

**Watergrass I
Community Development
District**

April 18, 2024

AGENDA PACKAGE

Teams Meeting Information

Meeting ID: 242 986 839 075

Passcode: yTohGs

[Click here to join the meeting](#)

**Watergrass I Community Development District
Board of Supervisors**

Agenda Page 2

- | | |
|---|---|
| <ul style="list-style-type: none"><input type="checkbox"/> Michael S. Leavor, Chairperson<input type="checkbox"/> Catherine Billington, Vice Chairperson<input type="checkbox"/> Matthew Balogh, Secretary<input type="checkbox"/> Thaddeus Murrell, Assistant Secretary | <ul style="list-style-type: none"><input type="checkbox"/> Gene Roberts, District Manager<input type="checkbox"/> Kathryn Hopkinson, District Counsel<input type="checkbox"/> Phil Chang, District Engineer |
|---|---|

Agenda for Regular Meeting
Thursday, April 18, 2024 – 6:00 p.m.

Teams Meeting Information
Meeting ID: 242 986 839 075 Passcode: yTohGs
[Click here to join the meeting](#)

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

- 1. Call to Order/Roll Call**
- 2. Business Items**
 - A. General Matters of the District
- 3. Consent Agenda**
 - A. Consideration of Board of Supervisors' Minutes of the March 21, 2024, Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures for March 2024
 - C. Acceptance of the Financials and Approval of the Check Register as of March 31, 2024
- 4. Staff Report**
 - A. District Counsel
 - B. District Manager
 - i. Community Inspection Report
 - ii. OLM Report
 - iii. Landscape Discussion
 - C. District Engineer
- 5. Board of Supervisors' Requests and Comments**
- 6. Adjournment**

The next CDD Meeting is scheduled to be held on Thursday, May 16, 2024 at 6:00 p.m.

District Office:

Inframark, Community Management Services
210 North University Drive, Suite 702
Coral Springs, Florida 33071
954-603-0033

Meeting Location:

Watergrass Clubhouse
32711 Windelstraw Drive
Wesley Chapel, Florida 33545

Third Order of Business

3A.

MINUTES OF MEETING WATERGRASS I COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Watergrass I Community Development District was held on Thursday, March 21, 2024, at 6:00 p.m. at the Watergrass Clubhouse located at 32711 Windelstraw Dr., Wesley Chapel, FL 33545.

Present and constituting a quorum were:

Michael S. Leavor	Chairperson
Catherine Billington	Vice Chairperson
Matthew Balogh	Assistant Secretary
Thaddeus Murrell	Assistant Secretary

Also present were:

Gene Roberts	District Manager
Representative	Illumination Holiday Lighting

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS Call to Order/Roll Call

Mr. Roberts called the meeting to order, and a quorum was established.

- A young gentleman from Glenbrook was present at the meeting with his father. He asked if he and his friends could raise money could upgrade the basketball backboard and rim, and asked if the CDD would contribute. Supervisor Murrell volunteered to do some research on pricing for inexpensive durable backboards.
- A representative from Illumination Holiday Lighting was present to show the Board how to download and use the app to control the track lighting installed at all the entrance monuments.

SECOND ORDER OF BUSINESS Business Items

A. Discussion of the Addition of a Dog Station

On MOTION by Ms. Billington seconded by Mr. Balogh, with all in favor, the addition of a dog station, was approved. 4-0

THIRD ORDER OF BUSINESS Consent Agenda

A. Consideration of Board of Supervisors' Minutes of the February 15, 2024 Regular Meeting

On MOTION by Ms. Billington seconded by Mr. Balogh, with all in favor, the Board of Supervisors Minutes of the February 15, 2024 Regular Meeting, were approved. 4-0

B. Consideration of Operation and Maintenance Expenditures from January – February 2024

On MOTION by Mr. Balogh seconded by Ms. Billington, with all in favor, Operation and Maintenance Expenditures for January-February 2024, were approved. 4-0

C. Acceptance of the Financials and Approval of the Check Register as of January 31, 2024 & February 29, 2024

On MOTION by Ms. Billington seconded by Mr. Leavor, with all in favor, the Financials and Check Register as of January 31, 2024 and February 29, 2024 were accepted, and the Check Register as of January 31, 2024, and February 29, 2024 was approved. 4-0

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next order of business followed.

C. District Engineer

There being no report, the next order of business followed.

B. District Manager

i. Community Inspection Report

ii. OLM Report

The reports were included in the agenda package and the Board had no questions.

FIFTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

The Board of Supervisors made the following requests:

- Proposals to add additional landscape at the Bridgeview sidewalk at the corner of Angelstem and Overpass.
- Sod proposal for Bridgeview Park.

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Billington seconded by Mr. Murrell, with all in favor, the meeting was adjourned. 4-0

March 21, 2024

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Gene Roberts
District Manager

Michael S. Leavor
Chairperson

3B.

WATERGRASS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
FIRST CHOICE AQUATIC WEED MGMT	93300	\$1,050.00		WATERWAY SERVICE - FEBRUARY 2024
FIRST CHOICE AQUATIC WEED MGMT	94354	\$1,050.00	\$2,100.00	WATERWAY SERVICE - MARCH 2024
INFRAMARK LLC	110669	\$3,016.67		DISTRICT SERVICES FEBRUARY 2024
INFRAMARK LLC	111467	\$3,016.67		DISTRICT INVOICE MARCH 2024
INFRAMARK LLC	112659	\$13.65	\$6,046.99	DISTRICT SERVICES MARCH 2024
LANDSCAPE MAINTENANCE	182898	\$13,621.02		GROUND MAINT. - APRIL 2024
OLM, INC.	42708	\$750.00		INSPECTION
Monthly Contract Subtotal		\$22,518.01		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities				
PASCO COUNTY UTILITIES	19920322	\$72.88		WATER
PASCO COUNTY UTILITIES	19955959	\$3.12	\$76.00	RECLAIM - 01/11/24-02/09/24
WITHLACOOCHEE RIVER	8112 030824 ACH	\$3,674.20		BULK BILLING - ELECTRIC - 02/05/24-03/05/24
WITHLACOOCHEE RIVER	9255-030824 ACH	\$40.44		ELECTRICITY SERVICE - 02/05/24-03/05/24
WITHLACOOCHEE RIVER	9256-030824 ACH	\$40.35		ELECTRICITY SERVICE - 02/05/24-03/05/24
WITHLACOOCHEE RIVER	9257-030824 ACH	\$40.44	\$3,795.43	ELECTRICITY SERVICE - 02/05/24-03/05/24
Utilities Subtotal		\$3,871.43		
Regular Services				
COMPUTERSHARE TRUST COMPANY NA	2316017	\$4,000.00		TRUSTEE FEE - 03/18/24-03/17/25
DON HARRISON ENTERPRISES LLC	3078	\$900.00		MISC. REPAIRS
EGIS INSURANCE	21220	\$800.00		INSURANCE
LANDSCAPE MAINTENANCE	181727A	\$3,097.73		PUMP INSTALLATION
LANDSCAPE MAINTENANCE	182344	\$318.03	\$3,415.76	IRRIGATION - 02/27/24
MIKE FASANO, PASCO COUNTY	030124	\$95.00		TAX COLLECTOR
STRALEY ROBIN VERICKER	24295	\$462.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/29/24
WATERGRASS CDD	03072024-01	\$2,479.29		SERIES 2019 - FY 24 TAX DIST. ID 02/01-02/29
Regular Services Subtotal		\$12,152.05		
Additional Services				

WATERGRASS CDD Summary of Operations and Maintenance Invoices
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Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
SPEAREM ENTERPRISES	6006	\$225.00		INSTALLED DOG STATION
Additional Services Subtotal		\$225.00		
TOTAL		\$38,766.49		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary

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

Date	Invoice #
1/31/2024	93300

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	3/1/2024

[illegible]

Thank you for your business.

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

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

Date	Invoice #
2/29/2024	94354

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	3/30/2024

[illegible]

Thank you for your business.

