Gross Receipts Tax 0.88

Total Current Charges 35.32  
Total Due Please Pay 35.32

**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: 04/08/2022

District: OP05

Use above space for address change ONLY.

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

OP05

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

Current Charges Due Date	04/29/2022
<b>TOTAL CHARGES DUE</b>	<b>35.32</b>
Total Charges Due After Due Date	40.32

**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 **04/08/2022**  
Amount Due **35.42**  
Current Charges Due **04/29/2022**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

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

**Comparative Usage Information**

Period	Days	Average kWh Per Day
Apr 2022	33	0
Mar 2022	29	0
Apr 2021	34	0

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



1 0 2 8 8 1 1 2

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**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/03	615	04/05	619				4

Previous Balance 35.31  
Payment 35.31CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 4 KWH @ 0.05017 0.20  
Fuel Adjustment 4 KWH @ 0.04200 0.17  
FL Gross Receipts Tax 0.89

Total Current Charges 35.42  
Total Due Please Pay 35.42

**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: 04/08/2022

Use above space for address change ONLY.

District: OP05

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

OP05

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

Current Charges Due Date	04/29/2022
<b>TOTAL CHARGES DUE</b>	<b>35.42</b>
Total Charges Due After Due Date	40.42

**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 **04/08/2022**  
Amount Due **35.42**  
Current Charges Due **04/29/2022**

District Office Serving You  
One Pasco Center

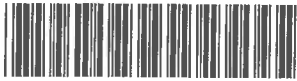
See Reverse Side For More Information

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

**Comparative Usage Information**

Period	Days	Average kWh Per Day
Apr 2022	33	0
Mar 2022	29	0
Apr 2021	34	0

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



1 0 2 8 8 1 1 2

You have 24-hour access to manage your  
account on-line through Smarthub at  
[www.wrec.net](http://www.wrec.net). If you would like to make a  
payment using your credit card, please call  
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
03/03	742	04/05	746				4

Previous Balance **35.40**  
Payment **35.40CR**  
Balance Forward **0.00**

Customer Charge **34.16**  
Energy Charge 4 KWH @ 0.05017 **0.20**  
Fuel Adjustment 4 KWH @ 0.04200 **0.17**  
FL Gross Receipts Tax **0.89**

Total Current Charges **35.42**  
Total Due **35.42** 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: **04/08/2022**

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	<b>04/29/2022</b>
<b>TOTAL CHARGES DUE</b>	<b>35.42</b>
Total Charges Due After Due Date	<b>40.42</b>

[illegible]

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

# Invoice

April 19, 2022

Project No: 20160003-002

Invoice No: 1

Project Manager Philip Chang

FEID #59-1173834

Gene Roberts

Watergrass Community Development District I

c/o Meritus Associations, Inc.

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Project 20160003-002

Watergrass CDD I Water Management System Report

20160003-002

Watergrass CDD I Wtr Mgmt System Report

Professional Services through April 10, 2022

## PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	Analysis	3,800.00	LS	20 %	760.00	0.00	760.00	3,040.00
2.	Report	1,710.00	LS	0 %	0.00	0.00	0.00	1,710.00
Totals		5,510.00			760.00	0.00	760.00	4,750.00

SUB-TOTAL PROFESSIONAL SERVICES:

760.00

INVOICE TOTAL:

760.00

51300 - 3103  
CR



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
2/23/2022	166020

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 repair completed on 2-21-2022			
Irrigation parts	1	40.14	40.14
Labor: 1 man @ \$ 45.00 per hour	1.5	45.00	67.50
Construction damage by RIPA. Replaced damaged 2 inch ball valve.			
<p style="text-align: center;">\$3900 - 4609 42</p>			

Overpass Rd. and Curly Rd - first entrance.		Total	\$107.64
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	3/25/2022	Balance Due



# Irrigation Service Proposal Request

Property: <u>Waterscross TCD.</u>	DATE <u>02-21-22.</u>
Location <u>Overpass R.D. and Curly R.D. 1 Entrance.</u>	
Construction damage <u>RTA</u>	

Emergency? ☐

Work Ordered By: Hector M.

Field Contact if any: \_\_\_\_\_

Phone \_\_\_\_\_ FSR/PROPOSAL # \_\_\_\_\_

Description of Work to be performed:

Brouken Ball Valve Pvc. to the Construction Damage.

