

**WATERGRASS
COMMUNITY DEVELOPMENT DISTRICT I
BOARD OF SUPERVISORS
REGULAR MEETING
OCTOBER 20, 2016**

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I AGENDA OCTOBER 20, 2016 AT 11:00 a.m.

WaterGrass Club
Located at 32711 Windelstraw Drive Wesley Chapel, FL 33545

District Board of Supervisors	Chairman	Tiffany Randolph
	Vice Chairman	William Wright
	Supervisor	Robert Landgraf
	Supervisor	Michael Leavor
	Supervisor	Christin Behrens
District Manager	Meritus	Brian Lamb
		Brian Howell
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Johnson Engineering	Phil Chang

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

The meeting will begin at 11:00 a.m. Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Audience Questions and Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. Following public comment, the meeting will proceed with the third 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 fourth 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 fifth 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 sixth 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 seventh 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.

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) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, 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.

Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 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.

WaterGrass I Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the WaterGrass Community Development District I will be held on **Thursday, October 20, 2016 at 11:00 a.m.** at the WaterGrass Club, located at 32711 Windelstraw Drive, Wesley Chapel, Florida, 33545. The agenda is included below.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**
- 3. VENDOR AND STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - 1. Work Authorization Number 1 Pavement Seepage Analysis..... Tab 01
- 4. BUSINESS ITEMS**
 - A. Acceptance of MBS Engagement Letter..... Tab 02
 - B. Acceptance of Dissemination Agreement and Disclosure Services..... Tab 03
 - C. Reserve Study Tab 04
 - D. General Matters of the District
- 5. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Meeting Minutes September 22, 2016..... Tab 05
 - B. Review of Financial Statements from WaterGrass CDD II Tab 06
 - C. Consideration of Operations and Maintenance Expenditures October 2016 Tab 07
 - D. Review of Financial Statements Month Ending August 31, 2016 Tab 08
- 6. MANAGEMENT REPORTS**
 - A. District Manager
 - 1. Staff Task List Tab 09
 - 2. Community Inspection Reports..... Tab 10
 - 3. First Choice Aquatic Report..... Tab 11
- 7. SUPERVISOR REQUESTS**
- 8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 9. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,



Brian Lamb
District Manager



Work Authorization Number 1

October 3, 2016

Watergrass I Community Development District
Wesley Chapel, FL

Subject: **Work Authorization Number 1**
Watergrass I Community Development District

Dear Chairman, Board of Supervisors:

Johnson Engineering, Inc. (the "Engineer") is pleased to submit this request for work authorization to provide engineering services for the Watergrass I Community Development District (the "District"). We will provide these services pursuant to our current agreement dated November 19, 2015 ("Engineering Agreement") as follows:

I. Scope of Work

The District has requested assistance from the Engineer with diagnosing an asphalt seepage issue within the Watergrass I CDD community. The scope of services below addresses diagnostic investigation and an associated summary report (e.g. camera scope in drain, and monitor well installation). The Engineer proposes to provide the following professional consulting services for investigation and reporting.

1. Install, Survey & Monitor Water Level Wells with Data Loggers

- a. The Engineer will have three (3) temporary water level monitoring wells installed by its Sub-Consultant, Ardaman and Associates, in the grass areas adjacent to the roadway (Cottage Glen Lane), and nearby the asphalt seepage issue area. **Monitoring wells must be installed by a Florida licensed well driller as required by the State.**

Wells will be constructed using 2" Schedule 40 PVC. The well screen will be slotted 0.010-inch PVC. The wells will be installed at least 5 feet below the water table at the time of construction, to a maximum depth of 10 feet below the adjacent ground surface. The wells will have a slip cap placed at their tops, and will be at or very near the elevation of the adjacent surface grade.

Per Rule 40D-3.051, FAC, these temporary wells will not need to be permitted, but they must be removed within 10 days after installation. Removal is included in the scope of services.

It is understood no right-of-way (ROW) permit is required for the installation of the proposed temporary monitoring wells. Obtaining a ROW permit is out of the scope of services.

- b. The Engineer’s Florida Licensed Surveyor will provide horizontal and vertical survey for the top of well casing and existing ground at the three (3) well sites. The horizontal data will be in feet, collected with RTK GPS, and shall be projected on the Florida State Plane Coordinate System, West Zone, NAD83 (2011). The vertical data will be in feet, established with a closed level loop, referenced to the North American Vertical Datum of 1988 (NAVD88). A bench mark at each well site will be established.
 - c. The Engineer will install, program, and calibrate three (3) In-Situ Level Troll data loggers with associated desiccant packs, rugged twist-lock cables, and 2” well docks. Water level data will be downloaded once, at the end of a seven (7) day monitoring period, and included in a Summary Report for the CDD (task 3).
- 2. Diagnostic Underdrain Investigation** – The Engineer will have its sub-consultant, Geospatial & Utilities Engineering, undertake a camera scope that will be submerged in the underdrain in the area exhibiting asphalt seepage issues in order to diagnose any blockage or collapsed pipe issues. The Engineer will provide still, digital photos and a field report of observations. No measurements, recorded video, or technical analysis is included in this scope of services. The field observations and photos will be included in a Summary Report for the CDD (task 3).
- 3. Summary Report** - Based on the camera scope findings (Task 2) and water level data (Task 1), Johnson Engineering will provide a summary report including findings, data analysis, and recommendations. The report will be provided as a letter report with summary graphics to support findings and recommendations.

II. Fees

Watergrass I Community Development District will compensate Johnson Engineering, Inc. on a lump sum basis as follows:

1. Monitoring Wells (Florida Licensed Well Driller)	\$2,530.00
2. Survey Monitoring Well Locations	\$3,200.00
3. Program, Install and Download Data Logger	\$2,555.00
4. Diagnostic Underdrain (Video) Investigation	\$1,815.00
5. Summary Report	<u>\$3,150.00</u>
Total	\$13,250.00

This proposal, together with the Engineering Agreement, represents the entire understanding between the Watergrass I Community Development District and Johnson Engineering, Inc. with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Johnson Engineering, Inc. We look forward to assisting the District with its analysis of the pavement seepage issues.

Sincerely,
JOHNSON ENGINEERING, INC.



