

**WATERGRASS I
COMMUNITY DEVELOPMENT DISTRICT I
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 25, 2022**

**WATERGRASS I
COMMUNITY DEVELOPMENT DISTRICT I AGENDA
AUGUST 25, 2022, AT 6:00 P.M.
WATERGRASS CLUB LOCATED AT
32711 WINDELSTRAW DR. WESLEY CHAPEL, FL 33545**

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

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

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

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

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. Public workshops sessions may be advertised and held 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 Public Hearing and Regular Meeting of the Board of Supervisors of the WaterGrass I Community Development District will be held on **Thursday, August 25, 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. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2023 BUDGET**
 - A. Open Public Hearing on Fiscal Year 2023 Budget
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2022-03; Adopting Fiscal Year 2023 Budget.....Tab 01
 - E. Close Public Hearing on Fiscal Year 2023 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2022-04; Levying O&M Assessments.....Tab 02
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
 - A. Consideration of Resolution 2022-05; Setting Fiscal Year 2023 Meeting ScheduleTab 03
 - B. Consideration of LMP Landscape Enhancement Proposal.....Tab 04
 - C. Discussion on Vacant Supervisor PositionTab 05
- 8. VENDOR & STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 9. CONSENT AGENDA**
 - A. Consideration of the Regular Meeting Minutes July 28, 2022.....Tab 06
 - B. Consideration of Operations and Maintenance Expenditures July 2022.....Tab 07
 - C. Review of Financial Statements Month Ending July 31, 2022Tab 08
- 10. MANAGEMENT REPORTS**
 - i..... Monthly Landscape Maintenance Reports.....Tab 09
 - ii..... Consideration of OLM Landscape Service Report.....Tab 10
- 11. SUPERVISOR REQUESTS**
- 12. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 13. 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 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERGRASS COMMUNITY DEVELOPMENT DISTRICT 1 ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the WaterGrass Community Development District I (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

WaterGrass Community Development District I for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$869,258.270, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u>\$503,008.270</u>
Total Debt Service Funds	<u>\$366,250.000</u>
Total All Funds*	<u>\$869,258.270</u>

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and adopted on August 25, 2022.

Attested By:

**WaterGrass Community
Development District I**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Adopted Budget

2023

WATERGRASS I

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET



August 25, 2022

WATERGRASS I

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET

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August 25, 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.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
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
REVENUES					
SPECIAL ASSESSMENTS					
Assessments - Tax Roll	503,008.27	496,896.16	6,112.11	503,008.27	0.00
TOTAL SPECIAL ASSESSMENTS	503,008.27	496,896.16	6,112.11	503,008.27	0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	2,034.53	0.00	2,034.53	2,034.53
TOTAL OTHER MISCELLANEOUS REVENUES	0.00	2,034.53	0.00	2,034.53	2,034.53
TOTAL REVENUES	\$503,008.27	\$498,930.69	\$6,112.11	\$505,042.80	\$2,034.53
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	3,400.00	6,000.00	9,400.00	(2,600.00)
TOTAL LEGISLATIVE	12,000.00	3,400.00	6,000.00	9,400.00	(2,600.00)
FINANCIAL & ADMINISTRATIVE					
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
TOTAL FINANCIAL & ADMINISTRATIVE	65,091.00	26,556.81	38,309.39	64,866.20	(224.80)
LEGAL COUNSEL					
District Counsel	8,000.00	2,549.50	2,549.50	5,099.00	(2,901.00)
TOTAL LEGAL COUNSEL	8,000.00	2,549.50	2,549.50	5,099.00	(2,901.00)
ELECTRIC UTILITY SERVICES					
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)
TOTAL ELECTRIC UTILITY SERVICES	55,000.00	22,936.55	22,937.45	45,874.00	(9,126.00)
WATER-SEWER COMBINATION SERVICES					
Utility-Reclaimed Irrigation	12,000.00	2,356.20	2,355.80	4,712.00	(7,288.00)
TOTAL WATER-SEWER COMBINATION SERVICES	12,000.00	2,356.20	2,355.80	4,712.00	(7,288.00)
STORMWATER CONTROL					
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
TOTAL STORMWATER CONTROL	14,280.00	5,250.00	9,030.00	14,280.00	0.00
OTHER PHYSICAL ENVIRONMENT					
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
TOTAL OTHER PHYSICAL ENVIRONMENT	299,453.00	112,618.06	170,105.94	282,724.00	(16,729.00)
ROAD & STREET FACILITIES					
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
TOTAL ROAD & STREET FACILITIES	17,500.00	973.90	16,526.10	17,500.00	0.00
PARKS & RECREATION					
Playground Equipment & Maintenance	5,000.00	1,414.60	3,585.40	5,000.00	0.00
TOTAL PARKS & RECREATION	5,000.00	1,414.60	3,585.40	5,000.00	0.00
CONTINGENCY					
Capital Reserve	14,684.27	0.00	55,587.60	55,587.60	40,903.33
TOTAL CONTINGENCY	14,684.27	0.00	55,587.60	55,587.60	40,903.33
TOTAL EXPENDITURES	\$503,008.27	\$178,055.62	\$326,987.18	\$505,042.80	\$2,034.53
EXCESS REVENUES (OVER) UNDER EXPENDITURES	\$0.00	\$320,875.07	(\$320,875.07)	\$0.00	\$0.00

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
REVENUES					
SPECIAL ASSESSMENTS					
Assessments - Tax Roll	503,008.27	503,008.27	0.00	503,008.27	0.00
TOTAL SPECIAL ASSESSMENTS	503,008.27	503,008.27	0.00	503,008.27	0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	2,034.53	2,034.53	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	0.00	2,034.53	2,034.53	0.00	0.00
TOTAL REVENUES	\$503,008.27	\$505,042.80	\$2,034.53	\$503,008.27	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	9,400.00	(2,600.00)	12,000.00	0.00
TOTAL LEGISLATIVE	12,000.00	9,400.00	(2,600.00)	12,000.00	0.00
FINANCIAL & ADMINISTRATIVE					
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
TOTAL FINANCIAL & ADMINISTRATIVE	65,091.00	64,866.20	(224.80)	65,623.00	532.00
LEGAL COUNSEL					
District Counsel	8,000.00	5,099.00	(2,901.00)	8,000.00	0.00
TOTAL LEGAL COUNSEL	8,000.00	5,099.00	(2,901.00)	8,000.00	0.00
ELECTRIC UTILITY SERVICES					
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
TOTAL ELECTRIC UTILITY SERVICES	55,000.00	45,874.00	(9,126.00)	55,000.00	0.00
WATER-SEWER COMBINATION SERVICES					
Utility-Reclaimed Irrigation	12,000.00	4,712.00	(7,288.00)	12,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	12,000.00	4,712.00	(7,288.00)	12,000.00	0.00
STORMWATER CONTROL					
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
TOTAL STORMWATER CONTROL	14,280.00	14,280.00	0.00	14,280.00	0.00
OTHER PHYSICAL ENVIRONMENT					
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
TOTAL OTHER PHYSICAL ENVIRONMENT	299,453.00	282,724.00	(16,729.00)	302,835.00	3,382.00
ROAD & STREET FACILITIES					
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
TOTAL ROAD & STREET FACILITIES	17,500.00	17,500.00	0.00	17,500.00	0.00
PARKS & RECREATION					
Playground Equipment & Maintenance	5,000.00	5,000.00	0.00	5,000.00	0.00
TOTAL PARKS & RECREATION	5,000.00	5,000.00	0.00	5,000.00	0.00
CONTINGENCY					
Capital Reserve	14,684.27	55,587.60	40,903.33	10,770.27	(3,914.00)
TOTAL CONTINGENCY	14,684.27	55,587.60	40,903.33	10,770.27	(3,914.00)
TOTAL EXPENDITURES	\$503,008.27	\$505,042.80	\$2,034.53	\$503,008.27	\$0.00
EXCESS REVENUES (OVER) UNDER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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.

FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

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.

FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

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
TOTAL REVENUES	\$	366,250

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
TOTAL EXPENDITURES	\$	366,250
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

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

WATERGRASS I

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

				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
WATERGRASS PHASE 1										
Single Family 40'	1.00	87	87	\$609.45	\$829.10	\$1,438.55	\$609.45	\$829.10	\$1,438.55	\$0.00
Single Family 55'	1.38	87	87	\$837.99	\$1,140.10	\$1,978.09	\$837.99	\$1,140.10	\$1,978.09	\$0.00
Single Family 60'	1.50	60	60	\$914.17	\$1,243.75	\$2,157.92	\$914.17	\$1,243.75	\$2,157.92	\$0.00
Single Family 65'	1.63	75	75	\$990.35	\$1,347.38	\$2,337.73	\$990.35	\$1,347.38	\$2,337.73	\$0.00
Single Family 75'	1.88	114	121	\$1,142.71	\$1,554.68	\$2,697.39	\$1,142.71	\$1,554.68	\$2,697.39	\$0.00
TOTAL		423	430							

Notations:

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

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERGRASS COMMUNITY DEVELOPMENT DISTRICT 1 IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the WaterGrass Community Development District I (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A (“FY 2022-2023 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2022-2023 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2022-2023 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments. The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of

special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and adopted on August 25, 2022.