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



Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 448 Customer: FCA - WATERGRASS CDD

Technician: Matt H

Date: 02/15/2024 Time: 02:00 PM

Customer Signature: _____

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

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


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

NATIVE WETLAND HABITAT MAINTENANCE

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

Beneficial Vegetation Notes:

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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

Services provided for the Month of: February 2024

INVOICE#
#110669

CUSTOMER ID
C2293

PO#

DATE
2/27/2024

NET TERMS
Net 30

DUE DATE
3/28/2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	1	Ea	0.15		0.15
Postage	13	Ea	0.63		8.19
Subtotal					8.34


Subtotal	\$8.34
Tax	\$0.00
Total Due	\$8.34

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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

Services provided for the Month of: March 2024

INVOICE#
#111467

CUSTOMER ID
C2293

PO#

DATE
3/1/2024

NET TERMS
Net 30

DUE DATE
3/31/2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,416.67		2,416.67
Field Management	1	Ea	500.00		500.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Subtotal					3,016.67


Subtotal	\$3,016.67
Tax	\$0.00
Total Due	\$3,016.67

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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

Services provided for the Month of: March 2024

INVOICE#
#112659

CUSTOMER ID
C2293

PO#

DATE
3/28/2024

NET TERMS
Net 30

DUE DATE
4/27/2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Color Copies	16	Ea	0.39		6.24
Postage	9	Ea	0.64		5.76
B/W Copies	11	Ea	0.15		1.65
Subtotal					13.65

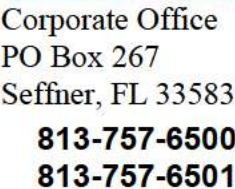
Subtotal	\$13.65
Tax	\$0.00
Total Due	\$13.65

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.

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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.



Invoice

Date	Invoice #
4/1/2024	182898

Watergrass I CDD
c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE: BASE PAY	1	10,164.94	10,164.94
MONTHLY PERFORMANCE PAY	1	3,388.31	3,388.31
FUEL SURCHARGE FOR APRIL 3/15/24 AVG PRICE \$3.46 /GAL	1	67.77	67.77

			Total	\$13,621.02
<p>Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.</p> <p>If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.</p>	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	5/1/2024	Balance Due	\$13,621.02



OLM, Inc.
PO Box 440725
Kennesaw, GA 30160
770 420-0900
mlimbaugh@olminc.com
www.olminc.com

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

INVOICE 42708

DATE 03/12/2024 TERMS Net 30

DUE DATE 04/11/2024

DATE	ACTIVITY	DESCRIPTION	AMOUNT
03/08/2024	Inspection	monthly landscape inspection conducted at Watergrass CDD 1 by Paul Woods	750.00

Please include invoice number on all payments.

TOTAL DUE	\$750.00
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PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

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168 0 1
10-10002

WATERGRASS COMMUNITY CENTER

Service Address: **32680 WINDELSTRAW DR**

Bill Number: 19920322

Billing Date: 2/26/2024

Billing Period: 1/5/2024 to 2/5/2024

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0004375	01035318
Please use the 15-digit number below when making a payment through your bank	
000437501035318	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
				2/5/2024			

Transactions

Previous Bill	72.88
Payment 02/12/24	-72.88 CR
Balance Forward	0.00
Current Transactions	
Adjustments	
Fire Line/Hydrant Base Charge	72.88
Total Current Transactions	72.88
TOTAL BALANCE DUE	\$72.88



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0004375
Customer # 01035318
Balance Forward 0.00
Current Transactions 72.88

Total Balance Due \$72.88
Due Date 3/14/2024

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

The Total Due will be electronically transferred on 03/14/2024.

WATERGRASS COMMUNITY CENTER
210 N UNIVERSITY DR SUITE 702
CORAL SPRINGS FL 33071

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

010353187000437511992032200000072887



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

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3051 1 1
35-93582

WATERGRASS CDD

Service Address: **32418 SUMMERGLADE DR**

Bill Number: 19955959

Billing Date: 2/23/2024

Billing Period: 1/11/2024 to 2/9/2024

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12703385	1/11/2024	1037	2/9/2024	1041	29	4

Usage History
Reclaimed

February 2024
January 2024
December 2023
November 2023
October 2023
September 2023
August 2023
July 2023
June 2023
May 2023
April 2023
March 2023

4
8
7
8
14
4
9
6
5
5
5
9

Transactions

Previous Bill	6.79
Payment 02/15/24	-6.79 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	4 Thousand Gals X \$0.78
	3.12
Total Current Transactions	3.12
TOTAL BALANCE DUE	\$3.12



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

Received
FEB 26

Account # 0930585
Customer # 01314219

Balance Forward 0.00
Current Transactions 3.12

Total Balance Due \$3.12
Due Date 3/11/2024

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

WATERGRASS CDD

2005 PAN AM CIRCLE STE 120
TAMPA FL 33607-2529

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

013142199093058521995595960000003124

SUMMARY BILLING

Customer Name
WATERGRASS CDD

Customer Number
10288112

Bill Date
03/08/2024

Account	Account Description	Reading		Rate	kWh	DMD	Balance Forward	Current Charges	Total Charges
		From	To						
1469239				PL			0.00	3,000.99	3,000.99
1469241		02/05	03/05	GS	4		0.00	40.53	40.53
1469242		02/05	03/05	GS	7		0.00	40.81	40.81
1469243		02/05	03/05	GS	629		0.00	98.34	98.34
1469244		02/05	03/05	GS	318		0.00	69.57	69.57
1469246		02/05	03/05	GS	160		0.00	54.96	54.96
1469247		02/05	03/05	GS	163		0.00	55.24	55.24
1469248		02/05	03/05	GS	0		0.00	40.16	40.16
1469250		02/05	03/05	GS	246		0.00	62.91	62.91
1469251		02/05	03/05	GS	178		0.00	56.63	56.63
1469252		02/05	03/05	GS	205		0.00	59.12	59.12
1469253		02/05	03/05	GS	154		0.00	54.41	54.41
1469258		02/05	03/05	GS	4		0.00	40.53	40.53
Subtotal:					2068		0.00	3,674.20	3,674.20

DO NOT PAY - Total amount will be electronically transferred on 03/22/2024.

Received
MAR 14

Bill Date: 03/08/2024

Electronic Funds Transfer On: 03/22/2024

Total Charges Due: 3,674.20

District: OP05

DO NOT PAY

10288112 OP05
WATERGRASS CDD

2005 PAN AM CIR STE 800
TAMPA FL 33607-2376

** Summary Bill **



000146923900036742000036742009

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **03/08/2024**
Amount Due **40.44**
Current Charges Due **04/01/2024**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
02/05	814	03/05	817				3

Comparative Usage Information

Period	Days	Average kWh Per Day
Mar 2024	29	0
Feb 2024	32	0
Mar 2023	29	0

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



1 0 2 8 8 1 1 2

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

*** ATTENTION *** Plan to attend WREC's 77th Annual Meeting on Wednesday, April 17, 2024. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

Previous Balance	40.44
Payment	40.44CR
Balance Forward	0.00
Customer Charge	39.16
Energy Charge 3 KWH @ 0.05017	0.15
Fuel Adjustment 3 KWH @ 0.04000	0.12
FL Gross Receipts Tax	1.01
Total Current Charges	40.44
Total Due	40.44

E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 03/22/2024.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 03/08/2024

Use above space for address change ONLY.

District: OP05

1469255
WATERGRASS CDD

OP05

2005 PAN AM CIR STE 800
TAMPA FL 33607-2376

Electronic Funds Transfer on or after 03/22/2024
TOTAL CHARGES DUE 40.44
DO NOT PAY

000146925500000404400000404401

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **03/08/2024**
Amount Due **40.35**
Current Charges Due **04/01/2024**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Mar 2024	29	0
Feb 2024	32	0
Mar 2023	29	0

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



1 0 2 8 8 1 1 2

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

*** ATTENTION *** Plan to attend WREC's 77th Annual Meeting on Wednesday, April 17, 2024. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
02/05	695	03/05	697				2

Previous Balance **40.53**
Payment **40.53CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 2 KWH @ 0.05017 **0.10**
Fuel Adjustment 2 KWH @ 0.04000 **0.08**
FL Gross Receipts Tax **1.01**

Total Current Charges **40.35**
Total Due **40.35** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 03/22/2024.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 03/08/2024

Use above space for address change ONLY.

District: OP05

1469256
WATERGRASS CDD

OP05

2005 PAN AM CIR STE 800
TAMPA FL 33607-2376

Electronic Funds Transfer on or after **03/22/2024**
TOTAL CHARGES DUE 40.35
DO NOT PAY

000146925600000403500000403507

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **03/08/2024**
Amount Due Agenda Page 24 **40.44**
Current Charges Due **04/01/2024**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Mar 2024	29	0
Feb 2024	32	0
Mar 2023	29	0

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



1 0 2 8 8 1 1 2

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ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
02/05	700	03/05	703				3

Previous Balance 40.53
Payment 40.53CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 3 KWH @ 0.05017 0.15
Fuel Adjustment 3 KWH @ 0.04000 0.12
FL Gross Receipts Tax 1.01

Total Current Charges 40.44
Total Due E.F.T. 40.44

DO NOT PAY

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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: 03/08/2024

Use above space for address change ONLY.