Materials needed: 1 Ball Valve Pvc. 2" \$14.00

1 Expansion Coupling 2" = \$26.14

1 man 1 1/2 hr. 45. \$67.50

Foreman: <u>Hector M.</u>	Special Tools Needed:
Manager	<u>material. \$40.14</u>
Date Completed	<u>LABOR \$67.50</u>
Total Man Hours	<u>total. 107.64</u>
Inspected by	
Date	



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

## Invoice

Date	Invoice #
3/1/2022	166248

### Bill To:

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

### Property Information

### Services for the month March 2022

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
<p>53900 - 4604 412</p>			

			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	3/31/2022	Balance Due	\$13,553.25



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
3/11/2022	166496

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 repairs completed on 3-9-2022 Irrigation parts Labor: 1 man @ \$ 45.00 per hour	1 1.5	76.82 45.00	76.82 67.50
RIPA construction damage. Repaired multiple leaks caused by construction.			
53900-4609 42			
Overpass Rd. controller - zones 62, 63, 64 and 66.		Total	\$144.32
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	4/10/2022	Balance Due

# Irrigation Service/Proposal Request

Property: watergrass, I CDD.

DATE 03-69-22

Location	Controller to Overpass Rd.
----------	----------------------------

## Emergency?

**Work Ordered By:**

Field Contact if any:

Phone

FSR/PROPOSAL #

**Description of Work to be performed:**

Ripa Contraccion Damuch. ZONE # 62, 63, 64, 66 to  
fish Entrance

Materials needed : Expansion Couplings  $1" \times 3 = 8.43 = 25.29$

Expansion Casing  $1\frac{1}{2}'' \times 2 = \$17.60 = \$35.32.$

Sampling  $1'' \times 3 = 1.07 = 3.21$

Coupling  $1\frac{1}{2}" \times 2 = H1.63 = H3.26$

Sch pipe 1" 2 ft # 1.63 = #3.54

Sch pipe  $1\frac{1}{2}"$  3 ft = \$2.40 = \$7.20

1 man  $1\frac{1}{2}$  hr.  $45 = \$67.50$

**Foreman:**

**Manager**

Date Completed

### Total Man Hours

Inspected by

Date \_\_\_\_\_

### Special Tools Needed:

Material \$ 76.82.

LABOR = \$62.50

Total = \$144.32.



# Invoice

Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

Date	Invoice #
3/31/2022	167055

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 repair completed on 3-31-2022	1	1.22	1.22
Irrigation parts	1	45.00	45.00
Labor: 1 man @ \$ 45.00 per hour			
Capped off irrigation leak in construction area.			
<p>53900-4609 407</p>			
Main entrance - Overpass Rd in construction area.		Total	\$46.22
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	4/30/2022	Balance Due

# Irrigation Service/Proposal Request

Property: Watergrass I DATE 3/31/22  
 Location Main Entrance Overpass Rd in Construction  
 Area \_\_\_\_\_

Emergency? Yes Damage By Construction  
 Work Ordered By: Tamir Bellido

Field Contact if any: \_\_\_\_\_

Phone \_\_\_\_\_ FSR/PROPOSAL # \_\_\_\_\_

Description of Work to be performed:

Repair 2 pipe Broken

Materials needed : Labor 1 Men 1hr (45.00) \$45.00

2- Cap 1/2" (.61) 1.22

Foreman: Tamir Bellido

Manager \_\_\_\_\_

Date Completed \_\_\_\_\_

Total Man Hours \_\_\_\_\_

Inspected by \_\_\_\_\_

Date \_\_\_\_\_

Special Tools Needed:

Labor \$45.00

Materials \$ 1.22

Total \$46.22



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
4/7/2022	167069

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

<b>Property Information</b>

<b>Estimate #</b>

<b>Work Order #</b>

<b>PO / PA #</b>

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 4-1-2022			
Controller at Bridgeview at Watergrass			
Irrigation parts	1	112.63	112.63
Labor: 1 man @ \$ 45.00 per hour	1	45.00	45.00
<p style="text-align: center;">53960-4609 482</p>			
<b>Total</b>			<b>\$157.63</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>
	Net 30	5/7/2022	<b>Balance Due</b>





Landscape  
Maintenance  
Professionals, Inc.

200

1-0

Property:

Bridgeview at Watercross I

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

Date 04-01-22  
Technician Hector H.  
Arrive/ Depart 1

Clock Type/ # Hunter ACC.

Battery Date

Rain Sensor

bad

Confirm Time/ Date

Y

Time/Date Adjust

Y

N

Start

Sun

Mon

Tue

Wed

Thu

Fri

Sat

Pgm A 1

7:00 P/m 2

Pgm B 1

7:00 P/m 2

Pgm C 1

2

Pgm D 1

4:00 P/m 2

Notes:

Technician Use Only (Use Standard Invoice forms for additional charges)

Labor

Supervisor:

Hrs

Rate

Amount

Technician:

Total Labor Charges \$

Materials

QTY

Unit

Extended

Pop up Spray

1

\$13.25

Pop up Rotor

4

\$24.50

\$98.00

17 Band & And Couplings

2

.69

\$1.38

Total Materials

Total Labor

Grand Total

\$112.63

\$45.00

\$157.63

Bill To:

Zone #	Type	A	B	C	D
1					
2					
3	R	50			
4	S	30			
5	R	50			
6	D		15		
7	D		15		
8	R	50			
9	R	50			
10	B		10		
11	R	50			
12	B		05		
13	R	50			
14	B		15		
15	S	10			
16	D		15		
17	D		15		
18	S	30			
19	D		10		
20	R	50			
21	R	50			
22	R	50			
23	B	80	05		
24	R	50			

Zone Information:

Backe Rotor x1

Backe Spray x1

Season Adjust %

Run Time

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



P.O. 267 Seffner, Florida 33583 \* (813)757-6500 Fax: (813)757-6501 \* [www.imppro.com](http://www.imppro.com)

Clock Type/ #		P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmppro.com													
Battery Date		Confirm Time/ Date						Start	Sur	Mon	Tue	Wed	Thu	Fri	Sat
Rain Sensor	ok	bad	Y	Time/Date Adjust.	Y	N	Pgm A	1							
Notes:							2								
							Pgm B	1							
							2								
							Pgm C	1							
							2								
							Pgm D	1							
							2								

Zone #		Type	Programs				Zone Information	
A	B	C	D					
36	2							

Programs					Pgm D
Zone #	Type	A	B	C	D
25	R		50		ok
26	R		50		ok
27	D			10	Brake Drip x 2
28					
29	R		50		ok
30	R		50		ok
31	R		50		Brake Drip x 2
32	R		50		ok
33	R		50		ok
34	R		50		ok
35	R		50		ok
36	R		50		ok
37	R		50		ok
38	R		50		Brake 10/6 x1
39					
40					
41					
42					
43					
44					
45					
46					

**Technician Use Only (Use Standard Invoice forms for additional charges)**

[illegible]

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



Corporate Office  
PO Box 267  
Seffner, FL 33583

813-757-6500  
813-757-6501

# Invoice

Date	Invoice #
4/14/2022	167155

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 4-12-2022			
Angelstem Blvd. controller	1	64.25	64.25
Irrigation parts	1	45.00	45.00
Labor: 1 man @ \$ 45.00 per hour			
<p>53900-4609 UL</p>			
Total			\$109.25
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
	Net 30	5/14/2022	Balance Due



Landscape Maintenance Professionals, Inc.

Pos 10F

Property:

Angles Tem BLVD.

Watercross I.C.D.O.

Date

04-12-22

Technician

Hector M

Arrive/ Depart

1

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

Clock Type/ #

Hunter ACC.

Battery Date

Confirm Time/ Date

(Y)

Time/Date Adjust

Y

(N)

Start

Sun

Mon

Tue

Wed

Thu

Fri

Sat

Rain Sensor

OK

bad

Battery Replaced

Y

N

Pgm A 1

2:00 Pm 2

Pgm B 1

7:00 Pm 2

Pgm C 1

2

Pgm D 1

2

Notes:

Zone #	Type	Programs				Zone Information
		A	B	C	D	
1	R	50				OK
2	S		25			OK
3	R	50				Border Review x1
4	S		30			OK
5						
6	S		30			OK
7	S		30			OK
8	S		30			OK
9						
10	S		30			Border Spray x 2
11	R	50				OK
12	R	50				OK
13	S		30			OK
14						
15						
16	S		30			OK
17	S		30			Border Spray x1
18	S		30			OK
19	R	50				OK
20	S		30			OK
21	S		30			OK
22	S		15			OK
23	R	50				
24						
Season Adjust %						
Run Time						

Technician Use Only (Use Standard Invoice forms for additional charges)

Labor		Hrs	Rate	Amount
Supervisor:	Hector M.	1		45.00
Technician:				

Materials		Total Labor Charges \$		
QTY	Unit	Extended		
Pop up Spray 6"		3	\$13.25	\$39.75
Pop up Refill 4"		1	\$24.50	\$24.50

Total Materials	\$64.25
Total Labor	\$45.00
Grand Total	\$109.25

Bill To:

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



Maintenance Professionals, Inc.

Pag 2 of 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

Pgm A 1

2

Pgm B 1

2

Pgm C 1

2

Pgm D 1

2

Notes:

Zone #	Type	Programs			
		A	B	C	D
25					
26	S		30		ok
27	L	50			ok
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 24					
Run Time					

Zone Information

Technician Use Only (Use standard invoice forms for additional charges)

Labor		Hrs	Rate	Amount
Supervisor:				
Technician:				

Materials		QTY	Unit	Extended
Total Labor Charges		\$		
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



**OLM, Inc.**  
975 Cobb Place Blvd., Ste 304  
Kennesaw, GA 30144  
770 420-0900  
mlimbaugh@olm-inc.com  
www.olm-inc.com

**BILL TO**

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

**INVOICE 39309**

**DATE** 04/11/2022 **TERMS** Net 30

**DUE DATE** 05/11/2022

DATE	ACTIVITY	DESCRIPTION	AMOUNT
04/08/2022	Inspection	monthly landscape inspection conducted at Watergrass CDD 1 by Paul Woods	750.00

Please include invoice number on your check.