Attested By:

**WaterGrass Community
Development District I**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Budget

2023

WATERGRASS I

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET



August 25, 2022

WATERGRASS I

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET

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August 25, 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.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
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
REVENUES					
SPECIAL ASSESSMENTS					
Assessments - Tax Roll	503,008.27	496,896.16	6,112.11	503,008.27	0.00
TOTAL SPECIAL ASSESSMENTS	503,008.27	496,896.16	6,112.11	503,008.27	0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	2,034.53	0.00	2,034.53	2,034.53
TOTAL OTHER MISCELLANEOUS REVENUES	0.00	2,034.53	0.00	2,034.53	2,034.53
TOTAL REVENUES	\$503,008.27	\$498,930.69	\$6,112.11	\$505,042.80	\$2,034.53
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	3,400.00	6,000.00	9,400.00	(2,600.00)
TOTAL LEGISLATIVE	12,000.00	3,400.00	6,000.00	9,400.00	(2,600.00)
FINANCIAL & ADMINISTRATIVE					
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
TOTAL FINANCIAL & ADMINISTRATIVE	65,091.00	26,556.81	38,309.39	64,866.20	(224.80)
LEGAL COUNSEL					
District Counsel	8,000.00	2,549.50	2,549.50	5,099.00	(2,901.00)
TOTAL LEGAL COUNSEL	8,000.00	2,549.50	2,549.50	5,099.00	(2,901.00)
ELECTRIC UTILITY SERVICES					
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)
TOTAL ELECTRIC UTILITY SERVICES	55,000.00	22,936.55	22,937.45	45,874.00	(9,126.00)
WATER-SEWER COMBINATION SERVICES					
Utility-Reclaimed Irrigation	12,000.00	2,356.20	2,355.80	4,712.00	(7,288.00)
TOTAL WATER-SEWER COMBINATION SERVICES	12,000.00	2,356.20	2,355.80	4,712.00	(7,288.00)
STORMWATER CONTROL					
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
TOTAL STORMWATER CONTROL	14,280.00	5,250.00	9,030.00	14,280.00	0.00
OTHER PHYSICAL ENVIRONMENT					
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
TOTAL OTHER PHYSICAL ENVIRONMENT	299,453.00	112,618.06	170,105.94	282,724.00	(16,729.00)
ROAD & STREET FACILITIES					
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
TOTAL ROAD & STREET FACILITIES	17,500.00	973.90	16,526.10	17,500.00	0.00
PARKS & RECREATION					
Playground Equipment & Maintenance	5,000.00	1,414.60	3,585.40	5,000.00	0.00
TOTAL PARKS & RECREATION	5,000.00	1,414.60	3,585.40	5,000.00	0.00
CONTINGENCY					
Capital Reserve	14,684.27	0.00	55,587.60	55,587.60	40,903.33
TOTAL CONTINGENCY	14,684.27	0.00	55,587.60	55,587.60	40,903.33
TOTAL EXPENDITURES	\$503,008.27	\$178,055.62	\$326,987.18	\$505,042.80	\$2,034.53
EXCESS REVENUES (OVER) UNDER EXPENDITURES	\$0.00	\$320,875.07	(\$320,875.07)	\$0.00	\$0.00

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
REVENUES					
SPECIAL ASSESSMENTS					
Assessments - Tax Roll	503,008.27	503,008.27	0.00	503,008.27	0.00
TOTAL SPECIAL ASSESSMENTS	503,008.27	503,008.27	0.00	503,008.27	0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	2,034.53	2,034.53	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	0.00	2,034.53	2,034.53	0.00	0.00
TOTAL REVENUES	\$503,008.27	\$505,042.80	\$2,034.53	\$503,008.27	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	9,400.00	(2,600.00)	12,000.00	0.00
TOTAL LEGISLATIVE	12,000.00	9,400.00	(2,600.00)	12,000.00	0.00
FINANCIAL & ADMINISTRATIVE					
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
TOTAL FINANCIAL & ADMINISTRATIVE	65,091.00	64,866.20	(224.80)	65,623.00	532.00
LEGAL COUNSEL					
District Counsel	8,000.00	5,099.00	(2,901.00)	8,000.00	0.00
TOTAL LEGAL COUNSEL	8,000.00	5,099.00	(2,901.00)	8,000.00	0.00
ELECTRIC UTILITY SERVICES					
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
TOTAL ELECTRIC UTILITY SERVICES	55,000.00	45,874.00	(9,126.00)	55,000.00	0.00
WATER-SEWER COMBINATION SERVICES					
Utility-Reclaimed Irrigation	12,000.00	4,712.00	(7,288.00)	12,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	12,000.00	4,712.00	(7,288.00)	12,000.00	0.00
STORMWATER CONTROL					
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
TOTAL STORMWATER CONTROL	14,280.00	14,280.00	0.00	14,280.00	0.00
OTHER PHYSICAL ENVIRONMENT					
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
TOTAL OTHER PHYSICAL ENVIRONMENT	299,453.00	282,724.00	(16,729.00)	302,835.00	3,382.00
ROAD & STREET FACILITIES					
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
TOTAL ROAD & STREET FACILITIES	17,500.00	17,500.00	0.00	17,500.00	0.00
PARKS & RECREATION					
Playground Equipment & Maintenance	5,000.00	5,000.00	0.00	5,000.00	0.00
TOTAL PARKS & RECREATION	5,000.00	5,000.00	0.00	5,000.00	0.00
CONTINGENCY					
Capital Reserve	14,684.27	55,587.60	40,903.33	10,770.27	(3,914.00)
TOTAL CONTINGENCY	14,684.27	55,587.60	40,903.33	10,770.27	(3,914.00)
TOTAL EXPENDITURES	\$503,008.27	\$505,042.80	\$2,034.53	\$503,008.27	\$0.00
EXCESS REVENUES (OVER) UNDER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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.

FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

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.

FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

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
TOTAL REVENUES	\$	366,250

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
TOTAL EXPENDITURES	\$	366,250
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

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

WATERGRASS I

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

				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
WATERGRASS PHASE 1										
Single Family 40'	1.00	87	87	\$609.45	\$829.10	\$1,438.55	\$609.45	\$829.10	\$1,438.55	\$0.00
Single Family 55'	1.38	87	87	\$837.99	\$1,140.10	\$1,978.09	\$837.99	\$1,140.10	\$1,978.09	\$0.00
Single Family 60'	1.50	60	60	\$914.17	\$1,243.75	\$2,157.92	\$914.17	\$1,243.75	\$2,157.92	\$0.00
Single Family 65'	1.63	75	75	\$990.35	\$1,347.38	\$2,337.73	\$990.35	\$1,347.38	\$2,337.73	\$0.00
Single Family 75'	1.88	114	121	\$1,142.71	\$1,554.68	\$2,697.39	\$1,142.71	\$1,554.68	\$2,697.39	\$0.00
TOTAL		423	430							

Notations:

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

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERGRASS I COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR 2022/2023, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, WaterGrass I Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco, Florida; and

WHEREAS, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually with the local governing authority a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District, for the Fiscal Year 2021/2022, shall be held as provided on the schedule attached as **Exhibit A**.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Pasco County a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 25th DAY OF AUGUST 2022.

**WATERGRASS I
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

EXHIBIT A

**WATERGRASS I COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS REGULAR MEETING SCHEDULE**

FISCAL YEAR 2022/2023

October	20, 2022	6:00 p.m.
November	17, 2022	6:00 p.m.
December	15, 2022	6:00 p.m.
January	19, 2023	6:00 p.m.
February	16, 2023	6:00 p.m.
March	16, 2023	6:00 p.m.
April	20, 2023	6:00 p.m.
May	18, 2023	6:00 p.m.
June	15, 2023	6:00 p.m.
July	20, 2023	6:00 p.m.
August	17, 2023	6:00 p.m.
September	21, 2023	6:00 p.m.

**All meetings will convene at the WaterGrass Club located at
32711 Windelstraw Drive Wesley Chapel, FL 33545**



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

Estimate

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

Date	7/14/2022
Estimate #	78549
LMP REPRESENTATIVE	
RT-PF	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
Core Aeration to the Bermuda Parks @ Watergrass Phase 1			
Core Aerate Bermuda parks and drag plugs			
Core Aerate 6 Bermuda Parks	1	9,687.50	9,687.50

TOTAL	\$9,687.50
--------------	-------------------

TERMS AND CONDITIONS:

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. 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. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

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

Date	8/3/2022
Estimate #	78882
LMP REPRESENTATIVE	
FCL	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Mulch in the Playground at Summerglade, Silvercreek , Glenbrook, Peregrina and Bridgeview parks.			
All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Mulch - Certified Playground 150 CY	150	60.00	9,000.00

TOTAL	\$9,000.00
--------------	-------------------

TERMS AND CONDITIONS:

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OWNER / AGENT

DATE

THADDEUS U. MURRELL

Wesley Chapel, FL 33545 | (785) 375-9926 | Thaddeus.murrell@gmail.com | www.linkedin.com/in/thaddeus-murrell/

SENIOR-LEVEL SALES MANAGEMENT EXECUTIVE

Senior-level sales management executive with experience directing high-performance sales teams and leading direct and channel strategy to deliver exceptional results on ARR and outpace competition.