Phil Chang, P.E.
Branch Manager

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Watergrass I Community Development District

Date: _____



**UNDERWRITING AGREEMENT
WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I**

September 22, 2016

Board of Supervisors
Watergrass Community Development District I

Dear Supervisors:

MBS Capital Markets, LLC (the “Underwriter”) offers to enter into this agreement (the “Agreement”) with the Watergrass Community Development District I (the “District”) which, upon your acceptance of this offer, will be binding on the District and the Underwriter. This agreement relates to the proposed issuance of District refunding bonds (the “Bonds”) for the purpose of refunding the District’s outstanding Series 2005A Bonds (the “Prior Bonds”).

- 1. Scope of Services:** The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.
 - o Advice regarding the structure, timing, terms, and other similar matters concerning the particular of municipal securities described above.
 - o Preparation of rating strategies and presentations related to the issue being underwritten.
 - o Preparations for and assistance with investor “road shows,” if any, and investor discussions related to the issue being underwritten.
 - o Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
 - o Assistance in the preparation of the Preliminary Official Statement, if any, and the final Official Statement.
 - o Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
 - o Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
 - o Preparation of post-sale reports for the issue, if any.
 - o Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

4890 WEST KENNEDY BLVD. SUITE 940
TAMPA, FLORIDA 33609
PHONE: 813.281.2700

152 LINCOLN AVENUE,
WINTER PARK, FLORIDA 32789
PHONE: 407.622.0130

8583 STRAWBERRY LANE
LONGMONT, COLORADO 80503
PHONE: 303.652.0205

1005 BRADFORD WAY
KINGSTON, TENNESSEE 37763
PHONE: 865.717.0303



MBS CAPITAL MARKETS, LLC

2. **Fees:** No fees will be incurred with the execution of this Agreement. The underwriting fee for the sale or placement of Bonds is 1.5% of the principal amount of the Bonds or \$50,000, whichever is greater. The Underwriter will be responsible for its own out-of-pocket expenses with the exception of underwriter's or disclosure counsel which fee will not exceed \$30,000 and will be paid from the costs of issuance account. Such fee as well as any fees payable to the Underwriter will be entirely contingent upon the successful sale and delivery or placement of the Bonds.
3. **Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon written notice to the non-terminating party.
4. **Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel, if any, will deliver to the District a purchase or placement contract setting forth its rights and duties in connection with such purchase or placement as well as detailing the terms of the Bonds.
5. **Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.
6. **Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement you are acknowledging receipt of the same.



MBS CAPITAL MARKETS, LLC

This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

By execution of this Agreement, you are acknowledging receipt of the MSRB Rule G-17 required disclosures attached hereto as Exhibit A.

Sincerely,
MBS Capital Markets, LLC

Brett Sealy
Managing Partner

Approved and Accepted By: _____

Title: _____

Date: _____



EXHIBIT A

Disclosures Concerning the Underwriter's Role

- (i) Municipal Securities Rulemaking Board Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors;
- (ii) The Underwriter's primary role is to purchase securities with a view to distribution in an arm's-length commercial transaction with the District and it has financial and other interests that differ from those of the District;
- (iii) Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to its own financial or other interests;
- (iv) The Underwriter has a duty to purchase securities from the District at a fair and reasonable price, but must balance that duty with its duty to sell municipal securities to investors at prices that are fair and reasonable; and
- (v) The Underwriter will review the official statement for the District's securities in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.

Disclosure Concerning the Underwriter's Compensation

Underwriter's compensation that is contingent on the closing of a transaction or the size of a transaction presents a conflict of interest, because it may cause the Underwriter to recommend a transaction that it is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the



MBS CAPITAL MARKETS, LLC

resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

DISCLOSURE SERVICES, LLC

DISSEMINATION AGREEMENT Watergrass Center Community Development District

October 4, 2016

Board of Supervisors
Watergrass Community Development District I

Dear Supervisors:

DISCLOSURE SERVICES, LLC ("Dissemination Agent") hereby agrees with the Watergrass Community Development District I (the "District") to act as the District's Dissemination Agent. The duties of the Dissemination Agent are set forth in this Dissemination Agreement (the "Agreement"). The purpose of this Agreement is to facilitate the District's compliance with the Securities and Exchange Commission's (the "SEC's") Rule 15c2-12(b)(5) (the "Rule") related to continuing disclosure. The Dissemination Agent is acting as an independent contractor for purposes of facilitating the District's Rules obligations and is not an agent of the District. Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Continuing Disclosure Agreements.

1. **Duties:** The Dissemination Agent shall have only such duties as are specifically set forth in the Continuing Disclosure Agreements.
2. **Fees:** The Dissemination Agent will be responsible for all out-of-pocket expenses. The annual fee for the Dissemination Agent's services under this Agreement is \$1,000 for the District's Series 2005/2010, plus \$1,000 for each additional bond issue of the District, subject to these disclosure requirements.
3. **Assignment:** The Dissemination Agent reserves the right to engage a third party for the purpose of carrying out the services outlined in this Agreement.
4. **Termination:** Both the District and the Dissemination Agent will have the right to terminate this Agreement upon 30 days prior written notice.
5. **Representation of the District:** The District represents and warrants that it will not withhold any information necessary for the Dissemination Agent to carry out its duties under this Agreement and that it will supply all information requested by the Dissemination Agent.

DISCLOSURE SERVICES, LLC

Page 2

6. **Indemnification**: To the extent permitted by law, the District will indemnify the Dissemination Agent for any action or actions brought by Owners as a result of the failure (including omission and misrepresentation) of the District to meet its requirements under this Agreement and the Continuing Disclosure Agreement as determined by a court of competent jurisdiction. To the extent permitted by law, the Dissemination Agent will indemnify the District for any action or actions brought by Owners as a result of the Dissemination Agent's gross negligence or willful misconduct as determined by a court of competent jurisdiction.
7. **Responsibility for Information**: The District acknowledges and agrees that the information to be collected and disseminated by the Dissemination Agent will be produced by the District. The Dissemination Agent's duties are those of collection and collation and not of authorship or production, consequently the Dissemination Agent shall have no responsibility for the content of the information disseminated by it and any and all securities law liabilities, including compliance with the Rule, will remain with the District.
8. **Agreement Governed by Florida Law**: The terms and conditions of this Agreement shall be governed by the laws of the State of Florida.

This Agreement shall be effective upon the District's acceptance hereof.