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

539100-4604  
CR



# 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

April 26, 2022

Client: 001211

Matter: 000001

Invoice #: 21404

Page: 1

RE: GENERAL

For Professional Services Rendered Through April 15, 2022

## SERVICES

Date	Person	Description of Services	Hours	Amount
3/16/2022	VTS	REVIEW NOTICE OF ELECTION QUALIFYING PERIOD FOR PUBLICATION.	0.3	\$91.50
3/18/2022	VTS	RECEIPT AND REVIEW OF MARCH BOARD MEETING PACKET.	0.3	\$91.50
3/18/2022	MS	FINALIZE PUBLICATION AD FOR 2022 GENERAL ELECTION; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.1	\$16.50
3/24/2022	VTS	SEND CORRESPONDENCE TO G. ROBERTS, PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	1.0	\$305.00
4/5/2022	VTS	REVIEW CORRESPONDENCE FROM G. ROBERTS WITH ATTACHMENT RE: MOTORBIKES IN COMMUNITY.	0.2	\$61.00
4/12/2022	VTS	REVIEW PROPERTY INFORMATION ON PROPERTY APPRAISER'S WEBSITE AND SEND CORRESPONDENCE TO G. ROBERTS RE: DIRTBIKE RIDING ON DISTRICT PARCELS.	0.3	\$91.50
4/14/2022	MS	PREPARE RESOLUTION APPROVING 2022/2023 BUDGET AND SETTING PUBLIC HEARING.	0.4	\$66.00
4/15/2022	VTS	REVIEW RESOLUTION ADOPTING PROPOSED BUDGET FOR FISCAL YEAR 2022-2023.	0.2	\$61.00
Total Professional Services			2.8	\$784.00

51466 - 3107

April 26, 2022

Client: 001211

Matter: 000001

Invoice #: 21404

Page: 2

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Total Services	\$784.00	
Total Disbursements	\$0.00	
Total Current Charges		\$784.00
Previous Balance		\$365.00
Less Payments		(\$365.00)
<b>PAY THIS AMOUNT</b>		<b>\$784.00</b>

*Please Include Invoice Number on all Correspondence*

4/26

# Watergrass I Community Development District

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2022



Inframark LLC  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070



# WaterGrass Community Development District I

## Balance Sheet

As of 4/30/2022  
(In Whole Numbers)

	General Fund	Debt Service Fund - S2007	Debt Service Fund - S2019	Capital Projects Fund - S2007	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
<b>Assets</b>							
Cash-Operating Account (SunTrust)	871,290	0	0	0	0	0	871,290
Investments - Deferred Costs 2007AB (402)	0	0	0	55,123	0	0	55,123
Investments - Sinking 2007A (404)	0	0	0	0	0	0	0
Investments - Interest 2007A (405)	0	0	0	0	0	0	0
Investments - Prepayment 2007A (407)	0	1,014	0	0	0	0	1,014
Investments - Reserve 2007A (409)	0	376,067	0	0	0	0	376,067
Investments - Revenue 2007AB (410)	0	243,006	0	0	0	0	243,006
Investments - Prepayment 2007B (502)	0	0	0	0	0	0	0
Investments - Reserve 2007B (503)	0	0	0	0	0	0	0
Investments - Interest 2007B (504)	0	0	0	0	0	0	0
Investments - Revenue 2019 (700)	0	0	74,426	0	0	0	74,426
Investments - Sinking 2019 (702)	0	0	215,000	0	0	0	215,000
Investments - Interest 2019 (703)	0	0	79,031	0	0	0	79,031
Investments - Prepayment 2019 (705)	0	0	13,746	0	0	0	13,746
Investments - Reserve 2019 (708)	0	1	74,053	0	0	0	74,054
Accounts Receivable - Other	(11,059)	0	0	0	0	0	(11,059)
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0
Assessments Receivable-Developer	0	0	0	0	0	0	0
Assessments Receivable - Prepayments	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0
Due From Debt Service Fund	0	0	0	0	0	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Prepaid General Liability Insurance	29	0	0	0	0	0	29
Prepaid Professional Liability	0	0	0	0	0	0	0
Prepaid Trustee Fees	516	0	0	0	0	0	516
Prepaid Property Insurance	0	0	0	0	0	0	0
Prepaid Crime Insurance	0	0	0	0	0	0	0
Deposits	3,874	0	0	0	0	0	3,874
Improvements Other Than Buildings	0	0	0	0	38,986,837	0	38,986,837
Amount Available-Debt Service	0	0	0	0	0	1,673,429	1,673,429
Amount To Be Provided-Debt Service	0	0	0	0	0	7,941,571	7,941,571
Other	0	0	0	0	0	0	0
<b>Total Assets</b>	<b>864,650</b>	<b>620,088</b>	<b>456,257</b>	<b>55,123</b>	<b>38,986,837</b>	<b>9,615,000</b>	<b>50,597,955</b>
<b>Liabilities</b>							
Accounts Payable	3,696	0	0	0	0	0	3,696
Due To General Fund	0	0	0	0	0	0	0