AREAS OF EXPERTISE

- Staff Management & Training
- Regional Sales Management
- Consultative Sales Solutions
- New Business Development
- B2B Sales Best Practices
- Strategic Sales Partnerships
- Channel Partner Strategy
- Sales Forecasting & Analysis
- Sales Strategy & Execution
- Business Relationships
- Cloud-Based Solutions
- Recruiting & Staffing

TECHNICAL PROFICIENCY

Cloud (IaaS, SaaS, PaaS), BDR, SD-Wan, UCaaS, IT Managed Services and Security

PROFESSIONAL EXPERIENCE

NITEL, *Denver, CO*

2020 - Present

Regional Channel Director - Colorado, Wyoming, New Mexico, Montana, North Dakota

- Hold a key leadership role, managing 40+ strategic sales partners and their sales teams, training and motivating their employees to sell Nitel products in a highly effective manner.
- Take advantage of opportunities to cross-sell and up-sell accounts when possible, to increase the total end-customer and partner business with the company and develop strategies to win new business from existing customers,
- Work in collaboration with partners to identify new sales opportunities and to develop new sales within the designated partner base in addition to recruiting new partners when possible.
- Coordinate and deliver training and onboarding programs for partners to ensure their sales readiness for products.

CENTURYLINK, *Denver, CO*

2012 - 2020

Channel Sales Manager II - Colorado, Kansas, North Dakota, (2019 - 2020)

- Identify, recruit, and manage an assigned account base of sales telecommunications partners generating revenue by executing channel programs to sell new and existing company products and services to B2B clients.
- Develop and implement opportunities to cross-sell and up-sell accounts when possible, to increase the total end-customer and partner business with the company.
- Create and execute strategies to win new business from existing customers, working with Inside Sales on partner sales opportunities and to prepare customer presentations.
- Work in collaboration with partners to identify new sales opportunities and to develop new sales within the designated account base in addition to recruiting new partners into the partner program when possible.
- Coordinate and deliver the company's training and onboarding programs for partners to ensure their sales readiness for products and processes.
- Provide an accurate, detailed weekly, monthly, and quarterly forecast funnel of both identified and proposed opportunities.

Senior Relationship Manager/Lead Acquisition Sales, (2012 - 2019)

- Provided comprehensive consulting services for clients to leverage the company's global data center footprint and Tier-1 Internet backbone network.
- Created solutions for data center operations, managed hosting options, co-location services, disaster recovery, cloud application software, fiber optic networks, managed security, threat detection and voice-over-IP systems.
- Successfully managed large enterprise customer accounts, acquiring new logo accounts in a B2B target market through a consultative sales approach.
- Conducted detailed analysis with clients to correctly identify client needs, presenting bundled solutions that exceed customer expectations.
- Developed strong, profitable relationships with channel partners, providing exceptional levels of service to maximize the business potential.
- Acquired new accounts, pursuing new logos, managing and upselling resulting in being ranked nationally within the position.

- Notable achievements while in the position included:
 - Acknowledged for consistently exceeding the set quota, recognized as being ranked in the top-tier in sales within the company nationally.
 - Delivered results that enabled membership in the President's Club as the top 2% companywide and being ranked #2 in 2018
 - Produced results in 2017 at 200% of the defined goal.

LONG VIEW SYSTEMS, Denver, CO

2011 – 2012

Account Executive

- Developed and maintained strong, profitable relationships with major enterprise corporations and medium-sized businesses.
- Consulted with clients to successfully identify their business needs and issues, working in collaboration with C-level Executives and IT Directors to determine the proper IT solutions.
- Offered solutions related to cloud offerings, managed services, staff augmentation, IT project delivery, security, virtualization, BYOD, storage and procurement strategies.
- Notable achievements while in the position included:
 - Successfully obtained the largest major enterprise client during the fiscal year, closing well over \$1M in revenue during the first 7 months in the position.

COMCAST, Denver, CO

2010 – 2011

Business Account Executive II

- Drove increases in revenue by cold calling and prospecting within the assigned territory while utilizing high levels of professionalism and timeliness when addressing customer issues.
- Conducted detailed market analysis to effectively advise management on recommended solutions.
- Continually mentored new hires, coordinating training for the sales team to drive increases in both individual and team performance.
- Facilitated regional sales kickoff conference calls with all sales representatives and regional managers to share information and identify strategy to achieve desired outcomes.
- Led a weekly sales meeting to discuss sales forecasts, implement best practices and promote new sales production.
- Notable achievements while in the position included:
 - Obtained the #1 rank in Colorado and the region in January of 2011 and a consistent "Top 5" regional ranking.
 - Implemented strategy that led to exceeding the set sales quote by an average of over 110% per sales cycle.

INDEPENDENT SALES AND MARKETING, INC., Denver, CO

2007 - 2010

Director of Sales

- Maintained responsibility for profit and loss (P&L) successfully generated increases in revenue through the sale of business enhancement products and services, including hosted voice, Cloud Services, and IT services to C-level Executives and principals.
- Delivered comprehensive business consultations on a variety of topics including sales, management, recruiting, marketing, business services, finance, incorporation, joint ventures and the purchase of equipment.
- Led bi-monthly conference calls with sales representatives and associates to discuss new products, sales incentives, and sales forecasts. Provided coaching.
- Notable achievements while in the position included:
 - Successfully recruited, trained and managed 30+ National Sales Representatives while developing and building 300+ new accounts.

DIRECTOR OF DEVELOPMENT FOR DIVERSITY AND INTERNATIONAL PROGRAMS

2005 – 2007

Kansas State University, Manhattan, KS

- Led training for C-level executives and Student Senate Leadership to drive increases in program effectiveness.
- Hosted a number of local, regional and national Project Impact-related events that helped recruit new donors and council members.
- Facilitated semi-annual leadership meetings with key individuals to identify, develop and implement improvements in recruiting strategies.
- Key achievements while in the position included:
 - Played a key role in successfully developing and obtaining partnerships that helped obtain funding in excess of \$3.5M for Project IMPACT.
 - Successfully solicited and recruited 100+ donors and Council members.

PREVIOUS EMPLOYMENT: Sales and Marketing Manager – T.P. Marketing, National Sales Director – T.S.I., Assistant Project Manager – Nate's Sanitation and Recycling.

EDUCATION

Master's Degree, Business Administration - Kansas State University, Manhattan, KS
Emphasis: Sales and Marketing Minor: Leadership Studies/Dow Scholar

Bachelor's Degree, General Management - Kansas State University, Manhattan, KS
Emphasis: Entrepreneurship

Associate of Science, Business Administration - Cloud County Community College, Concordia, KS

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

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

Board Members Present and Constituting a Quorum:

Michael Leavor	Chair
Cathy Billington	Supervisor
Matthew Balogh	Supervisor

Staff Members Present

Gene Roberts	District Manager, Inframark
Vanessa Steinerts	District Counsel, Straley & Robin

There was no resident audience member in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR & STAFF REPORTS

A. District Counsel

Supervisor Billington asked District Counsel Steinerts if two CDD Board members could also serve on the HOA Board. Ms. Steinerts explained it is permissible, but they would have to be careful not to address district issues at HOA meetings.

B. District Engineer

There were no reports on behalf of the engineer.

C. District Manager

There were no reports on behalf of the manager.

47 **4. BUSINESS ITEMS**

48

49 **A. Discussion on Radar Speed Sign Proposal**

50

51 The Board discussed the proposals and the challenge of where to locate the sign. Supervisor
52 Billington asked Mr. Roberts to ask the vendor if the sign picks up traffic going both directions
53 and could the sign be placed on the streetlamps.

54

55 **5. CONSENT AGENDA**

56

57 **A. Consideration of the Board of Supervisors Regular Meeting Minutes June 23,**
58 **2022**

59

60 The Board reviewed the meeting minutes.

61

MOTION TO:	Approve the June 23, 2022, Regular Meeting Minutes.
MADE BY:	Supervisor Billington
SECONDED BY:	Supervisor Balogh
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

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69 **B. Consideration of Operations and Maintenance Expenditures June 2022**

70

71 The Board reviewed the O&Ms.

72

MOTION TO:	Approve the June 2022 Operations and Maintenance Expenditures.
MADE BY:	Supervisor Leavor
SECONDED BY:	Supervisor Balogh
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

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81 **C. Review of Financial Statements Month Ending June 30, 2022**

82

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

84

85

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87

88

89 **6. MANAGEMENT REPORTS**

90 **A. District Manager**

91 **i. OLM inc. Monthly Landscape Maintenance Inspection Report**

92 **ii. LMP Landscape Inspection Report**

93

94 There were no management reports on behalf of the District Manager.

95

96 **7. SUPERVISOR REQUESTS**

97

98 Supervisor Balogh stated that the towing sign at the Bridgeview entrance keeps getting knocked over.
99 Mr. Roberts will have a vendor add concrete around the pole.