Very truly yours,

DISCLOSURE SERVICES, LLC



Robert Gardner
Manager

Approved and Accepted:

Watergrass Community Development District I

By: _____

Title: _____

Date: _____

WINTER PARK, FLORIDA

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS Watergrass I Community Development District Wesley Chapel, Florida

		Individual Reserve Budgets & Cash Flows for the Next 30 Years														
	FY2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Reserves at Beginning of Year (Note 1)	N/A	0	19,655	87,357	170,399	212,471	321,410	406,282	477,961	556,372	342,555	112,440	206,112	276,002	390,682	486,679
Total Recommended Reserve Contributions (Note 2)	N/A	19,523	108,000	109,600	111,200	112,900	114,600	116,300	118,000	119,800	121,600	123,400	125,300	127,200	129,100	131,000
Plus Estimated Interest Earned, During Year (Note 3)	N/A	132	717	1,728	2,567	3,580	4,879	5,929	6,935	6,027	3,051	2,136	3,232	4,470	5,882	7,226
Less Anticipated Expenditures, By Year	N/A	0	(41,015)	(28,286)	(71,695)	(7,541)	(34,607)	(50,550)	(46,524)	(339,644)	(354,766)	(31,864)	(58,642)	(16,990)	(38,985)	(33,819)
Anticipated Reserves at Year End	N/A	<u>\$19,655</u>	<u>\$87,357</u>	<u>\$170,399</u>	<u>\$212,471</u>	<u>\$321,410</u>	<u>\$406,282</u>	<u>\$477,961</u>	<u>\$556,372</u>	<u>\$342,555</u>	<u>\$112,440</u>	<u>\$206,112</u>	<u>\$276,002</u>	<u>\$390,682</u>	<u>\$486,679</u>	<u>\$591,086</u>
Predicted Reserves based on 2017 funding level of:	\$19,523	0	19,655	(1,716)	(10,561)											

(continued)

		Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued														
		2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Reserves at Beginning of Year		591,086	242,334	46,009	53,991	158,623	250,510	398,159	384,799	500,236	612,251	773,542	694,615	612,218	341,463	508,462
Total Recommended Reserve Contributions		133,000	135,000	137,000	139,100	141,200	143,300	145,400	147,600	149,800	152,000	154,300	156,600	158,900	161,300	163,700
Plus Estimated Interest Earned, During Year		5,588	1,933	670	1,426	2,743	4,349	5,250	5,934	7,459	9,291	9,844	8,762	6,394	5,699	4,744
Less Anticipated Expenditures, By Year		(487,340)	(333,258)	(129,688)	(35,894)	(52,056)	0	(164,010)	(38,097)	(45,244)	0	(243,071)	(247,759)	(436,049)	0	(477,817)
Anticipated Reserves at Year End		<u>\$242,334</u>	<u>\$46,009</u> (NOTE 5)	<u>\$53,991</u>	<u>\$158,623</u>	<u>\$250,510</u>	<u>\$398,159</u>	<u>\$384,799</u>	<u>\$500,236</u>	<u>\$612,251</u>	<u>\$773,542</u>	<u>\$694,615</u>	<u>\$612,218</u>	<u>\$341,463</u>	<u>\$508,462</u>	<u>\$199,089</u> (NOTE 4)

Explanatory Notes:

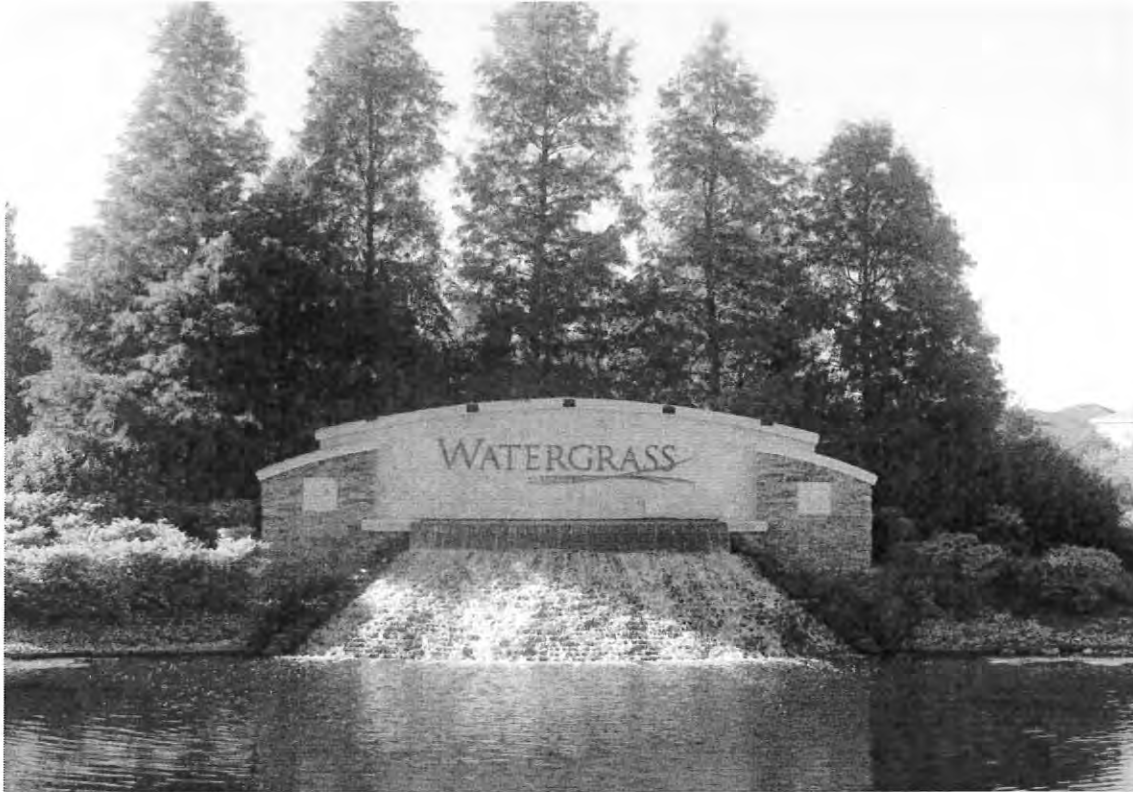
- 1) Year 2017 starting reserves are projected as of September 30, 2016; FY2017 starts October 1, 2016 and ends September 30, 2017.
- 2) Reserve Contributions for 2017 are budgeted; 2018 is the first year of recommended contributions.
- 3) 1.35% is the estimated annual rate of return on invested reserves.
- 4) Accumulated year 2046 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).

comprises
Expenditures

FULL RESERVE STUDY

Watergrass I

Community Development District



Wesley Chapel, Florida
August 22, 2016



This Report contains intellectual property developed by Reserve Advisors, Inc. and cannot be reproduced or distributed to those who conduct reserve studies without their written consent.