# WaterGrass Community Development District I

## Balance Sheet

As of 4/30/2022  
(In Whole Numbers)

	General Fund	Debt Service Fund - S2007	Debt Service Fund - S2019	Capital Projects Fund - S2007	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Due To Debt Service Fund	0	0	0	0	0	0	0
Due To Developer	0	38,832	0	0	0	0	38,832
Accrued Expenses Payable	0	0	0	0	0	0	0
Unearned Revenue	0	0	0	0	0	0	0
Revenue Bonds Payable - Series 2007A	0	0	0	0	0	5,400,000	5,400,000
Revenue Bonds Payable - Series 2007B	0	0	0	0	0	0	0
Revenue Bonds Payable - Series 2019	0	0	0	0	0	4,215,000	4,215,000
Other	1,265	0	0	0	0	0	1,265
Total Liabilities	4,961	38,832	0	0	0	9,615,000	9,658,793
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	581,255	171,952	55,123	0	0	808,330
Retained Earnings-Reserved	0	0	0	0	0	0	0
Fund Balance-Unreserved	589,060	0	0	0	0	0	589,060
Investment In General Fixed Assets	0	0	0	0	38,986,837	0	38,986,837
Other	270,628	1	284,304	0	0	0	554,934
Total Fund Equity & Other Credits	859,688	581,256	456,257	55,123	38,986,837	0	40,939,161
Total Liabilities & Fund Equity	864,650	620,088	456,257	55,123	38,986,837	9,615,000	50,597,955

# WaterGrass Community Development District I

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2021 Through 4/30/2022  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	(2,263)	(2,263)	0 %
Special Assessments				
Assessments - Tax Roll	503,008	498,187	(4,821)	(1)%
Other Miscellaneous Revenues				
Miscellaneous	0	2,035	2,035	0 %
Total Revenues	503,008	497,959	(5,049)	(1)%
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	4,000	8,000	67 %
Financial & Administrative				
District Management	29,000	16,917	12,083	42 %
District Engineer	7,200	1,355	5,845	81 %
Trustees Fees	11,000	5,667	5,333	48 %
Tax Collector/Property Appraiser Fees	700	459	241	34 %
Auditing Services	8,700	0	8,700	100 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	100	150	(50)	(50)%
Public Officials Liability Insurance	2,966	0	2,966	100 %
Legal Advertising	1,250	0	1,250	100 %
Bank Fees	400	0	400	100 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	250	0	250	100 %
Website Development & Maintenance	1,200	700	500	42 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	8,000	3,334	4,667	58 %
Electric Utility Services				
Utility Services	10,000	4,399	5,601	56 %
Street Lights	45,000	22,441	22,559	50 %
Water-Sewer Combination Services				
Utility-Reclaimed Irrigation	12,000	15,736	(3,736)	(31)%
Stormwater Control				
Stormwater Assessment	180	0	180	100 %
Aquatic Contract	12,600	6,300	6,300	50 %
Stormwater System Maintenance	1,500	0	1,500	100 %
Other Physical Environment				
Field Manager	6,000	3,500	2,500	42 %
General Liability Insurance	3,451	1,191	2,260	65 %
Property Casualty Insurance	11,177	0	11,177	100 %
Crime Insurance	325	0	325	100 %
Entry & Walls Maintenance	25,000	22,250	2,750	11 %
Landscape Maintenance	170,000	100,626	69,374	41 %
Irrigation Repairs and Maintenance	25,000	7,206	17,794	71 %
Landscape - Mulch	39,000	0	39,000	100 %
Landscape Replacement Plants, Trees, Shrubs	10,000	1,509	8,491	85 %
Holiday Decorations	8,500	5,600	2,900	34 %
Fire Ant Treatment	1,000	0	1,000	100 %
Road & Street Facilities				
Roadway Repair & Maintenance	10,000	275	9,725	97 %
Sidewalk Repair & Maintenance	4,500	0	4,500	100 %