District: OP05

1469257
WATERGRASS CDD

OP05

2005 PAN AM CIR STE 800
TAMPA FL 33607-2376

Electronic Funds Transfer on or after **03/22/2024**
TOTAL CHARGES DUE 40.44
DO NOT PAY

000146925700000404400000404406

Fee Invoice

Corporate Trust



Invoice Number
2316017

Billing Date
03/04/2024

Due Date
04/03/2024

Amount Due
\$4,000.00

Please mail or wire payment to:

Mailing Address:

Computershare Trust Company, N.A.
WF 8113
P.O. Box 1450
Minneapolis, MN 55485-8113

Wire Instructions:

ABA #: 121000248
DDA #: 1000031565
Swift Code: WFBUS6S
Reference: Invoice #, Account Name, Attn Name

ACH Instructions:

ABA #: 091000019
DDA #: 1000031565
Memo: Invoice #, Account Name, Attn Name

Watergrass Community Development District I
2005 Pan AM Circle
Suite 300
Tampa, FL 33607-2359

Please return this portion of the statement with your payment in the envelope provided:

Please retain this portion for your records

Account Number: 83053700
Watergrass CDD I Series 2019

Administration Charges

For the Period 03/18/2024 through 03/17/2025

Trustee Fee

\$4,000.00

Transaction Charges

For the Period 03/18/2023 through 03/17/2024

Purchase an Asset

0 @ \$1.00

0 - 24

0 @ \$.00 (\$0.00)

25

0 @ \$50.00 (\$0.00)

For the Period 03/18/2023 through 03/17/2024

Sale/Maturity of an Asset

0 @ \$1.00

0 - 24

0 @ \$.00 (\$0.00)

25

0 @ \$50.00 (\$0.00)

Total Amount Due:

\$4,000.00

Received
MAR 11

This document is provided by Computershare Trust Company, NA, or one or more of its affiliates (collectively, "Computershare"), in its named capacity or as agent of or successor to Wells Fargo Bank, NA, or one or more of its affiliates ("Wells Fargo"), by virtue of the acquisition by Computershare of substantially all the assets of the corporate trust services business of Wells Fargo.

Billings past due are subject to an 18% annual finance charge of the balance due.

Please address questions to Beth MacDonald Phone - 14104236721 Email - Beth.Macdonald@computershare.com

Page 1 (2316017)

0000CT0001 PerasusInvoices DOB 10310000180000019/1

2510 Priscilla Ct. Lutz, FL 33559-5679
(813) 363-6286
#00434 #13010124

DATE 03 | 04 | 24

NAME		Watergrass #1 CoDc	
STREET		PHONE	
2005 pan am circle, STE 300		(813) 873-7300	
CITY	STATE	ZIP	
thru	FL	33607	
JOB NAME/LOCATION		JOB PHONE	
wesley chapel			
ADDRESS			

SCHEDULED DATE/TIME	
11/11/2014	11/11/2014

WORK TAKEN BY <i>Dun</i>	ORDERED BY <i>Gene Roberts</i>
--------------------------	--------------------------------

DESCRIPTION OF WORK	
---------------------	--

Fixed Timeclock At Bridgeview AS
Needed. Replaced (2) Flood Fixture's.
(1) At Angle Stem & Overpass (1) At
Summerville - Both Were Broke And
Damaged.

(Completed)

Received

MAR 07

ASK ABOUT OUR SERVICE CONTRACTS

PARTS WARRANTY - All parts as recorded are warranted as per manufacturer specifications.
LABOR GUARANTEE - The labor charges as recorded here are relative to the equipment serviced as noted, is guaranteed for a period of 30 days.

AUTHORIZATION FOR SERVICE: The undersigned hereby warrants that he has the full right and authority to enter into this agreement and accept responsibility for any charges incurred at the established hourly rate and for a trip charge, if applicable, subject to the terms and condition herein. It is hereby agreed that venue for any cause of action arising out of the agreement shall be in Hillsborough County, Florida, and that the customer shall be responsible for any reasonable attorney's fees and collection costs. Late charges of 1 1/4% per month on all past due balances.

UPON INSPECTION, OUR TRAINED PERSONNEL RECOMMEND THE FOLLOWING:

CUSTOMER SIGNATURE
I hereby accept above service as being satisfactory and
acknowledge that equipment has been left in good condition.

DATE COMPLETED 03-04-2024

TERMS: Net Due Upon Completion

CUSTOMER SIGNATURE

[illegible]

TECHNICIAN			ARRIVE	LEAVE	TOTAL HRS.	RATE	TOTAL LABOR
Don 02-17-2024					1	3 hrs	
Don 03-04-2024					2	total	
			TOTALS	<input type="checkbox"/> CC	CHARGES		AMOUNT
				<input type="checkbox"/> BILL	PARTS	370-	00
				<input type="checkbox"/> \$	LABOR	480-	00
				<input type="checkbox"/> CK	SERVICE CALL	50-	00
MAT.				PREVENTIVE MAINTENANCE DISCOUNT			
PERMITS							
MISC.							
TAX							
LABOR							
TOTAL				TOTAL AMOUNT DUE ➡			\$ 900-00



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

Customer	WaterGrass Community Development District I
Acct #	511
Date	03/04/2024
Customer Service	Charisse Bitner
Page	1 of 1

Payment Information	
Invoice Summary	\$ 800.00
Payment Amount	
Payment for:	Invoice#21220
E709127	

Thank You

Please detach and return with payment



Customer: WaterGrass Community Development District I

Invoice	Effective	Transaction	Description	Amount
21220	03/10/2024	Renew policy	Policy #E709127 03/10/2024-03/10/2025 Surtec Insurance Company Bond Limit: \$24,000 - Renew policy Due Date: 3/4/2024	800.00

Total

\$ 800.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

sclimer@egisadvisors.com

03/04/2024



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
1/31/2024	181727A

Bill To:
Watergrass I CDD c/o Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Property Information

Estimate #
82559

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Pump Installation Fee	0.4	780.00	312.00
5 HP Grundfos 440v-460v 3PH Submersible Motor	0.4	3,049.80	1,219.92
5 HP Grundfos 77S50-10 SS Submersible Pump	0.4	3,405.61	1,362.24
10-3 W/G - DJ Submersible Pump Wire W/ Ground (Per Ft)	33.6	4.67	156.91
4" x 2" SS Well Seal	0.4	84.14	33.66
Misc Fittings	0.4	32.50	13.00
Control components are working correctly after installation. The overload was tripping, found additional issues with the pump and motor in well. Black motor lead has no continuity or ohms. Motor is trying to run off of two legs causing the trip. Recommend also replacing the pump and motor at this time.			
NOTES: Pump Replacement Quotes: Drop Pipe and Wire footage may vary +/-slightly as our estimate is based on construction data of your well. The actual drop pipe and wire requirements can change with time as static water depths can change.			
			Total
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	3/1/2024	Balance Due



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
1/31/2024	181727A

Bill To:
Watergrass I CDD c/o Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Property Information

Estimate #
82559

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Due to the continued interruption in the supply chain, our costs are changing weekly. Therefore, this quote is only good for 1 week from date on quote.			
This is for 40% of the original invoice #181727 dated 1/31/24			
		Total	\$3,097.73
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	3/1/2024	Balance Due
			\$0.00
			\$3,097.73



Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
2/28/2024	182344

Bill To:
Watergrass I CDD c/o Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation repair completed on 2-27-2024 Irrigation parts Labor: 1 man @ \$ 45.00 per hour Replaced faulty NODE200 Hunter 2 station battery operated controller.	1 1.5	250.53 45.00	250.53 67.50
Front of 32609 Silvercreek Way		Total	\$318.03
Questions regarding this invoice? Please e-mail arpayments@impro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	3/29/2024	Balance Due
			\$0.00
			\$318.03

Irrigation Service/Proposal Request

Property: watergrass I CD12	DATE 02-27-24
Location Controller Silvercreek way front House H 92609	

Emergency?

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # _____

Description of Work to be performed:

The Controller Battery operated is not working.

Materials needed :

1 Node 200 2 star Battery Operation = \$ 250.53
1 man 1 1/2" 45" = \$ 67.50

Foreman: <i>Hecker H.</i>	Special Tools Needed:
Manager	<i>material \$ 250.53</i>
Date Completed	<i>L & BOR \$ 67.50</i>
Total Man Hours	<i>total = \$ 318.03</i>
Inspected by	
Date	

Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

REMINDER NOTICE OF REAL ESTATE TAXES

Agenda Page 32

Parcel / Account Number	Escrow	Tax District
35-25-20-0010-0P300-0000		36WG

CURRENT taxes payable online until: APRIL 23, 2024 at:
www.pascotaxes.com

WATERGRASS COMMUNITY
 DEVELOPMENT DISTRICT
 C/O INFRAMARK
 210 N UNIVERSITY DR STE 702
 CORAL SPRINGS, FL 33071

32236 COTTAGE GLEN LANE
 WATERGRASS PARCEL B-1, B-2, B-3
 AND B-4 PB 61 PG 094 TRACT P3 OR
 7327 PG 376
 See Additional Legal on Tax Roll



Taxes Owed	If Rec'd By: MARCH 31, 2024	If Rec'd By: APRIL 23, 2024	If Rec'd By: MAY 28, 2024-BY 5PM
2023	\$95.00	\$97.85	\$135.85

*** CERTIFIED FUNDS ARE REQUIRED FOR PAYMENT OF DELINQUENT TAXES ONLY ***

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Visit us online at www.pascotaxes.com to pay your current taxes & print a receipt.