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Reserve Study Update

October 6, 2016

The Reserve Study for WaterGrass I Community Development District
Was submitted onOctober 6, 2016

To maintain the most accurate and cost-effective replacement schedule and funding plan for
your property elements, this study should be updated on or about**Fourth Quarter, 2018**
...but no later than.....**Fourth Quarter, 2019**

As a valued client, we are pleased to offer a future reserve study update with site visit
for.....**\$2,950**

For a Reserve Study Update with Site visit as noted above.

This future update fee is based on the same property components that were contained in your last Reserve Advisors' reserve study or update. We are pleased to include property additions for an additional fee.

To initiate your Reserve Study Update, please sign this authorization and fax or mail to the
number below. Upon receipt of this authorization we will contact you to schedule your site visit
and invoice for the Reserve Study Update Service.

Sign this contract below and fax to **414-272-3663**. Or mail to
Reserve Advisors, Inc.
735 N. Water St., Suite 175
Milwaukee, WI 53202

Delivery options for your Reserve Study Update Report, Please check one of the following:

- ☐ 1-Full color printed copy PLUS Electronic Report, FREE
☐ 2-Full color printed copies PLUS Electronic Report, \$100

For: Reserve Advisors, Inc.

Signature: 

Matt Kuisle
Director of Client Services - Southeast
Region
Matt@reserveadvisors.com
Ref. # 160957
(800) 980-9881

**For WaterGrass I Community Development
District**

Name: _____

Title: _____

Date: _____

Phone: _____

Agent or Manager: Nicole Chamberlain

Management Firm: Meritus Associations

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Long-term thinking. Everyday commitment.

Corporate Office

Reserve Advisors, Inc.
735 N. Water Street, Suite 175
Milwaukee, WI 53202

1. RESERVE STUDY EXECUTIVE SUMMARY

Client: Watergrass I Community Development District (Watergrass I)

Location: Wesley Chapel, Florida

Reference: 160957

Property Basics: Watergrass I Community Development District is a planned unit development which is responsible for the common elements shared by 430 single family homes. The development was built from 2006 to 2014 and contains asphalt pavement, six parks with playground equipment and basketball courts, ponds and entrance monuments.

Reserve Components Identified: 20 Reserve Components.

Inspection Date: August 22, 2016.

Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan recognizes this threshold funding year in 2033 due to asphalt repaving.

Cash Flow Method: We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- current and future local costs of replacement
- 1.35% annual rate of return on invested reserves
- 1.5% future Inflation Rate for estimating Future Replacement Costs

Sources for Local Costs of Replacement: Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.

Cash Status of Reserve Fund: Management projects a reserve balance of zero dollars (\$0) as of September 30, 2016. A potential deficit in reserves might occur by 2018 based upon continuation of the most recent annual reserve contribution of \$19,523 and the identified Reserve Expenditures.

Recommended Reserve Funding: The District budgeted \$19,523 for Reserve Contributions in 2017¹. We recommend the District adopt a reserve budget of \$108,000 in 2018. Afterwards, the District should budget gradual annual increases in reserve funding that in part consider the effects of inflation through 2046, the limit of this study's Cash Flow Analysis. The initial recommended adjustment in Reserve Contributions of \$88,477 represents about a nineteen percent (19.2%) adjustment in the 2017 total Operating Budget of \$460,212. This initial recommended adjustment of \$88,477 is equivalent to an increase of \$17.15 in the monthly contributions per homeowner.

Certification: This *Full Reserve Study* exceeds the Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level I Full Reserve Study."

¹The Fiscal Year (FY 2017) for Watergrass I begins October 1, 2016 and ends September 30, 2017. For brevity, we refer to the Fiscal Year by its ending year, i.e. Fiscal Year 2016-17 is FY 2017 or simply 2017.

APRA

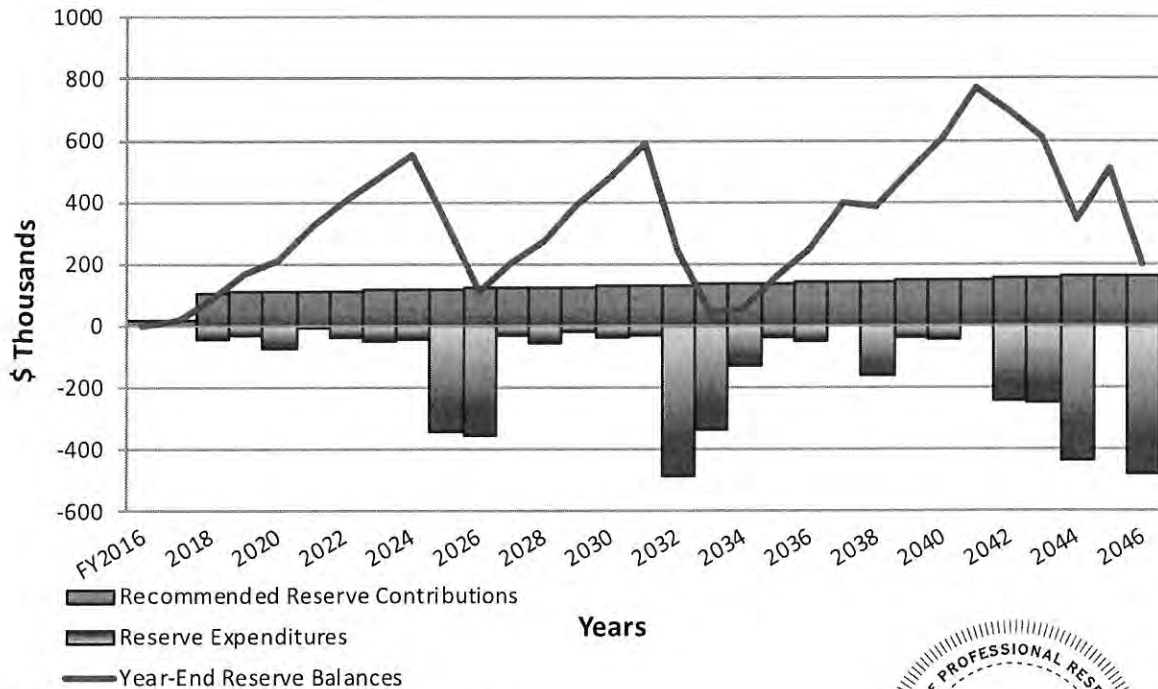
Association of Professional Reserve Analysts