100

101 Supervisor Billington asked if they could get proposals to add cameras at the subdivision entrances.

102

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

104

105 There were no questions or comments from the audience currently.

106

107 **9. ADJOURNMENT**

108

109

MOTION TO:	Adjourn.
MADE BY:	Supervisor Balogh
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

110

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118
119 **Please note the entire meeting is available on disc.*
120
121 **These minutes were done in summary format.*
122 **Each person who decides to appeal any decision made by the Board with respect to any matter*
123 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
124 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

125
126 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
127 **noticed meeting held on _____.**
128

129 _____
130 **Signature**

131 _____
132 **Printed Name**

133
134 **Title:**
135 **Chairman**
136 **Vice Chairman**

129 _____
130 **Signature**

131 _____
132 **Printed Name**

133
134 **Title:**
135 **Secretary**
136 **Assistant Secretary**

137
138
139 *Recorded by Records Administrator*

140
141
142
143 _____
144 *Signature*

145 _____
146 *Date*



Watergrass1 Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
First Choice Aquatic Weed Management	73077	\$ 1,050.00		Waterway Services - 06/28/22
Inframark	79428	3,048.38		District Management Service - 06/30/22
LMP	168667	13,824.32		Landscape Maintenance - 07/01/2022
Monthly Contract Sub-Total		\$ 17,922.70		

Variable Contract				
Supervisor: Ashley Johnson	AJ 052622	\$ 200.00		Supervisor Fee - 05/26/22
Supervisor: Matthew Balogh	MB 052622	200.00		Supervisor Fee - 05/26/22
Supervisor: Michael Leavor	ML 052622	200.00		Supervisor Fee - 05/26/22
Variable Contract Sub-Total		\$ 600.00		

Utilities				
Withlacoochee River Electric	1469239 071122	\$ 3,179.85		Electric Service thru - 07/11/22
Withlacoochee River Electric	1469241 071122	35.46		Electric Service thru - 07/11/22
Withlacoochee River Electric	1469242 071122	40.11		Electric Service thru - 07/11/22
Withlacoochee River Electric	1469243 071122	140.01		Electric Service thru - 07/11/22
Withlacoochee River Electric	1469244 071122	68.57		Electric Service thru - 07/11/22
Withlacoochee River Electric	1469246 071122	48.15		Electric Service thru - 07/11/22
Withlacoochee River Electric	1469247 071122	53.34		Electric Service thru - 07/11/22
Withlacoochee River Electric	1469248 071122	58.53		Electric Service thru - 07/11/22
Withlacoochee River Electric	1469250 071122	82.87		Electric Service thru - 07/11/22
Withlacoochee River Electric	1469251 071122	50.48		Electric Service thru - 07/11/22
Withlacoochee River Electric	1469252 071122	155.02		Electric Service thru - 07/11/22
Withlacoochee River Electric	1469253 071122	47.95		Electric Service thru - 07/11/22
Withlacoochee River Electric	1469255 071122	35.46		Electric Service thru - 07/11/22
Withlacoochee River Electric	1469256 071122	35.35		Electric Service thru - 07/11/22

Watergrass1 Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Withlacoochee River Electric	1469257 071122	35.46		Electric Service thru - 07/11/22
Withlacoochee River Electric	1469258 071122	35.57	\$ 4,102.18	Electric Service Thru 7/6/2022
Utilities Sub-Total		\$ 4,102.18		

Regular Services				
Johnson Engineering Inc.	20160003 002 4	\$ 2,888.00		Professional Services thru 07/10/22
Johnson Engineering Inc.	50	42.50	\$ 2,930.50	Professional Services - 07/20/2022
LMP	168866	550.00		Landscape Maintenance - 06/30/2022
OLM, Inc.	39779	750.00		Inspection Service - 07/11/22
Spearem Enterprises	5358	125.00		Repair Services - 06/30/22
Straley Robin Vericker	21645	636.50		Professional Services - 06/28/2022
Straley Robin Vericker	21776	810.50	\$ 1,447.00	Professional Services - 07/21/2022
Regular Services Sub-Total		\$ 5,802.50		

Additional Services				
Additional Services Sub-Total		\$ 0.00		

TOTAL:		\$ 28,427.38		
---------------	--	---------------------	--	--

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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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 #
6/28/2022	73077

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	7/28/2022

Description	Amount
Monthly waterway service for the month this invoice is dated - 15 waterways Light Debris pickup included	1,050.00
<p><i>53800 - 4605</i> <i>4R</i></p>	

Thank you for your business.

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#79428

DATE
6/30/2022

BILL TO
WaterGrass CDD I
2005 Pan Am Cir Ste 700
Tampa FL 33607-2380
United States

CUSTOMER ID
C2293

NET TERMS
Net 30

PO#

DUE DATE
7/30/2022

Services provided for the Month of: June 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage- May	7	Ea	0.56		3.91
Color Copies- May	22	Ea	0.50		11.00
B/W Copies- May	112	Ea	0.15		16.80
Website Maintenance / Admin	1	Ea	100.00		100.00
Field Management	1	Ea	500.00		500.00
District Management	1	Ea	2,416.67		2,416.67
Subtotal					3,048.38

Subtotal	\$3,048.38
Tax	\$0.00
Total Due	\$3,048.38

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Invoice

Date	Invoice #
7/1/2022	168667

Bill To:

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

Property Information

Services for the month July 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 July-6/15/22 Avgg Price \$4.87/gal	1	271.07	271.07
<p>539.00 - 4604 CR</p>			

			Total	\$13,824.32
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	\$0.00
	Net 30	7/31/2022	Balance Due	\$13,824.32

WaterGrass I CDD

MEETING DATE: May 26, 2022

DMS Staff Signature 

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

AJ052622

WaterGrass I CDD

MEETING DATE: May 26, 2022

DMS Staff Signature 

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

MB 052622

WaterGrass I CDD

MEETING DATE: May 26, 2022

DMS Staff Signature 

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

ML 052622



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 **07/11/2022**
Amount Due **3,179.85**
Current Charges Due **08/01/2022**

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.

Previous Balance **3,151.44**
Payment **3,151.44CR**
Balance Forward **0.00**



1 0 2 8 8 1 1 2

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

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 @ 0.05300 489.19
Poles (QTY 129) 1,284.50
FL Gross Receipts Tax 24.84

Total Current Charges **3,179.85**
Total Due **3,179.85** Please Pay

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 1	310 102	460 21	960 128
	214 2	311 3	910 1	



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: 07/11/2022

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	08/01/2022
TOTAL CHARGES DUE	3,179.85
Total Charges Due After Due Date	3,227.55

000146923900031798500032275506



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 **07/11/2022**
Amount Due **35.46**
Current Charges Due **08/01/2022**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/03	38543	07/06	38547				4

Comparative Usage Information

Period	Days	Average kWh Per Day
Ju1 2022	33	0
Jun 2022	30	0
Ju1 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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Previous Balance 35.45
Payment 35.45CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 4 KWH @ 0.05017 0.20
Fuel Adjustment 4 KWH @ 0.05300 0.21
FL Gross Receipts Tax 0.89

Total Current Charges 35.46
Total Due Please Pay 35.46



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: 07/11/2022

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	08/01/2022
TOTAL CHARGES DUE	35.46
Total Charges Due After Due Date	40.46

0001469241000000354600000404607

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

Bill Date **07/11/2022**
 Amount Due **40.11**
 Current Charges Due **08/01/2022**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/03	8001	07/06	8049				48

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jul 2022	33	1
Jun 2022	30	5
Jul 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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Previous Balance 50.76
 Payment 50.76CR
 Balance Forward 0.00

Customer Charge 34.16
 Energy Charge 48 KWH @ 0.05017 2.41
 Fuel Adjustment 48 KWH @ 0.05300 2.54
 FL Gross Receipts Tax 1.00

Total Current Charges 40.11
 Total Due Please Pay 40.11

Current Charges Due Date	08/01/2022
TOTAL CHARGES DUE	40.11
Total Charges Due After Due Date	45.11



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 **07/11/2022**
Amount Due **140.01**
Current Charges Due **08/01/2022**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/03	20117	07/06	21109				992

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jul 2022	33	30
Jun 2022	30	42
Jul 2021	34	46

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.

Previous Balance **164.48**
Payment **164.48CR**
Balance Forward **0.00**

Customer Charge **34.16**
Energy Charge 992 KWH @ 0.05017 **49.77**
Fuel Adjustment 992 KWH @ 0.05300 **52.58**
FL Gross Receipts Tax **3.50**

Total Current Charges **140.01**
Total Due **140.01** Please Pay



1 0 2 8 8 1 1 2

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

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See Reverse Side For Mailing Instructions

Bill Date: 07/11/2022

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.