Mail your tax payment to: **Mike Fasano, Pasco County Tax Collector, PO Box 276, Dade City, FL 33526-0276**

Call Center M - F 8:30 am - 5:00 pm (352) 521-4338 (727) 847-8032 (813) 235-6076

Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.

◆ PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT ◆

63 / 7 C

Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

REMINDER NOTICE OF REAL ESTATE TAXES

Parcel / Account Number	Escrow	Tax District
35-25-20-0010-0P300-0000		36WG

CURRENT taxes payable online until: APRIL 23, 2024 at:
www.pascotaxes.com

Alt Key: 00470114

If Received By Please Pay	MARCH 31, 2024 \$95.00	APRIL 23, 2024 \$97.85	MAY 28, 2024 - BY 5PM \$135.85
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PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: **MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276**

RE RE /0 3-12 3-12

WATERGRASS COMMUNITY
 DEVELOPMENT DISTRICT
 C/O INFRAMARK
 210 N UNIVERSITY DR STE 702
 CORAL SPRINGS, FL 33071

32236 COTTAGE GLEN LANE
 WATERGRASS PARCEL B-1, B-2, B-3
 AND B-4 PB 61 PG 094 TRACT P3 OR
 7327 PG 376
 See Additional Legal on Tax Roll

1 00470114 2023 6



Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

REMINDER NOTICE OF REAL ESTATE TAXES

Agenda Page 33

Parcel / Account Number	Escrow	Tax District
35-25-20-0010-0P400-0000		36WG

CURRENT taxes payable online until: APRIL 23, 2024 at:
www.pascotaxes.com

WATERGRASS COMMUNITY
DEVELOPMENT DISTRICT
C/O INFRAMARK
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071

32501 SILVERCREEK WAY
WATERGRASS PARCEL B-1, B-2, B-3
AND B-4 PB 61 PG 094 TRACT P4 OR
7327 PG 376
See Additional Legal on Tax Roll



Taxes Owed	If Rec'd By: MARCH 31, 2024	If Rec'd By: APRIL 23, 2024	If Rec'd By: MAY 28, 2024-BY 5PM
2023	\$95.00	\$97.85	\$135.85
2022	\$161.06	\$162.47	\$163.88

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Call Center M - F 8:30 am - 5:00 pm (352) 521-4338 (727) 847-8032 (813) 235-6076

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◆ PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT ◆

65 / 7DC

Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

REMINDER NOTICE OF REAL ESTATE TAXES

Parcel / Account Number	Escrow	Tax District
35-25-20-0010-0P400-0000		36WG

CURRENT taxes payable online until: APRIL 23, 2024 at:
www.pascotaxes.com

Alt Key: 00470201

If Received By Please Pay	MARCH 31, 2024 \$256.06	APRIL 23, 2024 \$260.32	MAY 28, 2024 - BY 5PM \$299.73
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PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276

RE RE /0 5-12 5-12

WATERGRASS COMMUNITY
DEVELOPMENT DISTRICT
C/O INFRAMARK
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071

32501 SILVERCREEK WAY
WATERGRASS PARCEL B-1, B-2, B-3
AND B-4 PB 61 PG 094 TRACT P4 OR
7327 PG 376
See Additional Legal on Tax Roll



Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

REMINDER NOTICE OF REAL ESTATE TAXES

Agency Page 34

Parcel / Account Number	Escrow	Tax District
35-25-20-0010-0P500-0000		36WG

CURRENT taxes payable online until: APRIL 23, 2024 at:
www.pascotaxes.com

WATERGRASS COMMUNITY
DEVELOPMENT DISTRICT
C/O INFRAMARK
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071

7142 HATPIN LOOP
WATERGRASS PARCEL B-1, B-2, B-3
AND B-4 PB 61 PG 094 TRACT P5 OR
7327 PG 376
See Additional Legal on Tax Roll



Taxes Owed	If Rec'd By: MARCH 31, 2024	If Rec'd By: APRIL 23, 2024	If Rec'd By: MAY 28, 2024-BY 5PM
2023	\$95.00	\$97.85	\$135.85

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◆ PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT ◆

67 / 7 C

Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

REMINDER NOTICE OF REAL ESTATE TAXES

Parcel / Account Number	Escrow	Tax District
35-25-20-0010-0P500-0000		36WG

CURRENT taxes payable online until: APRIL 23, 2024 at:
www.pascotaxes.com

Alt Key: 00470202

If Received By Please Pay	MARCH 31, 2024 \$95.00	APRIL 23, 2024 \$97.85	MAY 28, 2024 - BY 5PM \$135.85
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PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276

RE RE /0 7-12 7-12

WATERGRASS COMMUNITY
DEVELOPMENT DISTRICT
C/O INFRAMARK
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071

7142 HATPIN LOOP
WATERGRASS PARCEL B-1, B-2, B-3
AND B-4 PB 61 PG 094 TRACT P5 OR
7327 PG 376
See Additional Legal on Tax Roll

1 00470202 2023 9



Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

REMINDER NOTICE OF REAL ESTATE TAXES

Agenda Page 33

Parcel / Account Number	Escrow	Tax District
35-25-20-0010-0P600-0000		36WG

CURRENT taxes payable online until: APRIL 23, 2024 at:
www.pascotaxes.com

WATERGRASS COMMUNITY
DEVELOPMENT DISTRICT
C/O INFRAMARK
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071

WATERGRASS PARCEL B-1, B-2, B-3
AND B-4 PB 61 PG 094 TRACT P6 OR
7327 PG 376
See Additional Legal on Tax Roll



Taxes Owed	If Rec'd By: MARCH 31, 2024	If Rec'd By: APRIL 23, 2024	If Rec'd By: MAY 28, 2024-BY 5PM
2023	\$95.00	\$97.85	\$135.85

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Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.

◆ PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT ◆

69 / 7 C

Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

REMINDER NOTICE OF REAL ESTATE TAXES

Parcel / Account Number	Escrow	Tax District
35-25-20-0010-0P600-0000		36WG

CURRENT taxes payable online until: APRIL 23, 2024 at:
www.pascotaxes.com

Alt Key: 00470203

If Received By Please Pay	MARCH 31, 2024 \$95.00	APRIL 23, 2024 \$97.85	MAY 28, 2024 - BY 5PM \$135.85
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PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276

RE RE /09-12 9-12

WATERGRASS COMMUNITY
DEVELOPMENT DISTRICT
C/O INFRAMARK
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071

WATERGRASS PARCEL B-1, B-2, B-3
AND B-4 PB 61 PG 094 TRACT P6 OR
7327 PG 376
See Additional Legal on Tax Roll

1 00470203 2023 8



Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

REMINDER NOTICE OF REAL ESTATE TAXES

Agenda Page 36

Parcel / Account Number	Escrow	Tax District
35-25-20-0030-00000-0P80		36W2

CURRENT taxes payable online until: APRIL 23, 2024 at:
www.pascotaxes.com

WATERGRASS COMMUNITY
DEVELOPMENT DISTRICT
C/O INFRAMARK
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071

WATERGRASS PARCELS C-1 & C-2 PB
66 PG 103 TRACT P8 OR 8591 PG 90
3

See Additional Legal on Tax Roll



Taxes Owed	If Rec'd By: MARCH 31, 2024	If Rec'd By: APRIL 23, 2024	If Rec'd By: MAY 28, 2024-BY 5PM
2023	\$95.00	\$97.85	\$135.85

*** CERTIFIED FUNDS ARE REQUIRED FOR PAYMENT OF DELINQUENT TAXES ONLY ***

Current year taxes become delinquent on April 1st and payment is determined by date received in office. If real estate taxes remain unpaid, a **Tax Certificate may be sold on or before June 1st** resulting in additional costs to the property owner. Tax Certificates are a first lien on the property. Tax Certificates outstanding for 2 years or more are eligible for a tax deed application.

Prior delinquent tax years may be paid separately unless a tax deed application has been filed. No partial payment for a delinquent tax year will be accepted.

Please notify the Pasco County Tax Collector's Tax Department (352-521-4338 prompt #3) if this property is part of an active bankruptcy case, if you are unsure of which delinquent tax year to pay first, or with any other questions.

Visit us online at www.pascotaxes.com to pay your current taxes & print a receipt.