MEMBER OF
community
ASSOCIATIONS INSTITUTE

Watergrass I

Recommended Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2017	19,523	19,655	2027	123,400	206,112	2037	143,300	398,159
2018	108,000	87,357	2028	125,300	276,002	2038	145,400	384,799
2019	109,600	170,399	2029	127,200	390,682	2039	147,600	500,236
2020	111,200	212,471	2030	129,100	486,679	2040	149,800	612,251
2021	112,900	321,410	2031	131,000	591,086	2041	152,000	773,542
2022	114,600	406,282	2032	133,000	242,334	2042	154,300	694,615
2023	116,300	477,961	2033	135,000	46,009	2043	156,600	612,218
2024	118,000	556,372	2034	137,000	53,991	2044	158,900	341,463
2025	119,800	342,555	2035	139,100	158,623	2045	161,300	508,462
2026	121,600	112,440	2036	141,200	250,510	2046	163,700	199,089



Respectfully submitted on October 6, 2016 by
RESERVE ADVISORS, INC.



Alan M. Ebert, PRA¹, RS², Director of Quality Assurance
Reviewed by: Nicole L. Lowery, PRA, RS, Associate Director of Quality Assurance
Visual Inspection and Report by: Tanner A. Oldenburger, RS



¹PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.

² RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

2. RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of

Watergrass I Community Development District

Wesley Chapel, Florida

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, August 22, 2016.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property** - Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures** - Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan** - Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Condition Assessment** - Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future board members
- **Methodology** - Lists the national standards, methods and procedures used, financial information relied upon for the Financial Analysis of the Reserve Study
- **Definitions** - Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Professional Service Conditions** - Describes Assumptions and Professional Service Conditions
- **Credentials and Resources**

IDENTIFICATION OF PROPERTY



Watergrass I Community Development District is a planned unit development which is responsible for the common elements shared by 430 single family homes. The development was built from 2006 to 2014 and contains asphalt pavement, six parks with playground equipment and basketball courts, ponds and entrance monuments. We identify 20 major reserve components that are likely to require capital repair or replacement during the next 30 years.

Our investigation includes Reserve Components or property elements as set forth in your Declaration. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement. Our process of identification helps assure that future boards and the management team understand whether reserves, the operating budget or Homeowners fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the District and through conversations with Management. These classes of property include:

- Reserve Components

- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Homeowners
- Property Maintained by Others

We advise the Board conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget.

The Reserve Study identifies Reserve Components as set forth in your Declaration or which were identified as part of your request for proposed services. Reserve Components are defined by CAI as property elements with:

- Watergrass I responsibility
- Limited useful life expectancies
- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

Long-Lived Property Elements do not have predictable Remaining Useful Lives. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan. We identify the following Long-Lived Property Elements as excluded from reserve funding at this time.

- Electrical Systems, Common
- Irrigation System
- Pipes, Subsurface Utilities

The operating budget provides money for the repair and replacement of certain Reserve Components. Operating Budget Funded Repairs and Replacements relate to:

- General Maintenance to the Common Elements
- Expenditures less than \$4,000 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)
- Irrigation, Battery Operated Controllers
- Landscape
- Outlet Structures, Ponds, Inspections and Repairs

- Paint Finishes, Touch Up
- Playgrounds, Mulch Replenishment
- Pond Maintenance
- Pumps Less Than Five-HP (horsepower)
- Signage, Parks
- Other Repairs normally funded through the Operating Budget

Certain items have been designated as the responsibility of the homeowners to repair or replace at their cost. Property Maintained by Homeowners, including items billed back to Homeowners, relates to:

- Driveways
- Homes and Lots
- Mailboxes

Certain items have been designated as the responsibility of others to repair or replace.

Property Maintained by Others relates to:

- Clubhouse, Tennis Courts and Pool Area (Watergrass Community Development District II)
- Gated Entrances (Sub Associations)
- Lift Stations (County)
- Light Poles and Fixtures (Utility Company)
- Signage and Waterfall, Main Entrance (Watergrass Community Development District II)
- Street System, Angelstem Boulevard (County)