**WaterGrass Community Development District I**  
**Statement of Revenues and Expenditures**

001 - General Fund  
From 10/1/2021 Through 4/30/2022  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Street Light / Decorative Light Maintenance	3,000	1,029	1,971	66 %
Parks & Recreation				
Playground Equipment & Maintenance	5,000	1,415	3,585	72 %
Contingency				
Capital Reserve	14,684	0	14,684	100 %
Total Expenditures	503,008	227,734	275,274	55 %
Excess Revenues (Over) Under Expenditures	0	270,225	270,225	0 %
Fund Balance, Beginning of Period	0	589,060	589,060	0 %
Fund Balance, End of Period	0	859,285	859,285	0 %

# WaterGrass Community Development District I

## Statement of Revenues and Expenditures

201 - Debt Service Fund - S2007  
From 10/1/2021 Through 4/30/2022  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	0	1	1	0 %
Excess Revenues (Over) Under Expenditures	0	1	1	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	581,255	581,255	0 %
Total Fund Balance, Beginning of Period	0	581,255	581,255	0 %
Fund Balance, End of Period	0	581,256	581,256	0 %

# WaterGrass Community Development District I

## Statement of Revenues and Expenditures

203 - Debt Service Fund - S2019  
From 10/1/2021 Through 4/30/2022  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	34	34	0 %
Special Assessments				
Assessments - Tax Roll	369,406	358,732	(10,674)	(3)%
Other Miscellaneous Revenues				
Miscellaneous	0	9,664	9,664	0 %
Total Revenues	369,406	368,429	(977)	(0)%
<b>Expenditures</b>				
Debt Service				
Interest Payment - A Bond	154,407	79,125	75,282	49 %
Principal Payment - A Bond	215,000	5,000	210,000	98 %
Total Expenditures	369,407	84,125	285,282	77 %
Excess Revenues (Over) Under Expenditures	(1)	284,304	284,305	(28,430,519)%
<b>Fund Balance, Beginning of Period</b>				
Fund Balance-All Other Reserves	0	171,952	171,952	0 %
Total Fund Balance, Beginning of Period	0	171,952	171,952	0 %
Fund Balance, End of Period	(1)	456,257	456,258	(45,625,755)%

# WaterGrass Community Development District I

## Statement of Revenues and Expenditures

301 - Capital Projects Fund - S2007  
 From 10/1/2021 Through 4/30/2022  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess Revenues (Over) Under Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	<u>0</u>	<u>55,123</u>	<u>55,123</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>55,123</u>	<u>55,123</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>55,123</u></u>	<u><u>55,123</u></u>	<u><u>0 %</u></u>

WaterGrass Community Development District I  
Reconcile Cash Accounts

Summary

Cash Account: 10110 Cash-Operating Account (SunTrust)

Reconciliation ID: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Bank Balance	902,189.02
Less Outstanding Checks/Vouchers	30,898.86
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	871,290.16
Balance Per Books	<u>871,290.16</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: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
2089	2/24/2022	System Generated Check/Voucher	200.00	Ashley Marie Crispell Johnson
2098	3/3/2022	System Generated Check/Voucher	200.00	Ashley Marie Crispell Johnson
2121	4/28/2022	System Generated Check/Voucher	760.00	Johnson Engineering, Inc.
2122	4/28/2022	System Generated Check/Voucher	27,874.86	Landscape Maintenance Professionals, Inc.
2123	4/28/2022	System Generated Check/Voucher	750.00	OLM, Inc.
2124	4/28/2022	System Generated Check/Voucher	784.00	Straley Robin Vericker
2125	4/28/2022	System Generated Check/Voucher	330.00	Don Harrison Enterprises LLC
Outstanding Checks/Vouchers			30,898.86	

**WaterGrass Community Development District I  
Reconcile Cash Accounts**

**Detail**

Cash Account: 10110 Cash-Operating Account (SunTrust)

Reconciliation ID: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2104	3/8/2022	Series 2019 Note FY22 Tax Dist ID 2/1-2/28	2,556.30	WaterGrass CDD
2110	3/31/2022	System Generated Check/Voucher	200.00	Catherine Anne Billington
2111	3/31/2022	System Generated Check/Voucher	200.00	Michael S Leavor
2112	3/31/2022	System Generated Check/Voucher	1,808.98	Landscape Maintenance Professionals, Inc.
2113	3/31/2022	System Generated Check/Voucher	200.00	Matthew P. Balogh
2114	3/31/2022	System Generated Check/Voucher	3,030.41	Meritus Districts
2115	3/31/2022	System Generated Check/Voucher	22.40	Pasco County Utilities
2116	3/31/2022	System Generated Check/Voucher	365.00	Straley Robin Vericker
2117	4/8/2022	Series 2019 Note - FY22 Tax Dist ID	929.75	WaterGrass CDD
2118	4/14/2022	System Generated Check/Voucher	1,050.00	First Choice Aquatic
2120	4/14/2022	System Generated Check/Voucher	3,903.31	Withlacoochee River Electric Cooperative, Inc.
Cleared Checks/Vouchers			14,266.15	