Mail your tax payment to: Mike Fasano, Pasco County Tax Collector, PO Box 276, Dade City, FL 33526-0276

Call Center M - F 8:30 am - 5:00 pm (352) 521-4338 (727) 847-8032 (813) 235-6076

Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.

◆ PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT ◆

71 / 7 C

Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

REMINDER NOTICE OF REAL ESTATE TAXES

Parcel / Account Number	Escrow	Tax District
35-25-20-0030-00000-0P80		36W2

CURRENT taxes payable online until: APRIL 23, 2024 at:
www.pascotaxes.com

Alt Key: 00472303

If Received By Please Pay	MARCH 31, 2024 \$95.00	APRIL 23, 2024 \$97.85	MAY 28, 2024 - BY 5PM \$135.85
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PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276

RE RE /0 11-12 11-12

WATERGRASS COMMUNITY
DEVELOPMENT DISTRICT
C/O INFRAMARK
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071

WATERGRASS PARCELS C-1 & C-2 PB
66 PG 103 TRACT P8 OR 8591 PG 90
3
See Additional Legal on Tax Roll

1 00472303 2023 3



Mike Fasano
Pasco County Tax Collector

"Thank You for allowing us to serve you."

REMINDER NOTICE OF REAL ESTATE TAXES

Agenda Page 37

Parcel / Account Number	Escrow	Tax District
34-25-20-0040-0P100-0000		36WG

CURRENT taxes payable online until: APRIL 23, 2024 at:
www.pascotaxes.com

WATERGRASS COMMUNITY
DEVELOPMENT DISTRICT
C/O INFRAMARK
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071

WATERGRASS PARCEL "A" PB 57 PG 0
73 TRACT P1 OR 6773 PG 53
See Additional Legal on Tax Roll



Taxes Owed	If Rec'd By: MARCH 31, 2024	If Rec'd By: APRIL 23, 2024	If Rec'd By: MAY 28, 2024-BY 5PM
2023	\$95.00	\$97.85	\$135.85

*** CERTIFIED FUNDS ARE REQUIRED FOR PAYMENT OF DELINQUENT TAXES ONLY ***

Current year taxes become delinquent on April 1st and payment is determined by date received in office. If real estate taxes remain unpaid, a **Tax Certificate may be sold on or before June 1st** resulting in additional costs to the property owner. Tax Certificates are a first lien on the property. Tax Certificates outstanding for 2 years or more are eligible for a tax deed application.

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Visit us online at www.pascotaxes.com to pay your current taxes & print a receipt.

Mail your tax payment to: Mike Fasano, Pasco County Tax Collector, PO Box 276, Dade City, FL 33526-0276

Call Center M - F 8:30 am - 5:00 pm (352) 521-4338 (727) 847-8032 (813) 235-6076

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◆ PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT ◆

61 / 7 C

Mike Fasano
Pasco County Tax Collector

"Thank You for allowing us to serve you."

REMINDER NOTICE OF REAL ESTATE TAXES

Parcel / Account Number	Escrow	Tax District
34-25-20-0040-0P100-0000		36WG

CURRENT taxes payable online until: APRIL 23, 2024 at:
www.pascotaxes.com

Alt Key: 00463104

If Received By Please Pay	MARCH 31, 2024 \$95.00	APRIL 23, 2024 \$97.85	MAY 28, 2024 - BY 5PM \$135.85
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PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276

RE RE /0 1-12 1-12

WATERGRASS COMMUNITY
DEVELOPMENT DISTRICT
C/O INFRAMARK
210 N UNIVERSITY DR STE 702
CORAL SPRINGS, FL 33071

WATERGRASS PARCEL "A" PB 57 PG 0
73 TRACT P1 OR 6773 PG 53
See Additional Legal on Tax Roll

1 00463104 2023 3



Straley Robin Vericker
1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

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

March 19, 2024
Client: 001211
Matter: 000001
Invoice #: 24295

Page: 1

RE: GENERAL

For Professional Services Rendered Through February 29, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
2/12/2024	KCH	REVIEW AGENDA AND ASSOCIATED ATTACHMENTS.	0.3	\$91.50
2/15/2024	KCH	REVIEW BOS AGENDA AND ATTACHMENTS.	0.5	\$152.50
2/16/2024	KCH	REVIEW QUARTERLY REPORT FOR BONDED INDEBTEDNESS; REVIEW PLATS ASSOCIATED WITH NEEDED SIDEWALK MAINTENANCE.	0.6	\$183.00
2/28/2024	LB	REVIEW MEETING DATES FOR FY 2024/2025 BUDGET ADOPTION; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TO CONFIRM SAME.	0.2	\$35.00
Total Professional Services			1.6	\$462.00

Total Services	\$462.00	
Total Disbursements	\$0.00	
Total Current Charges		\$462.00
Previous Balance		\$122.00
Less Payments		(\$122.00)
PAY THIS AMOUNT		\$462.00

Please Include Invoice Number on all Correspondence

CHECK REQUEST FORM
Watergrass

Date: 3/20/2024

Invoice#: 03072024-01

Vendor#: V00074

Vendor Name: Watergrass

Pay From: Truist Acct# 2280

Description: Series 2019 Note FY24 Tax Dist ID 02/01-02/29

Code to: 203.103200.1000

Amount: \$2,479.29

Requested By: 3/20/2024
Teresa Farlow

WATERGRASS I CDD
DISTRICT CHECK REQUEST

Today's Date 3/7/2024
Check Amount \$2,479.29
Payable To Watergrass 1 CDD
Check Description Series 2019 Note - FY 24 Tax Dist. ID 02/01-02/29
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

ERIC
Authorization

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#	Date	

Fiscal Year 2024, Tax Year 2023

Dollar Amounts	Fiscal Year 2024 Percentages	
628,629.42	61.925%	0.619300
386,513.65	38.075%	0.380700
1,015,143.07	100.0000%	1.000000

W:\DMS\Client Files\WaterGrass I CDD I 473\Financial Services\Accounting\Debt Service\FY 2024\Watergrass I CDD FY2024 DS SCHEDULE

Distribution Details

Funding Agency: WATERGRASS CDD (WATERGR)

Date: 02/01/2024 - 02/29/2024

Components: current (tp, re, ca), instalment (tp, re, ca), spas (re)

District/Agency	Fund	Roll Yr	Category	Type	Amount	Commission (ZZZ)
WATERGRASS CDD (WTRGR1)	WATERGR (WTRGR1)	2023	Real Estate - Current	Discount	\$-93.13	\$-1.85
		2023	Real Estate - Current	Tax Due	\$6,737.66	\$134.75
WATERGRASS CDD (WATERGR)				Total	\$6,644.53	\$132.90
				Check Total	\$8,511.63	

INVOICE

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638

spearem.jmb@gmail.com
+1 (813) 997 8101



WaterGrass CDD

Bill to
WaterGrass CDD
Watergrass CDD
inframark
2005 Pan Am Circle, Suite 120
Tampa , FL 33607

Ship to
WaterGrass CDD
Watergrass CDD
inframark
2005 Pan Am Circle, Suite 120
Tampa , FL 33607

Invoice details

Invoice no.: 6006
Terms: Net 15
Invoice date: 03/28/2024
Due date: 04/12/2024

#	Date	Product or service	Qty	Rate	Amount
1.		Labor	1	\$225.00	\$225.00
		supply and install one dogy waste station and stock with mut mits and can liner on Anglestem blvd			

Total \$225.00

Note to customer

Thank You! We Appreciate Your Business.