Current Charges Due Date	08/01/2022
TOTAL CHARGES DUE	140.01
Total Charges Due After Due Date	145.01

000146924300001400100001450102



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 **07/11/2022**
Amount Due **68.57**
Current Charges Due **08/01/2022**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/03	96251	07/06	96568				317

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jul 2022	33	10
Jun 2022	30	10
Jul 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.

Previous Balance 66.06
Payment 66.06CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 317 KWH @ 0.05017 15.90
Fuel Adjustment 317 KWH @ 0.05300 16.80
FL Gross Receipts Tax 1.71

Total Current Charges 68.57
Total Due Please Pay 68.57



1 0 2 8 8 1 1 2

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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: 07/11/2022

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	08/01/2022
TOTAL CHARGES DUE	68.57
Total Charges Due After Due Date	73.57

000146924400000685700000735702



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 **07/11/2022**
Amount Due **48.15**
Current Charges Due **08/01/2022**

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

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/03	50064	07/06	50188				124

Comparative Usage Information

Period	Days	Per Day
Ju1 2022	33	4
Jun 2022	30	4
Ju1 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.

Previous Balance **46.75**
Payment **46.75CR**
Balance Forward **0.00**

Customer Charge **34.16**
Energy Charge 124 KWH @ 0.05017 **6.22**
Fuel Adjustment 124 KWH @ 0.05300 **6.57**
FL Gross Receipts Tax **1.20**

Total Current Charges **48.15**
Total Due **48.15** Please Pay



1 0 2 8 8 1 1 2

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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: 07/11/2022

Use above space for address change ONLY.

District: OP05

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

OP05

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

Current Charges Due Date	08/01/2022
TOTAL CHARGES DUE	48.15
Total Charges Due After Due Date	53.15

000146924600000461500000531501



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 **07/11/2022**
Amount Due **53.34**
Current Charges Due **08/01/2022**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/03	45247	07/06	45420				173

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jul 2022	33	5
Jun 2022	30	6
Jul 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.

Previous Balance **52.30**
Payment **52.30CR**
Balance Forward **0.00**

Customer Charge **34.16**
Energy Charge 173 KWH @ 0.05017 **8.68**
Fuel Adjustment 173 KWH @ 0.05300 **9.17**
FL Gross Receipts Tax **1.33**

Total Current Charges **53.34**
Total Due **53.34** Please Pay



1 0 2 8 8 1 1 2

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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: 07/11/2022

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	08/01/2022
TOTAL CHARGES DUE	53.34
Total Charges Due After Due Date	58.34

000146924700000533400000583402



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 **07/11/2022**
Amount Due **58.53**
Current Charges Due **08/01/2022**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/03	35406	07/06	35628				222

Comparative Usage Information

Period	Days	Per Day
Jul 2022	33	7
Jun 2022	30	7
Jul 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.

Previous Balance 55.99
Payment 55.99CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 222 KWH @ 0.05017 11.14
Fuel Adjustment 222 KWH @ 0.05300 11.77
FL Gross Receipts Tax 1.46

Total Current Charges 58.53
Total Due Please Pay 58.53



1 0 2 8 8 1 1 2

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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: 07/11/2022

Use above space for address change ONLY.

District: OP05

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	08/01/2022
TOTAL CHARGES DUE	58.53
Total Charges Due After Due Date	63.53

000146924800000585300000635308



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 **07/11/2022**
Amount Due **82.87**
Current Charges Due **08/01/2022**

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**

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/03	61288	07/06	61740				452

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2022	33	14
Jun 2022	30	14
Jul 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

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Previous Balance 79.31
Payment 79.31CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 452 KWH @ 0.05017 22.68
Fuel Adjustment 452 KWH @ 0.05300 23.96
FL Gross Receipts Tax 2.07

Total Current Charges 82.87
Total Due **Please Pay** 82.87



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: 07/11/2022

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	08/01/2022
TOTAL CHARGES DUE	82.87
Total Charges Due After Due Date	87.87

000146925000000828700000878706



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 **07/11/2022**
Amount Due **50.48**
Current Charges Due **08/01/2022**

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

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/03	30949	07/06	31095				146

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2022	33	4
Jun 2022	30	4
Jul 2021	34	3

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.

Previous Balance 48.39
Payment 48.39CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 146 KWH @ 0.05017 7.32
Fuel Adjustment 146 KWH @ 0.05300 7.74
FL Gross Receipts Tax 1.26

Total Current Charges 50.48
Total Due Please Pay 50.48



1 0 2 8 8 1 1 2

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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: 07/11/2022

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	08/01/2022
TOTAL CHARGES DUE	50.48
Total Charges Due After Due Date	55.48

000146925100000504800000554803



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 **07/11/2022**
Amount Due **155.02**
Current Charges Due **08/01/2022**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/03	12399	07/06	13533				1134

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2022	33	34
Jun 2022	30	45
Jul 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

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

Previous Balance 174.14
Payment 174.14CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 1,134 KWH @ 0.05017 56.89
Fuel Adjustment 1,134 KWH @ 0.05300 60.10
FL Gross Receipts Tax 3.87

Total Current Charges 155.02
Total Due Please Pay 155.02



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: 07/11/2022

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	08/01/2022
TOTAL CHARGES DUE	155.02
Total Charges Due After Due Date	160.02

000146925200001550200001600207



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 **07/11/2022**
Amount Due **47.95**
Current Charges Due **08/01/2022**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/03	61908	07/06	62030				122

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jul 2022	33	4
Jun 2022	30	4
Jul 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.

Previous Balance **46.75**
Payment **46.75CR**
Balance Forward **0.00**

Customer Charge **34.16**
Energy Charge 122 KWH @ 0.05017 **6.12**
Fuel Adjustment 122 KWH @ 0.05300 **6.47**
FL Gross Receipts Tax **1.20**

Total Current Charges **47.95**
Total Due **47.95** Please Pay



1 0 2 8 8 1 1 2

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

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Bill Date: 07/11/2022

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	08/01/2022
TOTAL CHARGES DUE	47.95
Total Charges Due After Due Date	52.95

000146925300000479500000529501



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 **07/11/2022**
Amount Due **35.46**
Current Charges Due **08/01/2022**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/03	746	07/06	750				4

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2022	33	0
Jun 2022	30	0
Jul 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.

Previous Balance 35.45
Payment 35.45CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 4 KWH @ 0.05017 0.20
Fuel Adjustment 4 KWH @ 0.05300 0.21
FL Gross Receipts Tax 0.89

Total Current Charges 35.46
Total Due 35.46
Please Pay



1 0 2 8 8 1 1 2

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



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: 07/11/2022

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.

Current Charges Due Date	08/01/2022
TOTAL CHARGES DUE	35.46
Total Charges Due After Due Date	40.46

000146925500000354600000404601



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 **07/11/2022**
 Amount Due **35.35**
 Current Charges Due **08/01/2022**

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

ELECTRIC SERVICE							
From	To			Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/03	633	07/06	636				3

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2022	33	0
Jun 2022	30	0
Jul 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.

Previous Balance 35.34
 Payment 35.34CR
 Balance Forward 0.00

Customer Charge 34.16
 Energy Charge 3 KWH @ 0.05017 0.15
 Fuel Adjustment 3 KWH @ 0.05300 0.16
 FL Gross Receipts Tax 0.88

Total Current Charges 35.35
 Total Due Please Pay 35.35



1 0 2 8 8 1 1 2

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

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See Reverse Side For Mailing Instructions

Bill Date: 07/11/2022

Use above space for address change ONLY.

District: OP05

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

OP05

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

Current Charges Due Date	08/01/2022
TOTAL CHARGES DUE	35.35
Total Charges Due After Due Date	40.35

000146925600000353500000403505



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 **07/11/2022**
Amount Due **35.46**
Current Charges Due **08/01/2022**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE									
From	Date		To	Date		Multiplier	Dem. Reading	KW Demand	kWh Used
06/03	Reading	626	07/06	Reading	630				4

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2022	33	0
Jun 2022	30	0
Jul 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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Previous Balance 35.45
Payment 35.45CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 4 KWH @ 0.05017 0.20
Fuel Adjustment 4 KWH @ 0.05300 0.21
FL Gross Receipts Tax 0.89

Total Current Charges 35.46
Total Due Please Pay 35.46



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: 07/11/2022

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	08/01/2022
TOTAL CHARGES DUE	35.46
Total Charges Due After Due Date	40.46

000146925700000354600000404606



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 **07/11/2022**
Amount Due **35.57**
Current Charges Due **08/01/2022**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/03	754	07/06	759				5

Comparative Usage Information

Period	Days	Average kWh Per Day
Ju1 2022	33	0
Jun 2022	30	0
Ju1 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.