3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

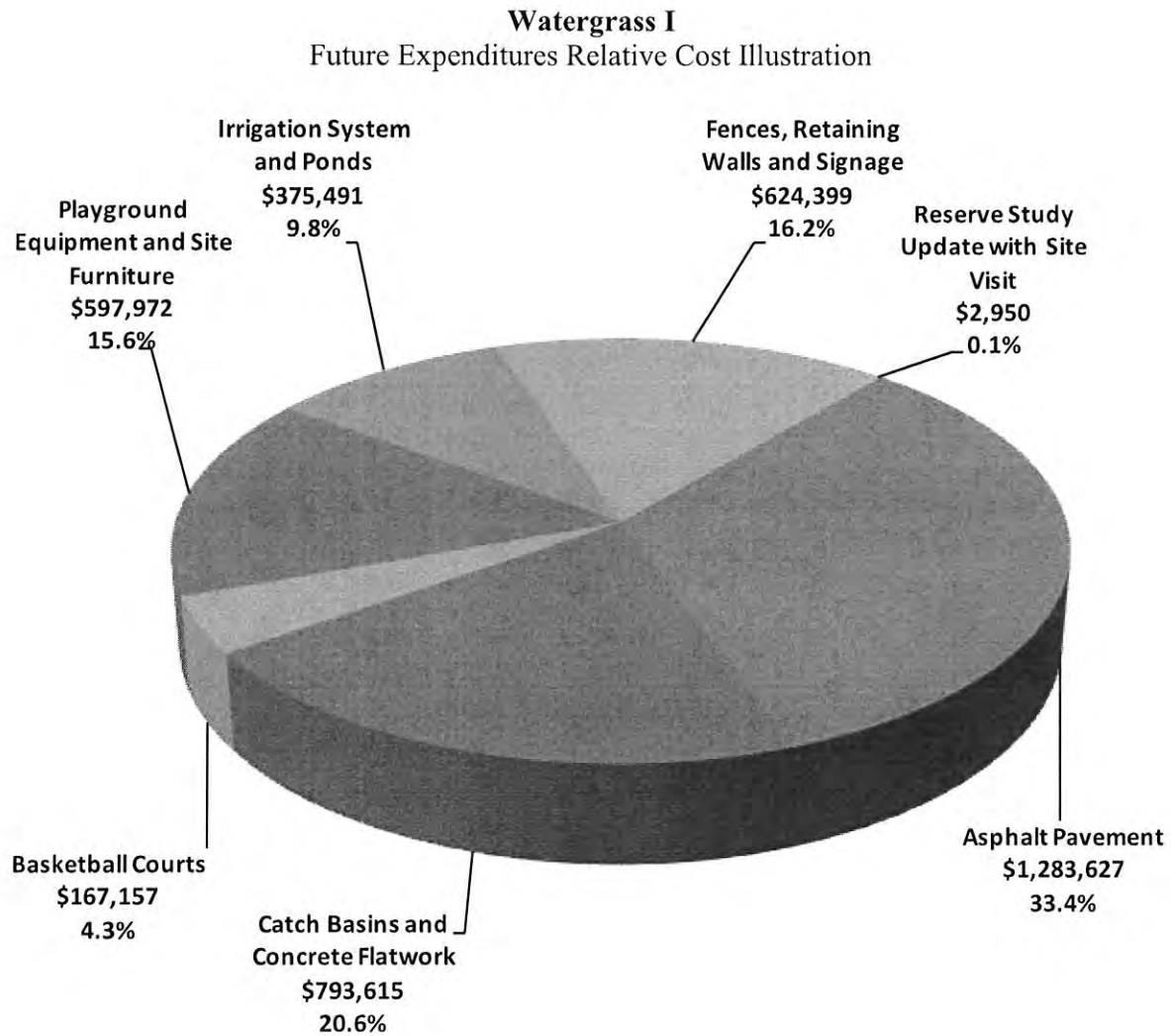
- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
 - useful life
 - remaining useful life
- Unit cost of replacement
- 2016 local cost of replacement
- Total future costs of replacement anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end
- Predicted reserves based on current funding level

Financial statements prepared by your District, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of *Reserve Expenditures* and *Reserve Funding Plan*.

The following chart illustrates the relative importance of the categories noted in *Reserve Expenditures* and relative funding during the next 30 years.



RESERVE EXPENDITURES

**Watergrass I
Community Development District**
Wesley Chapel, Florida

Years 2016 to 2031

Explanatory Notes:

- 1) 1.5% is the estimated future inflation rate for estimating future replacement costs.
2) FY2016 is fiscal year beginning October 1, 2016 and ending September 30, 2017.

Wesley Chapel, Florida																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Unit (2016)	Costs, \$		30-Year Total (Inflated)	RUL = 0 FY2016																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
						Useful	Remaining		Per Phase (2016)	Total (2016)		1 2017	2 2018	3 2019	4 2020	5 2021	6 2022	7 2023	8 2025	9 2026	10 2027	11 2027	12 2028	13 2029	14 2030	15 2031																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
4.020	54,100	54,100	Square Yards	Asphalt Pavement, Patch	2019	3 to 5	3	0.50	27,050	27,050	238,415				28,286				30,021				31,864																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											

RESERVE EXPENDITURES
Watergrass I
Community Development District
 Wesley Chapel, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Unit (2016)	Costs, \$		30-Year Total (Initiated)											
						Useful	Remaining		Per Phase (2016)	Total (2016)	2019	20	21	22	23	24	25	26	27	28	29	30
4.020	54,100	54,100	Square Yards	Asphalt Pavement, Patch	2019	3 to 5	3	0.50	27,050	27,050	238,415				38,097				40,434			
4.040	17,900	17,900	Square Yards	Asphalt Pavement, Mill and Overlay, Bridgeview	2026	15 to 20	10	11.00	196,900	196,900	536,280											307,770
4.041	18,900	18,900	Square Yards	Asphalt Pavement, Mill and Overlay, Peregrina and Summerglade	2022	15 to 20	16	11.00	207,900	207,900	263,822	263,822										
4.042	17,300	17,300	Square Yards	Asphalt Pavement, Mill and Overlay, Silvercreek and Glenbrook	2033	15 to 20	17	11.00	190,300	190,300	245,110	245,110										
4.060	815	815	Square Yards	Basketball Courts, Color Coat and Repairs	2018	4 to 6	2	6.50	5,298	5,298	32,413	6,623							7,919			
4.062	6	6	Each	Basketball Courts, Goals	2023	to 15	7	2,200.00	13,200	13,200	32,966											
4.064	815	815	Square Yards	Basketball Courts, Surface Replacement	2038	to 35	22	90.00	73,350	73,350	101,778			18,316								
4.100	75	25	Each	Catch Basins, Inspections and Capital Repairs, Phased	2026	15 to 20	10 to 16	500.00	12,500	37,500	66,008	15,862	16,100									19,539
4.110	42,200	2,110	Linear Feet	Concrete Cuts and Gutters, Partial	2026	to 35	10 to 30+	24.00	50,640	1,012,800	267,410	64,261	65,225									79,154
4.140	232,000	4,220	Square Feet	Concrete Sidewalks, Partial	2018	to 65	2 to 30+	7.50	31,650	1,740,000	469,197			43,916		45,244	46,611	48,020	49,471			
4.260	2,360	1,180	Linear Feet	Fences, Vinyl, Also Retaining Walls, Phased	2024	15 to 20	8 to 9	35.00	41,300	82,600	216,384							60,823	61,735			
4.400	2	2	Each	Irrigation System, Controllers	2021	to 15	5	3,500.00	7,000	7,000	16,969											21,883
4.410	4	2	Each	Irrigation System, Pumps, Phased	2026	to 20	10 to 13	7,000.00	14,000	28,000	55,121											
4.660	6	6	Each	Playground Equipment	2025	15 to 20	9	34,000.00	204,000	204,000	542,765											
4.710	19,300	1,930	Linear Feet	Ponds, Erosion Control, Partial	2020	to 15	4	35.00	67,550	67,550	166,006		88,311							309,513		
4.730	113,000	5,650	Square Yards	Ponds, Sediment Removal, Partial	2032	to 30	16	20.00	113,000	113,000	143,395	143,395										
4.745	6,140	3,070	Square Feet	Retaining Walls, Masonry, Phased	2042	to 35	26 to 27	30.00	92,100	184,200	273,368							135,637	137,671			
4.800	5	5	Each	Signage, Neighborhood Monuments, Renovation	2028	20 to 25	12	8,750.00	43,750	43,750	52,308											
4.810	1	1	Allowance	Signage, Traffic Management, Replacement	2025	15 to 20	9	31,000.00	31,000	31,000	82,479									47,034		
4.910	1	1	Allowance	Site Furniture, Benches and Trash Receptacles	2025	15 to 20	9	20,750.00	20,750	20,750	55,207									31,482		
				Reserve Study Update with Site Visit	2018	2	2	2,950.00	2,950	2,950	2,950											
				Anticipated Expenditures, By Year							\$3,845,211	487,340	333,258	729,688	35,894	52,056	0	243,071	247,759	436,049	0	477,817