3C

Watergrass Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2024

Prepared by:



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

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2007 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2007 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS							
Cash In Bank	\$ 1,131,569	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,131,569
Cash in Transit	-	-	3,788	-	-	-	3,788
Due From Other Funds	-	-	397	-	-	-	397
Investments:							
Deferred Cost	-	7	-	55,130	-	-	55,137
Interest Account	-	-	10	-	-	-	10
Prepayment Account	-	-	3,819	-	-	-	3,819
Reserve Fund	-	364,187	75,959	-	-	-	440,146
Revenue Fund	-	97,161	410,007	-	-	-	507,168
Sinking fund	-	-	10,673	-	-	-	10,673
Deposits	3,874	-	-	-	-	-	3,874
Fixed Assets							
Improvements Other Than Buildings (IOTB)	-	-	-	-	38,986,837	-	38,986,837
Amount Avail In Debt Services	-	-	-	-	-	1,673,429	1,673,429
Amount To Be Provided	-	-	-	-	-	7,711,571	7,711,571
TOTAL ASSETS	\$ 1,135,443	\$ 461,355	\$ 504,653	\$ 55,130	\$ 38,986,837	\$ 9,385,000	\$ 50,528,418

LIABILITIES

Accounts Payable	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Due To HOA	167	-	-	-	-	-	167
Deposits	1,265	-	-	-	-	-	1,265
Bonds Payable	-	-	-	-	-	9,385,000	9,385,000
Due To Other Funds	397	-	-	-	-	-	397
TOTAL LIABILITIES	1,830	-	-	-	-	9,385,000	9,386,830

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2007 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2007		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND				
FUND BALANCES								
Restricted for:								
Debt Service	-	461,355	504,653	-	-	-	-	966,008
Capital Projects	-	-	-	55,130	-	-	-	55,130
Unassigned:	1,133,613	-	-	-	38,986,837	-	-	40,120,450
TOTAL FUND BALANCES	1,133,613	461,355	504,653	55,130	38,986,837	-	-	41,141,588
TOTAL LIABILITIES & FUND BALANCES	\$ 1,135,443	\$ 461,355	\$ 504,653	\$ 55,130	\$ 38,986,837	\$ 9,385,000	\$	\$ 50,528,418

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 592,031	\$ 575,629	\$ (16,402)	97.23%
Other Miscellaneous Revenues	-	293	293	0.00%
TOTAL REVENUES	592,031	575,922	(16,109)	97.28%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,000	8,000	33.33%
ProfServ-Arbitrage Rebate	1,000	-	1,000	0.00%
ProfServ-Trustee Fees	11,000	4,000	7,000	36.36%
District Counsel	7,000	1,856	5,144	26.51%
District Engineer	7,200	1,100	6,100	15.28%
District Manager	29,870	14,500	15,370	48.54%
Auditing Services	8,900	-	8,900	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	300	39	261	13.00%
Public Officials Insurance	3,850	3,104	746	80.62%
Legal Advertising	1,000	-	1,000	0.00%
Tax Collector/Property Appraiser Fees	700	95	605	13.57%
Bank Fees	400	-	400	0.00%
Website Administration	1,200	612	588	51.00%
Dues, Licenses, Subscriptions	250	342	(92)	136.80%
Total Administration	86,170	31,148	55,022	36.15%
<u>Electric Utility Services</u>				
Utility - Electric	10,000	1,431	8,569	14.31%
Utility - StreetLights	53,000	18,652	34,348	35.19%
Total Electric Utility Services	63,000	20,083	42,917	31.88%
<u>Water-Sewer Comb Services</u>				
Utility - Reclaimed Irrigation	10,000	5,943	4,057	59.43%
Total Water-Sewer Comb Services	10,000	5,943	4,057	59.43%
<u>Stormwater Control</u>				
Contracts-Aquatic Control	12,600	5,250	7,350	41.67%
Stormwater Assessment	180	-	180	0.00%
R&M-Stormwater System	1,500	1,600	(100)	106.67%
Total Stormwater Control	14,280	6,850	7,430	47.97%

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Field Services	6,000	3,000	3,000	50.00%
Contracts-Fire Ant Treatment	1,000	-	1,000	0.00%
Insurance - General Liability	4,480	4,413	67	98.50%
Insurance -Property & Casualty	14,506	16,535	(2,029)	113.99%
Insurance - Crime	325	-	325	0.00%
Landscape - Mulch	39,000	25,575	13,425	65.58%
Landscape Maintenance	170,000	87,394	82,606	51.41%
Landscape Replacement	15,000	-	15,000	0.00%
Irrigation Maintenance	25,000	7,891	17,109	31.56%
Entry & Walls Maintenance	25,000	18,138	6,862	72.55%
Holiday Lighting & Decorations	10,000	4,730	5,270	47.30%
Total Other Physical Environment	310,311	167,676	142,635	54.03%
<u>Road and Street Facilities</u>				
R&M-Sidewalks	4,500	-	4,500	0.00%
Roadway Repair & Maintenance	10,000	-	10,000	0.00%
StreetLight - Decorative Light Maint.	3,000	-	3,000	0.00%
Total Road and Street Facilities	17,500	-	17,500	0.00%
<u>Parks and Recreation</u>				
Playground Equipment and Maintenance	5,000	3,015	1,985	60.30%
WGII Amenities	57,000	-	57,000	0.00%
Total Parks and Recreation	62,000	3,015	58,985	4.86%
<u>Reserves</u>				
Capital Reserve	28,770	-	28,770	0.00%
Total Reserves	28,770	-	28,770	0.00%
TOTAL EXPENDITURES & RESERVES	592,031	234,715	357,316	39.65%
Excess (deficiency) of revenues				
Over (under) expenditures	-	341,207	341,207	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		792,406		
FUND BALANCE, ENDING		\$ 1,133,613		

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024
Series 2007 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		461,355		
FUND BALANCE, ENDING		<u>\$ 461,355</u>		

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024
Series 2019 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 6,447	\$ 6,447	0.00%
Special Assmnts- Tax Collector	366,251	354,118	(12,133)	96.69%
Special Assmnts- CDD Collected	-	23,274	23,274	0.00%
TOTAL REVENUES	366,251	383,839	17,588	104.80%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	220,000	-	220,000	0.00%
Interest Expense	146,251	70,688	75,563	48.33%
Total Debt Service	366,251	70,688	295,563	19.30%
TOTAL EXPENDITURES	366,251	70,688	295,563	19.30%
Excess (deficiency) of revenues				
Over (under) expenditures	-	313,151	313,151	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		191,502		
FUND BALANCE, ENDING		\$ 504,653		

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024
Series 2007 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		55,130		
FUND BALANCE, ENDING		<u>\$ 55,130</u>		

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		38,986,837		
FUND BALANCE, ENDING		<u>\$ 38,986,837</u>		

Bank Account Statement

Watergrass CDD

Bank Account Statement: Bank Account No.: 2280, Statement No.: 03-24

Currency Code

Statement Date	03/31/24	Statement Balance	1,143,553.28
Balance Last Statement	1,182,535.59	Outstanding Bank Transactions	0.00
Statement Ending Balance	1,143,553.28	Subtotal	1,143,553.28
		Outstanding Checks	-11,984.02
G/L Balance at 03/31/24	1,131,569.26	Bank Account Balance	1,131,569.26

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 03-24							
02/22/24	Bank Account Ledger Entry	413	Check for Vendor V00007		1	-13,621.02	-13,621.02
02/22/24	Bank Account Ledger Entry	414	Check for Vendor V000078		1	-750.00	-750.00
02/22/24	Bank Account Ledger Entry	415	Check for Vendor V000053		1	-122.00	-122.00
02/28/24	Bank Account Ledger Entry	417	Check for Vendor V000007		1	-1,074.94	-1,074.94
02/28/24	Bank Account Ledger Entry	418	Check for Vendor V000065		1	-200.00	-200.00
02/28/24	Bank Account Ledger Entry	419	Check for Vendor V000070		1	-200.00	-200.00
02/28/24	Bank Account Ledger Entry	420	Check for Vendor V000088		1	-1,100.00	-1,100.00
02/28/24	Bank Account Ledger Entry	421	Check for Vendor V000093		1	-200.00	-200.00
03/05/24	Bank Account Ledger Entry	422	Check for Vendor V000076		1	-3,025.01	-3,025.01
03/05/24	Bank Account Ledger Entry	423	Check for Vendor V000007		1	-13,939.05	-13,939.05
03/05/24	Bank Account Ledger Entry	425	Check for Vendor V000010		1	-870.88	-870.88
03/05/24	Bank Account Ledger Entry	426	Check for Vendor V000013		1	-525.00	-525.00
03/08/24	Bank Account Ledger Entry	JE000259	Debt Service/ Tax Payment		1	6,511.63	6,511.63
03/14/24	Bank Account Ledger Entry	427	Check for Vendor V000033		1	-800.00	-800.00
03/14/24	Bank Account Ledger Entry	428	Check for Vendor V000058		1	-1,050.00	-1,050.00
03/14/24	Bank Account Ledger Entry	429	Check for Vendor V000007		1	-3,097.73	-3,097.73
03/14/24	Bank Account Ledger Entry	430	Check for Vendor V000010		1	-72.88	-72.88
03/21/24	Bank Account Ledger Entry	446	Check for Vendor V000058		1	-1,050.00	-1,050.00
03/22/24	Bank Account Ledger Entry	JE000265	Bulk Billing- Elect 02/05/2024-03/05/2024		1	-40.35	-40.35
03/22/24	Bank Account Ledger Entry	JE000266	Bulk Billing- Elect 02/05/2024-03/05/2024		1	-40.44	-40.44
03/22/24	Bank Account Ledger Entry	JE000267	Bulk Billing- Elect 02/05/2024-03/05/2024		1	-40.44	-40.44
03/22/24	Bank Account Ledger Entry	JE000268	Bulk Billing- Elect 02/05/2024-03/05/2024		1	-3,674.20	-3,674.20

Watergrass CDD

Total	-38,982.31	-38,982.31
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Quantity	0	Total
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Quantity	8	Total	-11,984.02
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Quantity	8	Total	-11,984.02
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Fourth Order of Business

4Bi.