Previous Balance 35.45
Payment 35.45CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 5 KWH @ 0.05017 0.25
Fuel Adjustment 5 KWH @ 0.05300 0.27
FL Gross Receipts Tax 0.89

Total Current Charges 35.57
Total Due Please Pay 35.57



1 0 2 8 8 1 1 2

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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: 07/11/2022

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	08/01/2022
TOTAL CHARGES DUE	35.57
Total Charges Due After Due Date	40.57

000146925800000355700000405704

Johnson Engineering, Inc.
 Remit To:
 P.O. Box 2112
 Fort Myers, FL 33902
 Ph: 239.334.0046

Invoice

July 20, 2022
 Project No: 20160003-002
 Invoice No: 4

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

**** FINAL INVOICE ****

Professional Services through July 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	100 %	3,800.00	2,280.00	1,520.00	0.00
2.	Report	1,710.00	LS	100 %	1,710.00	342.00	1,368.00	0.00
Totals		5,510.00			5,510.00	2,622.00	2,888.00	0.00

SUB-TOTAL PROFESSIONAL SERVICES: 2,888.00

INVOICE TOTAL: 2,888.00

51300-3103
 CR

Johnson Engineering, Inc.
 Remit To:
 P.O. Box 2112
 Fort Myers, FL 33902
 Ph: 239.334.0046

Invoice

Project Manager Philip Chang

July 20, 2022
 Project No: 20160003-000
 Invoice No: 50

Gene Roberts
 Watergrass Community Development District I
 c/o Meritus Associations, Inc.
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

FEID #59-1173834

Project 20160003-000 Watergrass Community Development District I

Professional Services through July 10, 2022

Phase 01 General Engineering Services

Professional Personnel

	Hours	Rate	Amount	
Engineer VIII				
Chang, Philip	7/5/2022	.25	170.00	42.50
Check plat in reference to wall easement and provide info to DM;				
Totals	.25		42.50	
Total Labor				42.50
				Total this Phase \$42.50
				Total this Invoice \$42.50

51300 - 3103
 WC



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
6/30/2022	168866

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

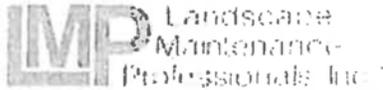
Property Information

Estimate #
77430

Work Order #

PO / PA #

Description	Qty	Rate	Amount
ICD200 Hunter 2 station decoder	1	285.00	285.00
ICD100 Hunter 1 station decoder	1	175.00	175.00
Labor: 1 man @ \$ 45.00 per hour	2	45.00	90.00
Replace 2 faulty decoders that are no lonfer under warranty.			
53900 - 4611 47			
Angelstem Blvd. controller - zones 11, 12 and 13.		Total	\$550.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	7/30/2022	Balance Due
			\$0.00
			\$550.00



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

Estimate

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

Date	5/4/2022
Estimate #	77430
LMP REPRESENTATIVE	
HM-PI	
PO #	
Work Order #	

Angelstem Blvd. controller - zones 11, 12 and 13
--

DESCRIPTION	QTY	COST	TOTAL
ICD200 Hunter 2 station decoder	1	285.00	285.00
ICD100 Hunter 1 station decoder	1	175.00	175.00
Labor: 1 man @ \$ 45.00 per hour	2	45.00	90.00
Replace 2 faulty decoders that are no lonfer under warranty.			

TERMS AND CONDITIONS:

TOTAL	\$550.00
--------------	-----------------

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



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 39779

DATE 07/11/2022 **TERMS** Net 30

DUE DATE 08/10/2022

DATE	ACTIVITY	DESCRIPTION	AMOUNT
07/08/2022	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
 LR

Spearem Enterprises, LLC
 7842 Land O' Lakes Blvd. #335
 Land O' Lakes, FL 34638
 +1 8139979520
 spearem.jmb@gmail.com



INVOICE

BILL TO

WaterGrass CDD
 Meritus
 2005 Pan Am Circle, Suite
 120
 Tampa , FL 33607

INVOICE # 5358

DATE 06/30/2022

DUE DATE 07/15/2022

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor Peregrina entrance sign. repair and reinstall fallen sign on monument	1	125.00	125.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site. Whether actual or consequential, or any claim arising out of or relating to "Acts of God". Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

\$125.00

53900 - 4603
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

June 27, 2022

Client: 001211

Matter: 000001

Invoice #: 21645

Page: 1

RE: GENERAL

For Professional Services Rendered Through June 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
5/19/2022	VTS	RECEIPT AND REVIEW OF MAY BOARD MEETING AGENDA.	0.3	\$91.50
5/26/2022	VTS	EXCHANGE CORRESPONDENCE WITH G. ROBERTS RE: BOARD MEETING; PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	1.3	\$396.50
6/8/2022	MS	PREPARE PUBLICATION NOTICES FOR 2022/2023 BUDGET HEARING; FOLLOW UP WITH G. ROBERTS RE: POSSIBLE BUDGET INCREASE.	0.9	\$148.50
Total Professional Services			2.5	\$636.50

51460-3107
472

June 27, 2022

Client: 001211

Matter: 000001

Invoice #: 21645

Page: 2

Total Services	\$636.50	
Total Disbursements	\$0.00	
Total Current Charges		\$636.50
Previous Balance		\$392.50
Less Payments		(\$392.50)
PAY THIS AMOUNT		\$636.50

Please Include Invoice Number on all Correspondence

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

July 21, 2022
Client: 001211
Matter: 000001
Invoice #: 21776

Page: 1

RE: GENERAL

For Professional Services Rendered Through July 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
6/16/2022	VTS	RECEIPT AND REVIEW OF JUNE BOARD MEETING AGENDA PACKET, EXCHANGE CORRESPONDENCE WITH G. ROBERTS AND REVIEW REVISED AGENDA PACKET.	0.7	\$213.50
6/20/2022	VTS	REVIEW PUBLICATION NOTICES FOR FISCAL YEAR 2022-2023 BUDGET PUBLIC HEARING.	0.4	\$122.00
6/20/2022	MS	FINALIZE AND PROCESS PUBLICATION NOTICES FOR 2022/2023 BUDGET HEARING TO DISTRICT MANAGER.	0.2	\$33.00
6/29/2022	MS	PREPARE BUDGET RESOLUTIONS.	1.0	\$165.00
7/6/2022	VTS	REVIEW STATE COMMISSION ON ETHICS FINANCIAL DISCLOSURE FILER STATUS AND SEND CORRESPONDENCE TO SUPERVISORS.	0.3	\$91.50
7/7/2022	MS	REVIEW AND PREPARE BUDGET RESOLUTIONS FOR ATTORNEY.	0.2	\$33.00
7/13/2022	VTS	REVIEW DRAFT FISCAL YEAR 2022-2023 BUDGET ADOPTION RESOLUTION; REVIEW DRAFT FISCAL YEAR 2022-2023 ASSESSMENT RESOLUTION.	0.5	\$152.50
Total Professional Services			3.3	\$810.50

51400-3107
42

July 21, 2022
Client: 001211
Matter: 000001
Invoice #: 21776

Page: 2

Total Services	\$810.50	
Total Disbursements	\$0.00	
Total Current Charges		\$810.50
Previous Balance		\$636.50
Less Payments		(\$636.50)
PAY THIS AMOUNT		\$810.50

Please Include Invoice Number on all Correspondence

Watergrass I Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 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 7/31/2022

(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
Assets							
Cash-Operating Account (SunTrust)	770,636.00	0.00	0.00	0.00	0.00	0.00	770,636.00
Investments - Deferred Costs 2007AB (402)	0.00	7.00	0.00	55,130.00	0.00	0.00	55,137.00
Investments - Sinking 2007A (404)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Interest 2007A (405)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Prepayment 2007A (407)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Reserve 2007A (409)	0.00	364,186.00	0.00	0.00	0.00	0.00	364,186.00
Investments - Revenue 2007AB (410)	0.00	97,161.00	0.00	0.00	0.00	0.00	97,161.00
Investments - Prepayment 2007B (502)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Reserve 2007B (503)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Interest 2007B (504)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Revenue 2019 (700)	0.00	0.00	78,069.00	0.00	0.00	0.00	78,070.00
Investments - Sinking 2019 (702)	0.00	0.00	4.00	0.00	0.00	0.00	4.00
Investments - Interest 2019 (703)	0.00	0.00	2.00	0.00	0.00	0.00	2.00
Investments - Prepayment 2019 (705)	0.00	0.00	13,765.00	0.00	0.00	0.00	13,765.00
Investments - Reserve 2019 (708)	0.00	1.00	74,153.00	0.00	0.00	0.00	74,154.00
Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Assessments Receivable - Tax Roll	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Assessments Receivable - Off Roll	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Assessments Receivable-Developer	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Assessments Receivable - Prepayments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due From General Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due From Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Professional Liability	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Trustee Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Crime Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deposits	3,874.00	0.00	0.00	0.00	0.00	0.00	3,874.00
Improvements Other Than Buildings	0.00	0.00	0.00	0.00	38,986,837.00	0.00	38,986,837.00
Amount Available-Debt Service	0.00	0.00	0.00	0.00	0.00	1,673,429.00	1,673,429.00
Amount To Be Provided-Debt Service	0.00	0.00	0.00	0.00	0.00	7,711,571.00	7,711,571.00
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Assets	774,510.00	461,356.00	165,992.00	55,130.00	38,986,837.00	9,385,000.00	49,828,825.00