RESERVE FUNDING PLAN**CASH FLOW ANALYSIS****Watergrass I****Community Development District****Wesley Chapel, Florida****Individual Reserve Budgets & Cash Flows for the Next 30 Years**

	FY2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Reserves at Beginning of Year (Note 1)	N/A	0	19,655	87,357	170,399	212,471	321,410	406,282	477,961	556,372	342,555	112,440	206,112	276,002	390,682	486,679
Total Recommended Reserve Contributions (Note 2)	N/A	19,523	108,000	109,600	111,200	112,900	114,600	116,300	118,000	119,800	121,600	123,400	125,300	127,200	129,100	131,000
Plus Estimated Interest Earned, During Year (Note 3)	N/A	132	717	1,728	2,567	3,580	4,879	5,929	6,935	6,027	3,051	2,136	3,232	4,470	5,882	7,226
Less Anticipated Expenditures, By Year	N/A	0	(41,015)	(28,286)	(71,695)	(7,541)	(34,607)	(50,550)	(46,524)	(339,644)	(354,766)	(31,864)	(58,642)	(16,990)	(38,985)	(33,819)
Anticipated Reserves at Year End	N/A	\$19,655	\$87,357	\$170,399	\$212,471	\$321,410	\$406,282	\$477,961	\$556,372	\$342,555	\$112,440	\$206,112	\$276,002	\$390,682	\$486,679	\$591,086

Predicted Reserves based on 2017 funding level of: \$19,523 (1,716) (10,561)

(continued)

Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Reserves at Beginning of Year	591,086	242,334	46,009	53,991	158,623	250,510	398,159	384,799	500,236	612,251	773,542	694,615	612,218	341,463	508,462
Total Recommended Reserve Contributions	133,000	135,000	137,000	139,100	141,200	143,300	145,400	147,600	149,800	152,000	154,300	156,600	158,900	161,300	163,700
Plus Estimated Interest Earned, During Year	5,588	1,933	670	1,426	2,743	4,349	5,250	5,934	7,459	9,291	9,844	8,762	6,394	5,699	4,744
Less Anticipated Expenditures, By Year	(487,340)	(333,258)	(129,688)	(35,894)	(52,056)	0	(164,010)	(38,097)	(45,244)	0	(243,071)	(247,759)	(436,049)	0	(477,817)
Anticipated Reserves at Year End	\$242,334	\$46,009	\$53,991	\$158,623	\$250,510	\$398,159	\$384,799	\$500,236	\$612,251	\$773,542	\$694,615	\$612,218	\$341,463	\$508,462	\$591,086

(NOTE 5)

Explanatory Notes:

- 1) Year 2017 starting reserves are projected as of September 30, 2016; FY2017 starts October 1, 2016 and ends September 30, 2017.
- 2) Reserve Contributions for 2017 are budgeted; 2018 is the first year of recommended contributions.
- 3) 1.35% is the estimated annual rate of return on invested reserves.
- 4) Accumulated year 2046 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).

4. CONDITION ASSESSMENT

The Condition Assessment of this *Full Reserve Study* includes *Enhanced Solutions and Procedures* for select significant components. These narratives describe the Reserve Components, document specific problems and conditions, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service.*

Asphalt Pavement, Patch - Asphalt pavement comprises approximately 54,100 square yards of streets throughout the five neighborhood communities at Watergrass I. The pavement is in good to fair overall condition at varied ages up to 10 years. To maximize the life of the pavement, the District should plan for repairs every three- to five-years. These activities reduce water infiltration and the effects of inclement weather. We elaborate on solutions and procedures necessary for the optimal maintenance of asphalt pavement in the following discussion.

Asphalt pavement is susceptible to isolated areas of accelerated deterioration at the centerlines of streets and at high traffic areas such as intersections. Depressions often appear at areas where vehicles park such as driveways and parking areas. Isolated areas of depressions, cracks and deterioration indicate the need for patching. The contractor should patch areas that exhibit potholes, alligator or spider web pattern cracks, and areas of pavement that are severely deteriorated from oil and gasoline deposits from parking vehicles. Area patching requires total replacement of isolated areas of pavement.

Watergrass I should budget for patching by 2019 and subsequent events every four years thereafter. Line Item 4.020 of *Reserve Expenditures* notes our estimate of future costs and anticipated times of these activities.

Asphalt Pavement, Repaving - Asphalt pavement comprises approximately 54,100 square yards of streets throughout the five neighborhood communities at Watergrass I. The pavement at Bridgeview comprises approximately 17,900 square yards, and is in good to fair condition at an age of approximately 10 years. The pavement at the remaining four neighborhoods is in good condition and comprises 18,900 square yards at Peregrina and Summerglade and 17,300 square yards at Silvercreek and Glenbrook. These streets were constructed between 2007 and 2008, but the communities were not completed until 2012 to 2013. We note previous repairs, cracks, ravels, and isolated areas of settlement and pothole formations.