WATERGRASS 1 INSPECTION REPORT. 4/2/24, 12:17 PM

Watergrass CDD.

Tuesday, April 2, 2024

Prepared For Board of supervisors.

94 Issue Identified

Gary Schwartz



Overpass.

Assigned To District manager.
WaterGrass entrance facade.



Wild Taro.

Assigned To LMP.
The North & South side entrance &
exit is clean and looks good.



Wild Taro.

Assigned To LMP.

The North & South sides of the entrance façade are clean and looks good.



Wild Taro.

Assigned To LMP.

The South side turf, trees, and plants are healthy and look good.



Wild Taro.

Assigned To LMP.

Send an estimate to replace the viburnum plants.



Wild Taro.

Assigned To LMP.

The gated entrance is clean and looks good.



Wild Taro.

Assigned To LMP.

The North side turf, trees, and plants are healthy and look good.



Curley

Assigned To LMP.

The North side turf is healthy and looks good.



Curley.

Assigned To LMP.

The South side turf is healthy and looks good.



Spoonflower Circle.

Assigned To District manager.

There are stains on the basketball court that either need to be repainted or pressure cleaned.



Spoonflower Circle.

Assigned To District manager.

The net needs to be replaced.



Spoonflower Circle.

Assigned To LMP.

The turf fertility could use some improvement.



Spoonflower Circle.

Assigned To LMP.

Looks good overall. There is a damaged sliding board that will be replaced.



Spoonflower Circle.

Assigned To District manager.

The district manager is in a process of replacing the damaged slide.



Pond # 1.

Assigned To First Choice Aquatics.
The pond looks good.



Pond # 2.

Assigned To First Choice Aquatics.
The pond looks good.



BridgeView Drive.

Assigned To District manager.

The playground looks good.



BridgeView Drive.

Assigned To LMP.

The turf looks good.



BridgeView Drive.

Assigned To LMP.

Treat the weeds and grass growing through the mulch bed.



BridgeView Drive.

Assigned To LMP.

Trim the tree suckers.



BridgeView Drive.

Assigned To District manager.

The basketball court looks good.



BridgeView Drive.

Assigned To LMP

Treat the bed weeds.



Pond # 3.

Assigned To First Choice Aquatics.
There is filamentous algae in the pond.



Pond # 3.

Assigned To LMP.
Trim the weeds underneath the tree.



BridgeView Drive.

Assigned To LMP.

Send an estimate to replace the missing Trinet plants.



Overpass Road.

Assigned To District manager.

The community facade looks good.



Angelstem.

Assigned To LMP.

The West side entrance looks good.



Angelstem.

Assigned To LMP.

Remove the weed by the root.



Angelstem.

Assigned To LMP.

The North side entrance looks good.



Angelstem.

Assigned To LMP.

Treat the weeds on the North side bed.



Angelstem.

Assigned To LMP.

Submit an action plan to improve the turf fertility..



Angelstem.

Assigned To LMP.

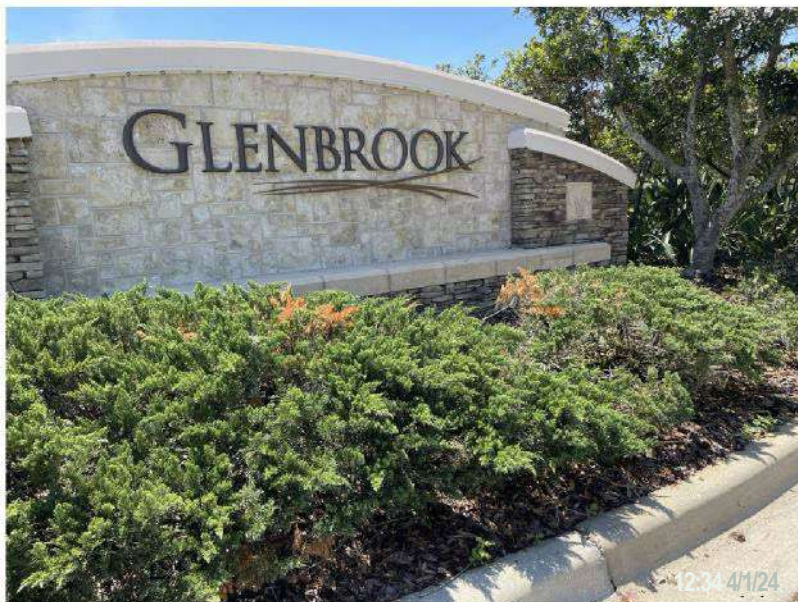
Trim the leaves hanging on the hedge plant.



Cottage Glen.

Assigned To LMP.

The North & South sides of the entrance façade is clean and look good.



Cottage Glen.

Assigned To Lmp.

Trim the dead areas of the Juniper plants.



Cottage Glen.

Assigned To Lmp.

Treat the bed weeds.



Cottage Glen.

Assigned To Lmp.

The North & South side entrance and the exit are clean and look good.



Cottage Glen.

Assigned To Lmp.

The gated entrance is clean & looks good.



Garden Alcove Loop.

Assigned To District manager.

The playground looks good overall.



Garden Alcove Loop.

Assigned To LMP.

Remove the weeds in the mulch.



Garden Alcove Loop.

Assigned To LMP.

The turf looks good.



Garden Alcove Loop.

Assigned To District manager.

The playground looks good.



Pond # 8.

Assigned To First Choice Aquatics.

The pond looks good.



Pond # 7.

Assigned To First Choice Aquatics.

There is Primrose Willow growing on the edge of the pond.



Garden Alcove Loop.

Assigned To LMP.

The roundabout looks good.



Garden Alcove Loop.

Assigned To LMP.

Trim the dead hanging palm fronds on the roundabout.



Pond # 9.

Assigned To First Choice Aquatics.

There is torpedo grass in the pond, but the pond looks good overall.



Silvercreek Way.

Assigned To LMP.

The North & South side entrance and exit is clean and look good



SilverCreek Way.

Assigned To LMP.

Send an estimate to replace the Lantana plants. Treat the weeds in the bed.



SilverCreek Way.

Assigned To LMP.

The North & South sides of the entrance. The side is clean and looks good.



SilverCreek Way.

Assigned To LMP.

Send an estimate to replace the missing Trinet plants.



SilverCreek Way.

Assigned To LMP.

Send an estimate to replace the dead Duranta plants.



SilverCreek Way.

Assigned To LMP.

The gated entry is clean and looks good.



Leaf Blade Lane.

Assigned To Lmp.

The roundabout looks good.



Leaf Blade Lane.

Assigned To District manager.

The playground looks good overall except for the weeds in the mulch.



Leaf Blade Lane.

Assigned To LMP.

Treated the weeds.



Leaf Blade Lane.

Assigned To LMP.

Treat the weeds in the playground mulch.



Leaf Blade Lane.

Assigned To LMP.

The turf conditions are improving in the park



Leaf Blade Lane.

Assigned To LMP.

Treat the dog fennel weeds.



Leaf Blade Lane.

Assigned To District manager. The basketball court looks good.



Leaf Blade Lane.

Assigned To District manager. There are holes in the sidewalk with sharp edges that need to be repaired.



Leaf Blade Lane.

Assigned To LMP.

Treat the weeds in the mulch bed.



Leaf Blade Lane.

Assigned To LMP.

Trim the tree sucker.



SilverCreek Way.

Assigned To LMP.

The roundabout looks good.



Pond # 10.

Assigned To First Choice Aquatics.

There is torpedo grass in the pond, but the pond looks good overall.



Pond # 12.

Assigned To First Choice Aquatics.
There is torpedo grass in the pond
with the pond looks good overall.



Pond # 11.

Assigned To First Choice Aquatics.
The pond looks good.



SummerGlade Drive.

Assigned To LMP.

The North & South sides of the entrance and exit is clean and looks good.



SummerGlade Drive.

Assigned To Lmp.

The North & South sides of the entrance façade is clean and looks good.



SummerGlade Drive.

Assigned To LMP.

Treat the bed weeds.



SummerGlade Drive.

Assigned To LMP.

The gated entrance is clean & looks good.