Liabilities

Accounts Payable	7,097.00	0.00	0.00	0.00	0.00	0.00	7,097.00
Due To General Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00

(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	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due To Developer	0.00	38,832.00	0.00	0.00	0.00	0.00	38,832.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unearned Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Bonds Payable - Series 2007A	0.00	0.00	0.00	0.00	0.00	5,400,000.00	5,400,000.00
Revenue Bonds Payable - Series 2007B	0.00	0.00	0.00	0.00	0.00	(15,000.00)	(15,000.00)
Revenue Bonds Payable - Series 2019	0.00	0.00	0.00	0.00	0.00	4,000,000.00	4,000,000.00
Other	1,265.00	0.00	0.00	0.00	0.00	0.00	1,265.00
Total Liabilities	8,362.00	38,832.00	0.00	0.00	0.00	9,385,000.00	9,432,194.00
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0.00	582,640.00	171,952.00	55,127.00	0.00	0.00	809,719.00
Retained Earnings-Reserved	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fund Balance-Unreserved	601,768.00	0.00	0.00	0.00	0.00	0.00	601,768.00
Investment In General Fixed Assets	0.00	0.00	0.00	0.00	38,986,837.00	0.00	38,986,837.00
Other	164,381.00	(160,116.00)	(5,960.00)	4.00	0.00	0.00	(1,692.00)
Total Fund Equity & Other Credits	766,149.00	422,524.00	165,992.00	55,130.00	38,986,837.00	0.00	40,396,631.00
Total Liabilities & Fund Equity	774,510.00	461,356.00	165,992.00	55,130.00	38,986,837.00	9,385,000.00	49,828,825.00

WaterGrass Community Development District I

Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	0.00	0.00	0 %
Special Assessments				
Assessments - Tax Roll	503,008.00	503,051.00	43.00	0 %
Other Miscellaneous Revenues				
Miscellaneous	<u>0.00</u>	<u>2,035.00</u>	<u>2,035.00</u>	<u>0 %</u>
Total Revenues	<u>503,008.00</u>	<u>505,086.00</u>	<u>2,077.00</u>	<u>0 %</u>
Expenditures				
Legislative				
Supervisor Fees	12,000.00	5,800.00	6,200.00	52 %
Financial & Administrative				
District Management	29,000.00	24,167.00	4,833.00	17 %
District Engineer	7,200.00	6,190.00	1,010.00	14 %
Trustees Fees	11,000.00	6,000.00	5,000.00	45 %
Tax Collector/Property Appraiser Fees	700.00	609.00	91.00	13 %
Auditing Services	8,700.00	0.00	8,700.00	100 %
Arbitrage Rebate Calculation	650.00	0.00	650.00	100 %
Postage, Phone, Faxes, Copies	100.00	232.00	(132.00)	(132)%
Public Officials Liability Insurance	2,966.00	2,790.00	176.00	6 %
Legal Advertising	1,250.00	1,331.00	(81.00)	(6)%
Bank Fees	400.00	0.00	400.00	100 %
Dues, Licenses & Fees	175.00	175.00	0.00	0 %
Office Supplies	250.00	0.00	250.00	100 %
Website Development & Maintenance	1,200.00	1,000.00	200.00	17 %
ADA Website Compliance	1,500.00	1,500.00	0.00	0 %
Legal Counsel				
District Counsel	8,000.00	4,689.00	3,312.00	41 %
Electric Utility Services				
Utility Services	10,000.00	6,412.00	3,588.00	36 %
Street Lights	45,000.00	29,457.00	15,543.00	35 %
Water-Sewer Combination Services				
Utility-Reclaimed Irrigation	12,000.00	4,680.00	7,320.00	62 %
Stormwater Control				
Stormwater Assessment	180.00	0.00	180.00	100 %
Aquatic Contract	12,600.00	9,450.00	3,150.00	25 %
Stormwater System Maintenance	1,500.00	0.00	1,500.00	100 %
Other Physical Environment				
Field Manager	6,000.00	5,000.00	1,000.00	17 %
General Liability Insurance	3,451.00	4,438.00	(987.00)	(29)%
Property Casualty Insurance	11,177.00	10,512.00	665.00	6 %
Crime Insurance	325.00	0.00	325.00	100 %
Entry & Walls Maintenance	25,000.00	22,375.00	2,625.00	11 %
Landscape Maintenance	170,000.00	144,213.00	25,787.00	15 %
Irrigation Repairs and Maintenance	25,000.00	13,373.00	11,627.00	47 %
Landscape - Mulch	39,000.00	16,500.00	22,500.00	58 %
Landscape Replacement Plants, Trees, Shrubs	10,000.00	5,343.00	4,657.00	47 %
Holiday Decorations	8,500.00	8,850.00	(350.00)	(4)%
Fire Ant Treatment	1,000.00	0.00	1,000.00	100 %

WaterGrass Community Development District I

Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

Road & Street Facilities				
Roadway Repair & Maintenance	10,000.00	275.00	9,725.00	97 %
Sidewalk Repair & Maintenance	4,500.00	0.00	4,500.00	100 %

WaterGrass Community Development District I
Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Street Light / Decorative Light Maintenance	3,000.00	1,029.00	1,971.00	66 %
Parks & Recreation				
Playground Equipment & Maintenance	5,000.00	1,415.00	3,585.00	72 %
Contingency				
Capital Reserve	<u>14,684.00</u>	<u>2,900.00</u>	<u>11,784.00</u>	<u>80 %</u>
Total Expenditures	<u>503,008.00</u>	<u>340,705.00</u>	<u>162,303.00</u>	<u>32 %</u>
Excess Revenues (Over) Under Expenditures	<u>0.00</u>	<u>164,381.00</u>	<u>164,381.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	601,768.00	601,768.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>766,149.00</u>	<u>766,149.00</u>	<u>0 %</u>

WaterGrass Community Development District I
Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

201 - Debt Service Fund - S2007
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	12.00	12.00	0 %
Total Revenues	<u>0.00</u>	<u>12.00</u>	<u>12.00</u>	<u>0 %</u>
Expenditures				
Debt Service				
Interest Payment - A Bond	0.00	145,125.00	(145,125.00)	0 %
Prepayment	0.00	15,000.00	(15,000.00)	0 %
Total Expenditures	<u>0.00</u>	<u>160,125.00</u>	<u>(160,125.00)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	(3.00)	(3.00)	0 %
Total Other Financing Sources	<u>0.00</u>	<u>(3.00)</u>	<u>(3.00)</u>	<u>0 %</u>
Excess Revenues (Over) Under Expenditures	<u>0.00</u>	<u>(160,116.00)</u>	<u>(160,116.00)</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves				
	0.00	582,640.00	582,640.00	0 %
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>582,640.00</u>	<u>582,640.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>422,524.00</u>	<u>422,524.00</u>	<u>0 %</u>

WaterGrass Community Development District I
Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

203 - Debt Service Fund - S2019
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Interest Earnings				
Interest Earnings	0.00	298.00	298.00	0 %
Special Assessments				
Assessments - Tax Roll	369,406.00	362,234.00	(7,172.00)	(2)%
Other Miscellaneous Revenues				
Miscellaneous	<u>0.00</u>	<u>9,664.00</u>	<u>9,664.00</u>	<u>0 %</u>
Total Revenues	<u>369,406.00</u>	<u>372,196.00</u>	<u>2,790.00</u>	<u>1 %</u>
Expenditures				
Debt Service				
Interest Payment - A Bond	154,407.00	79,125.00	75,282.00	49 %
Principal Payment - A Bond	215,000.00	5,000.00	210,000.00	98 %
Interest Payment - B Bond	0.00	79,031.00	(79,031.00)	0 %
Principal Payment - B Bond	<u>0.00</u>	<u>215,000.00</u>	<u>(215,000.00)</u>	<u>0 %</u>
Total Expenditures	<u>369,407.00</u>	<u>378,156.00</u>	<u>(8,749.00)</u>	<u>(2)%</u>
Excess Revenues (Over) Under Expenditures	<u>(1.00)</u>	<u>(5,960.00)</u>	<u>(5,959.00)</u>	<u>595,945 %</u>
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	<u>0.00</u>	<u>171,952.00</u>	<u>171,952.00</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>171,952.00</u>	<u>171,952.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>(1.00)</u>	<u>165,992.00</u>	<u>165,993.00</u>	<u>(16,599,291)%</u>

WaterGrass Community Development District I
Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

301 - Capital Projects Fund - S2007
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	0.00	0.00	0 %
Total Revenues	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	3.00	3.00	0 %
Total Other Financing Sources	<u>0.00</u>	<u>3.00</u>	<u>3.00</u>	<u>0 %</u>
Excess Revenues (Over) Under Expenditures	0.00	4.00	4.00	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0.00	55,127.00	55,127.00	0 %
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>55,127.00</u>	<u>55,127.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>55,130.00</u>	<u>55,130.00</u>	<u>0 %</u>