WaterGrass Community Development District I  
Reconcile Cash Accounts

Detail

Cash Account: 10110 Cash-Operating Account (SunTrust)

Reconciliation ID: 4.30.2022

Reconciliation Date: 4/30/2022

Status: Locked

Cleared Deposits

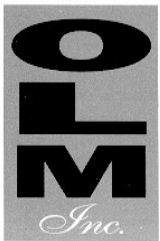
<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR586	3/25/2022	Refund for Duplicate Payment 3.25.2022	3,500.00	
CR587	4/7/2022	Tax Distribution - 04.07.2022	2,220.94	
CR587-1	4/7/2022	Bank Intrerest	0.19	
CHK#18089	4/13/2022	Surplus Fees 4.13.2022	<u>88.00</u>	
Cleared Deposits			5,809.13	
			<u><u>          </u></u>	

# WATERGRASS CDD

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5	-2	Bermuda cut height
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-2	Silvercreek grass
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-1	Crack weed
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10	-2	Leaf debris
MULCHING	5	-1	Redistribute
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		

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



Date 5-6-22\_Score: 95%\_\_\_Performance Payment™ %\_\_\_100

Contractor Signature: \_\_\_\_\_

Inspector Signature: \_\_\_\_\_

Property Representative Signature: \_\_\_\_\_



# **WATERGRASS CDD 1**

LANDSCAPE INSPECTION  
May 6, 2022

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

**SCORE: 95%**

**NEXT INSPECTION  
JUNE 3, 2022 AT 8:30 AM**

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## **CATEGORY I: MAINTENANCE CARRYOVER ITEMS**

NONE

## **CATEGORY II: MAINTENANCE ITEMS**

### **BRIDGEVIEW**

1. Entrance: Reduce Viburnum odoratissimum screening the backflow preventor.
2. Entrance median island: Reduce Viburnum by approximately 1 foot, establishing a stairstep presentation with Copperleaf.
3. Maintain Ilex 'Schillings' in a rounded form, eliminating the flat top appearance.
4. East end of the entrance median island: Monitor recovery where vehicle damage occurred.
5. Remove Stinkvine from Awabuki Viburnum.

### **ANGLESTEM BOULEVARD**

6. Overpass Road intersection: Prune Awabuki Viburnum by 1/3 and continue systemic fungicide treatment to promote a flush of new growth.
7. Improve vigor and fertility of Crinum Lilies.
8. Use a limb saw to prune stubs and snapped limbs from Pine trees.
9. Prune back wood line overgrowth throughout all pond banks, maintaining uninterrupted mowables.
10. **Overpass Road intersection: Monitor recover of Mite injury in Fakahatchee Grass stands.**

### **GLENBROOK**

11. Median island: Remove leaf buildup.
12. To the District property line prune back wood line overgrowth at the small pond adjacent to 32106. Do not allow mowables to become encroached.

13. Adjacent to the basketball courts: Repair pest damaged Bermuda turf at the park.
14. Frontage: Confirm irrigation coverage.
15. Frontage berm: Prune dead Ligustrum.

#### SUMMERGLADE

16. Determine viability of Crape Myrtle adjacent to the utility cabinet north of the village entrance.
17. Improve fertility and color of Chinese Fan Palms.
18. Use a pole saw to prune and remove dead wood from Weeping Willow tree.

#### PEREGRINA

19. Control crack weeds in expansion joints along sidewalks and Miami curbs.

#### SILVERCREEK

20. Use a leaf rake to rake through Red Fountain Grass, thinning old and spent foliage. Remove volunteer Salt Myrtle growing in the Red Fountain Grass in the cul-de-sac.
21. **Improve vigor of Awabuki Viburnum with systemic fungicides. Lightly prune Viburnum to promote a flush of new screening growth.**
22. Around the playground: Prune weakest attachments from Elm trees.
23. North perimeter of the park play field: Line trim, brush blade, or mow Bahia grass to the wood line.
24. Park: Control Dollarweed and grassy weeds in Bermuda turf.
25. Rejuvenate prune Gold Mound Duranta. Treat with systemic insecticides to prevent White Fly injury. Fertilize to promote vigorous flush of new growth. Maintain Gold Mound Duranta as the first tier on the stairstep presentation.

#### CATEGORY III: IMPROVEMENTS – PRICING

1. Glenbrook park: Provide a price to remove the dead Pine tree.
2. Summerglade entrance: Provide a price to repair freeze damage in Crotons. Given the frost/freeze risk, I recommend using a more durable plant.