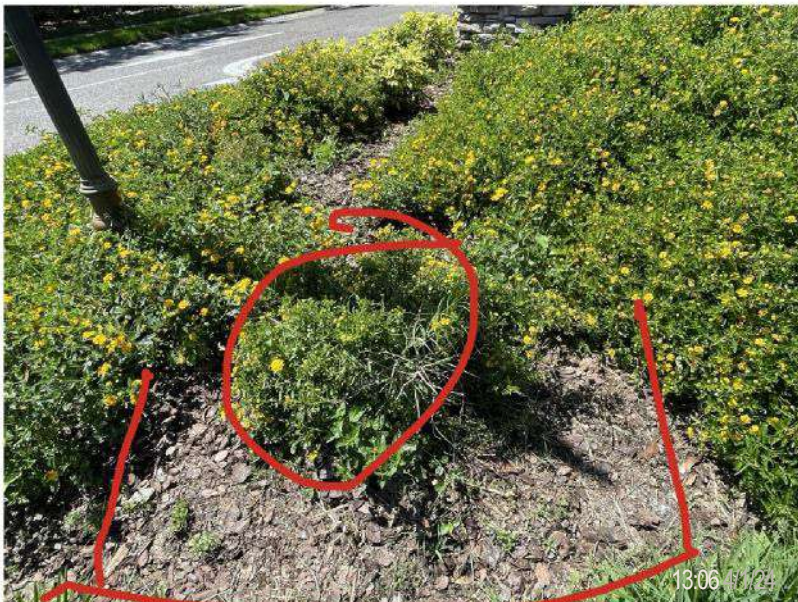


SummerGlade Drive.

Assigned To LMP.

Send estimate to replace any missing

Trinet plants.



SummerGlade Drive.

Assigned To LMP.

Remove and treat the weeds growing through the plant bed and the Lantana plants.



SummerGlade Drive.

Assigned To LMP.

The turf looks good overall.



Summer Glade Drive.

Assigned To District manager.

The playground looks good.



SummerGlade Drive.

Assigned To LMP.

The playground looks good overall.



SummerGlade Drive.

Assigned To LMP.

Remove the weeds in the mulch.



Pond # 15.

Assigned To First Choice Aquatics.
There is filamentous algae in the pond.



Pond # 15.

Assigned To LMP / District manager.
Dead turf.



SummerGlade Drive.

Assigned To LMP.

The roundabout looks good.



Pond # 13.

Assigned To First Choice Aquatics.

The pond looks good.



Summer Glade Drive.

Assigned To LMP.

Trim the Jasmine plants off of the curbing.



SummerGlade Drive.

Assigned To LMP.

The North & South sides entrance and exits are clean and look good.



SummerGlade Drive.

Assigned To LMP.

The North & South side of the entrance façade is clean and looks good.



SummerGlade Drive.

Assigned To LMP.

Treat the weeds.



SummerGlade Drive.

Assigned To LMP.

The gated entrance is clean and looks good.



SummerGlade Drive.

Assigned To LMP.

Trim the crack weeds and the bed weeds.



SummerGlade Drive.

Assigned To LMP.

Remove & treat the bed weeds in the Bulbine bed.



PereGrina Loop.

Assigned To District manager.

The playground looks good.



PereGrina Loop.

Assigned To LMP.

The turf conditions are improving.



PereGrina Loop

Assigned To LMP.

Treat the Dollar weed.



PereGrina Loop.

Assigned To District manager.

The playground looks good overall except for the weeds.



PereGrina Loop.

Assigned To LMP.

Remove the weeds in the mulch.



Red Root Court.

Assigned To LMP.

The roundabout looks good.



SummerGlade Drive.

Assigned To LMP.

The roundabout looks good.

**NO
RESPONSES
RECEIVED
FROM
VENDORS**

4Bii.



WATERGRASS CDD 1

LANDSCAPE INSPECTION

April 7, 2024

ATTENDING:

GARY SCHWARTZ - INFRAMARK

BILL CONRAD – LMP

ALEX FIGUEROA – LMP

PAUL WOODS – OLM, INC.

SCORE: 92%

**NEXT INSPECTION
MAY 10, 2024 AT 8:30 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS FROM 03/08/2024

10. Glenbrook: Closely monitor irrigation volumes. Confirm soil is not saturated at the park.
12. South end of the Anglestem Blvd right-of-way: Confirm irrigation coverage, reducing to allow drying. Control excessive weeds in turf.

CATEGORY II: MAINTENANCE ITEMS

BRIDGEVIEW

1. Remove the limb from the large Grandfather Oak along the frontage berm.
2. At the monument sign: I recommend using loppers or hand pruners to round the outside edge of large the Arboricola Trinette, maintaining a loose form.
3. Hand prune dead wood from Ilex 'Schillings', pruning back to green stem. I recommend systemic fungicides to reduce pest pressure.
4. Seedpod Loop playground: Control weeds in turf.
5. Remove Awabuki Viburnum leaf drop from perimeter hedgerow.
6. Control bed weeds in playground fall zones and the Pine mulch beds at the south end of the park.
7. Use a limb saw to prune suckering growth from roadside Oak trees.
8. Control crack weeds along sidewalks.
9. Use a brush blade or nonselective controls to reestablish the buffer in the natural area along the pond shore in the 7100 block.
10. Frontage: Maintain hard lines along curbs and rolled asphalt areas. Remove any runners that persist.

COMMONS

11. Anglestem Blvd/Overpass Road intersection: Control weeds in turf.

12. Deadhead Crinum Lilies.
13. Glenbrook commons to the north of the entrance: Prune back wood line overgrowth extending into turf mowables.
14. Glenbrook: Prune dead wood from Japanese Blueberries in the center island.
15. Glenbrook: Hand prune dead wood from Copperleaf at the exit side of the gate frontage.
16. Along the Glenbrook/Anglestem Blvd frontage: Maintain Viburnum in a consistent 5 foot height. I recommend using the gas pipe as the maximum height.
17. Anglestem Blvd south right-of-way adjacent to Summerglade entrance: Confirm irrigation run rates.
18. Hand prune dead wood from shrubs along the Silvercreek frontage.
19. Remove volunteer Cordgrass from Confederate Jasmine planting across from Glenbrook entrance.
20. Complete fertilizing all flowering ornamentals including Hibiscus to promote vigorous new growth.
21. Northwest corner of Silvercreek, along the Anglestem Blvd right-of-way: Stagger prune Copperleaf to improve the shrubbing and privacy.

SUMMERGLADE

22. Rejuvenate prune yellow Lantana, maintaining a consistent height.
23. At the gate arms: I recommend using sanitized pruning tools to reduce overhanging Chinese Fan Palms.
24. Throughout the park right-of-way: Remove suckering growth from roadside Oak trees.
25. Use line trimmers to detail pond areas inaccessible to mowers, maintaining a consistent height of cut to the waters edge.
26. Target prune wood line overgrowth adjacent to 32108, maintaining an uninterrupted mowable around the south pond shoreline.
27. Common lawn at the rear of 32108: Confirm no active turf pest pressure. Promote infilling growth of Bermudagrass.
28. I recommend removing declining Bradford Pears adjacent to the south property line at the gate.

PEREGRINA

29. Establish a uniform soft line at the village monument. Remove any runners that persist under Juniper and Bulbine plantings.

30. Prune back wood line overgrowth in the Redroot Court cul-de-sac along the boundary easements. Do not allow wood lines to overgrow mowables.
31. Fertilize Chinese Fan Palms.

CATEGORY III: IMPROVEMENTS – PRICING

1. Glenbrook park: Provide a price to remove declining Slash Pine near the playground.
2. Silvercreek conservation easement along the north end of Leaf Blade Lane: Provide a price to cut back wood line overgrowth around the entire perimeter, including the District owned properties at the rear of common homes.

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

1. Per contract, provide weekly written summary of services to CDD. Verbal exchanges can get lost and do not succeed in creating a project narrative. Include irrigation and hort services contemporaneously to CDD.
2. Identify rerouting the access point for Glenbrook ponds. I recommend entering along the common rear at the 30200 block, if possible, to avoid driving over saturated residential property.
3. Confirm the District has any proposals for open bed areas replenishment.

cc: Brian Lamb brian.lamb@inframark.com
Gene Roberts gene.roberts@inframark.com
Gary Schwartz gary.schwartz@inframark.com
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Alex Figueroa Alex.Figueroa@lmpopro.com
Bill Conrad bill.conrad@lmpopro.com
Kevin Pajala Kevin.pajala@lmpopro.com

WATERGRASS I CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5	-2	Incomplete pondshores
TURF FERTILITY	15		
TURF EDGING	5	-2	Improve soft edging
WEED CONTROL – TURF AREAS	10	-5	52wk
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PLANT INSECT/DISEASE CONTROL	10		
PRUNING	10	2	Woodlines
CLEANLINESS	10		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		Improve drying
CARRYOVERS	5		10, 12

B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		Propose supplements at entries (lantana bulbine).
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		

Date: 4-5-24 Score: 92% Performance Payment: 100%

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____



100 Cobb Place Blvd., Suite 304, Kennesaw, GA 30144 Phone: 770.420.0900 Fax: 770.420.0904 www.olminc.com