WaterGrass Community Development District I
Reconcile Cash Accounts

Summary

Cash Account: 10110 Cash-Operating Account (SunTrust)
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked

Bank Balance	778,816.29
Less Outstanding Checks/Vouchers	8,179.96
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	770,636.33
Balance Per Books	<u>770,636.33</u>
Unreconciled Difference	<u>0.00</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: 07/31/2022
Reconciliation Date: 7/31/2022
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
2151	6/8/2022	Series 2019 Note FY22 Tax Dist ID	2,670.70	WaterGrass CDD
2150	6/16/2022	Series 2019 Note FY22 Tax Dist ID	607.88	WaterGrass CDD
2159	7/7/2022	System Generated Check/Voucher	3,048.38	Inframark LLC
2168	7/27/2022	System Generated Check/Voucher	200.00	Ashley Marie Crispell Johnson
2169	7/27/2022	System Generated Check/Voucher	42.50	Johnson Engineering, Inc.
2170	7/27/2022	System Generated Check/Voucher	200.00	Michael S Leavor
2171	7/27/2022	System Generated Check/Voucher	200.00	Matthew P. Balogh
2172	7/27/2022	System Generated Check/Voucher	<u>810.50</u>	Straley Robin Vericker
Outstanding Checks/Vouchers			<u>8,179.96</u>	

WaterGrass Community Development District I
Reconcile Cash Accounts

Detail

Cash Account: 10110 Cash-Operating Account (SunTrust)

Reconciliation ID: 07/31/2022

Reconciliation Date: 7/31/2022

Status: Locked

Outstanding Other Cash Items

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
16516527	4/25/2022	Service 3/15-4/14	<u>0.00</u>
Outstanding Other Cash Items			<u>0.00</u>

WaterGrass Community Development District I
Reconcile Cash Accounts

Detail
Cash Account: 10110 Cash-Operating Account (SunTrust)
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
2154	6/30/2022	System Generated Check/Voucher	200.00	Catherine Anne Billington
2155	6/30/2022	System Generated Check/Voucher	200.00	Michael S Leavor
2156	6/30/2022	System Generated Check/Voucher	200.00	Matthew P. Balogh
2157	6/30/2022	System Generated Check/Voucher	547.50	Pasco County Utilities
2158	7/7/2022	System Generated Check/Voucher	1,050.00	First Choice Aquatic
2160	7/7/2022	System Generated Check/Voucher	636.50	Straley Robin Vericker
2161	7/14/2022	System Generated Check/Voucher	550.00	Landscape Maintenance Professionals, Inc.
2162	7/14/2022	System Generated Check/Voucher	125.00	Spearem Enterprises, LLC
2163	7/21/2022	System Generated Check/Voucher	2,888.00	Johnson Engineering, Inc.
2164	7/21/2022	System Generated Check/Voucher	13,824.32	Landscape Maintenance Professionals, Inc.
2165	7/21/2022	System Generated Check/Voucher	750.00	OLM, Inc.
2167	7/21/2022	System Generated Check/Voucher	<u>4,102.18</u>	Withlacoochee River Electric Cooperative, Inc.
Cleared Checks/Vouchers			<u>25,073.50</u>	

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Watergrass

Date: 8/18/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	No trash observed
INVASIVE MATERIAL (FLOATING)	20	18	-2	The sump at Glenbrook has algae
INVASIVE MATERIAL (SUBMERSED)	20	20	0	The ponds are in good condition.
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	15	0	N/A
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	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Watergrass

Date: 8/18/22

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	25	-5	Turf weeds at the Parks
SUBDIVISION MONUMENTS	30	27	-3	Bed weeds at Angelstem entrance
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	23	-2	Cottage Glen
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	The timer at Glenbrook entrance has been replaced.
AMENITY CENTER LIGHTING	15	15	0	
GATES				
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
SCORE	700	688	-12	98%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Watergrass

Date: Thursday, August 18, 2022

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	5	0	Good
TURF FERTILITY	10	10	0	Good color
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	3	-2	Turf weeds at the Parks
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	5	0	Good
WEED CONTROL - BED AREAS	5	3	-2	Some weed detailing needed
PLANT INSECT/DISEASE CONTROL	5	4	-1	Mites on Fakahatchee grass
PRUNING	10	9	-1	Palm trees at Bridgeview entrance
CLEANLINESS	5	5	0	Ok
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	3	-2	Turf weeds

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

100	92	-8	92%
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Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____

Watergrass CDD August



The landscape at the waterfall is in good condition.



The Spoonflower Park still has a lot of sedge weeds in the turf.



The turf conditions at the Seedpod Park have improved.



The palm trees at the Bridgeview entrance are scheduled to be trimmed.



The fakahatchee grass needs to be treated for mites at the East corner of Angelstem and Overpass.



The Jasmine bed at the Angelstem entrance needs weed detailing.



The turf along Angelstem is in good condition.



The Chinese Fan palms at the exit side of Glenbrook need the dead fronds removed.



Glenbrook Park is very wet and holding water.



The Fakahatchee grass at Glenbrook has been treated for mites and trimmed.



The landscape at the Silvercreek entrance is in good condition.



The landscape bed at the Summerglade entrance needs weed detailing and some of the Arboricola replaced.



There's a dead pine tree at the Summerglade Park that needs to be removed.



The turf at the Summerglade Park is in decent condition.



The landscape in the cul-de-sac's is in good condition.



Weed control has improved at the Peregrina Park.

Watergrass Ponds August



The sump at the Glenbrook entrance needs to be treated for algae.



The rest of the ponds are in good condition.











WATERGRASS CDD 1

LANDSCAPE INSPECTION
August 5, 2022

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

SCORE: 93.5%

**NEXT INSPECTION
SEPTEMBER 9, 2022 AT 8:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 07/08/2022

ANGELSTEM BOULEVARD

21. Prune deadwood from the Weeping Willow with a pole saw.

CATEGORY II: MAINTENANCE ITEMS

BRIDGEVIEW

1. North end of the frontage berm: Closely monitor Fakahatchee Grass for reoccurring Mite activity.
2. Use a shovel to remove volunteer palms from shrub lines during weekly visits.
3. Use a limb saw to prune sucker growth and downward growth up to 15 feet from roadside Oak trees.
4. Spoonflower Circle park: Continue using selective herbicides to control grassy weeds.
5. Adjacent to Seedpod Loop basketball courts: Prune spent blooms from Crape Myrtles. This will improve appearance and reduce weediness.

ANGELSTEM BOULEVARD

6. Overpass Road intersection: Improve vigor and color of Loropetalum.
7. Lightly raise undercanopies of Ligustrums along the southbound lane between Glenbrook and Overpass Road.
8. Glenbrook park: Remove grassy weeds from Parsonii Juniper beds.
9. Remove pine straw from Juniper beds as debris. It can be repurposed as mulch elsewhere in the beds.
10. Glenbrook, at the western pond shoreline at 32212: Line trim or brush blade grassy growth at the base of the wood line. Use a line trimmer to detail areas inaccessible to mowers along the steep pond shore at the west perimeter of the pond.
11. Glenbrook frontage: Create a rounded form in Gold Mound Duranta. I recommend a reduction prune, establishing a lower height than Dwarf Firebush. This will make the

Muhly Grass more visible.

12. Glenbrook frontage: Remove viney growth from Southern Red Cedar.
13. Contractor is reminded to stagger mow patterns weekly.
14. Continue using selective herbicides to control grassy weeds in Bermuda turf.
15. Park appears very wet. Confirm if irrigation is needed. A period of drying may be beneficial for turf weed control.
16. 32015: Prune back wood line overgrowth around the pond shore.
17. Summerglade entrance: Reduce irrigation or determine cause of standing water in newly installed plants.
18. Peregrina frontage: Hand prune multi stem Hibiscus to create a mounded form.
19. Buff out remaining crack weeds.
20. Near the transformer: Remove viney growth from Oleanders.
21. Throughout: Use a pole saw to continue removing dead wood up to 15 feet from Weeping Willows.
- 22. Silvercreek: Control weeds throughout the park.**
23. Use a shovel to remove palm volunteers from frontage hedge.
24. Prune Ligustrum Privets, removing Ball moss and thinning canopies to improve multi stem tree structure.

PEREGRINA

25. Remove turf duff from Juniper plantings.
26. Park: Control weeds in turf.
- 27. Along the pond shore: Line trim areas of Cypress knees where mowers have limited access.**

CATEGORY III: IMPROVEMENTS – PRICING

1. Provide a price for core aeration of Bermuda turf in community parks.
2. Peregrina, backside of 32653: Provide a price to remove 3 dead Pine trees.
3. Provide a price for a sewer snake service to try to relieve the poor drainage from playground under drains. Street side exits are full and weeping. Or the District may wish to contract with a sewer service directly.

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

NONE

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WATERGRASS CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	10	-7	Bermuda areas
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10	-1	Viney
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10		
CLEANLINESS	10		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15	-1	Summercreek new planting
CARRYOVERS	5	-1	21

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



Date: 8-5-22 Score: 93.5 Performance Payment™ % 100

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____