#### CATEGORY IV: NOTES TO OWNER

NONE

## **CATEGORY V: NOTES TO CONTRACTOR**

NONE

cc: Brian Lamb [brian.lamb@merituscorp.com](mailto:brian.lamb@merituscorp.com)  
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Felix Laporte [Felix.laporte@lmppro.com](mailto:Felix.laporte@lmppro.com)



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Watergrass

Date: 5/16/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	25	0	<u>Look clean</u>
INVASIVE MATERIAL (FLOATING)	20	20	0	<u>Algae in the sump at Glenbrook</u>
INVASIVE MATERIAL (SUBMERSED)	20	20	0	<u>None observed</u>
FOUNTAINS/AERATORS	20	20	0	<u>Good</u>
DESIRABLE PLANTS	15	15	0	<u>N/A</u>

### AMENITIES

CLUBHOUSE INTERIOR	4	4	0	
CLUBHOUSE EXTERIOR	3	3	0	
POOL WATER	10	10	0	
POOL TILES	10	10	0	
POOL LIGHTS	5	5	0	
POOL FURNITURE/EQUIPMENT	8	8	0	
FIRST AID/SAFETY ITEMS	10	10	0	
SIGNAGE (rules, pool, playground)	5	5	0	
PLAYGROUND EQUIPMENT	5	5	0	
RECREATIONAL FACILITIES	7	7	0	
RESTROOMS	6	6	0	
HARDSCAPE	10	10	0	
ACCESS & MONITORING SYSTEM	3	3	0	
IT/PHONE SYSTEM	3	3	0	
TRASH RECEPTACLES	3	3	0	
WATER FOUNTAINS	8	8	0	

### MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good</u>
PAINTING	25	25	0	<u>Good</u>
CLEANLINESS	25	25	0	<u>Good</u>
GENERAL CONDITION	25	25	0	<u>Good</u>





## Meritus

### MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Watergrass

Date: 5/16/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	35	-5	Fair
RECREATIONAL AREAS	30	30	0	Good
SUBDIVISION MONUMENTS	30	25	-5	Fair
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	22	-3	Cottage Glen
PARKING LOTS	15	15	0	N/A
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	
LANDSCAPE UP LIGHTING	22	15	-7	
MONUMENT LIGHTING	30	30	0	The timers at Glenbrook and Silvercreek were set wrong.
AMENITY CENTER LIGHTING	15	15	0	
<b>GATES</b>				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	N/A
<b>SCORE</b>	700	680	-20	97%

Manager's Signature: \_\_\_\_\_ Gene Roberts

Supervisor's Signature: \_\_\_\_\_



District Management Services, LLC

**MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET**

Site: Watergrass

Date: Monday, May 16, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>LANDSCAPE MAINTENANCE</b>				
TURF	5	4	-1	<u>Fair</u>
TURF FERTILITY	10	8	-2	<u>Turf needs fertilization.</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>OK</u>
TURF INSECT/DISEASE CONTROL	10	9	-1	<u>Mole cricket activity</u>
PLANT FERTILITY	5	4	-1	<u>Fair</u>
WEED CONTROL - BED AREAS	5	5	0	<u>Some detailing needed</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>Mites on Fakahatchee grass</u>
PRUNING	10	10	0	<u>Good</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	4	-1	<u>Fair</u>
WATER/IRRIGATION MGMT	8	7	-1	<u>Turf along Overpass is dry</u>
CARRYOVERS	5	5	0	<u>None</u>

**SEASONAL COLOR/PERENNIAL MAINTENANCE**

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

**SCORE**

**100**

**92**

**-8**

**92%**

Contractor Signature: \_\_\_\_\_

Manager's Signature: GR

Supervisor's Signature: \_\_\_\_\_



## Watergrass May



The entrance pond needs to be treated for algae.



LMP has trimmed the plants at the Bridgeview entrance.





The turf at the Spoonflower Park is in good condition.



The turf at the Seedpod Loop Park is recovering from the irrigation issues.





The landscape at the Glenbrook entrance looks good.



The Bermuda turf is a little of color due to LMP lowering the mowing height of cut.





LMP has provided a proposal to fill in the gaps in the Gold Mound hedge at the Silvercreek entrance.



The St. Augustine turf along Angelstem is becoming a little chlorotic.





Some dead fountain grass needs to be replaced at the end of Summerglade.



The turf at the Summerglade Park needs to be treated for mole crickets.





The turf at SilverCreek Park still has a lot of weed pressure in it.



The Fakahatchee grass at the Angelstem entrance needs to be treated for mites.





The turf along Overpass is dry.



The landscape on the berm along Curley is in good condition.







## Watergrass Ponds May



Except for algae in the sump at the Glenbrook entrance the ponds look good.

