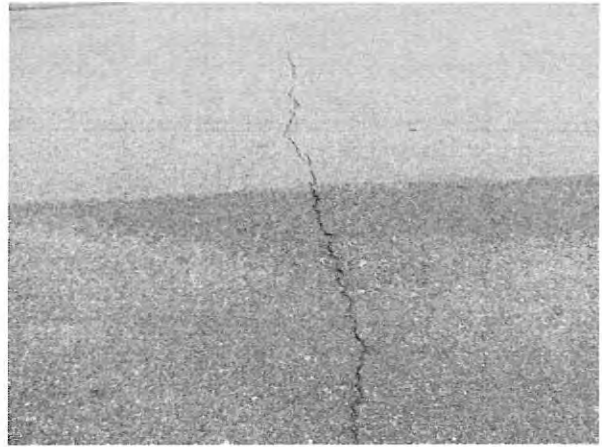
Asphalt pavement at Spoonflower Circle (Bridgeview)



Asphalt pavement previous repairs at Bridgeview Drive (Bridgeview)



Settlement cracks



Longitudinal cracks



Pothole formation



Settlement cracks



Asphalt pavement at Peregrina Loop (Peregrina)



**Asphalt pavement at Summerglade Drive
(Summerglade)**



Longitudinal crack



Pavement settlement near 32249 Summerglade Drive



Asphalt pavement at Cottage Glen Lane (Glenbrook)



Asphalt pavement at Leaf Blade Lane (Silvercreek)



Pavement wear course deterioration



Pavement ravels at intersection

The useful life of pavement in Wesley Chapel is from 15- to 20-years. We include the following repaving solutions and procedures for the benefit of the present and future board members.

Components of asphalt pavement include native soil, aggregate and asphalt. First the contractor creates a base course of aggregate or crushed stone and native soil. The base course is individually compacted to ninety-five percent (95%) dry density prior to the application of the asphalt. Compaction assures a stable base for the asphalt that reduces the possibility of settlement. For street systems, the initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother more watertight finish. The following diagram depicts these components:



— The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method of repaving at Watergrass I.

A variety of repairs are necessary to deteriorated pavement prior to the application of an overlay. The contractor should use a combination of area patching, crack repair and milling before the overlayment. Properly milled pavement removes part of the existing pavement and permits the overlay to match the elevation of adjacent areas not subject to repaving. Milling also allows the contractor to make adjustments to the slope of the pavement to ensure proper drainage. The contractor should clean the milled pavement to ensure proper bonding of the new overlayment. We recommend an overlayment thickness that averages 1½ inches (not less than one inch or more than two inches). Variable thicknesses are often necessary to create an adequate slope for proper drainage. The contractor should identify and quantify areas of pavement that require area patching, crack repair and milling to help the District compare proposed services.

Total replacement requires the removal of all existing asphalt. For area patching, we recommend the contractor use a rectangular saw cut to remove the deteriorated pavement. For larger areas such as entire parking areas or driveways, we recommend the contractor grind, mill or pulverize the existing pavement to remove it. The contractor should then augment and compact the existing aggregate and native soil to create a stable base. Finally the contractor should install the new asphalt in at least two lifts.

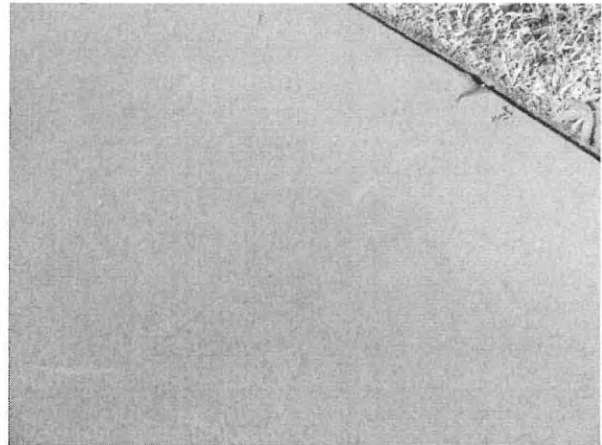
The time of replacement is dependent on the useful life, age and condition of the pavement. The useful life is dependent in part on the maintenance applied to the pavement, the amounts and concentration of auto solvents that penetrate the pavement, the exposure to sunlight and detrimental effects of inclement weather. Watergrass I should repair any isolated areas of deteriorated pavement periodically. We recommend the District plan for a milling and overlayment of the pavement with area patching of up to ten percent (10%) at Bridgeview by 2026 and again by 2046. We also recommend the District plan for a milling and overlayment of the pavement with area patching of up to ten percent (10%) at Peregrina and Summerglade by 2032 and Silvercreek and Glenbrook by 2033. We depict this information on Line Items 4.040, 4.041 and 4.042 of *Reserve Expenditures*. The District should coordinate asphalt repaving with related activities such as partial replacement of concrete curbs and gutters, and capital repairs to catch basins.

Basketball Courts - Watergrass I maintains 815 square yards of concrete comprising six basketball courts. The components of the courts include the color coat and repairs, goals, and the playing surfaces. We comment on the respective quantities, conditions and times of replacements in the following sections of this narrative.

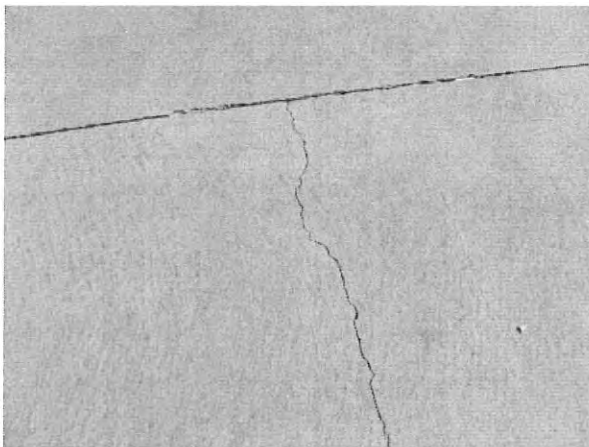
Color Coat and Repairs - The court color coat surfaces are original and in fair overall condition. We note color coat deterioration and cracks.



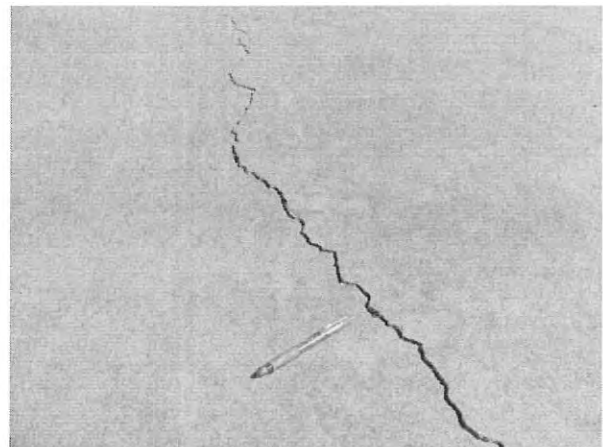
Typical concrete basketball court



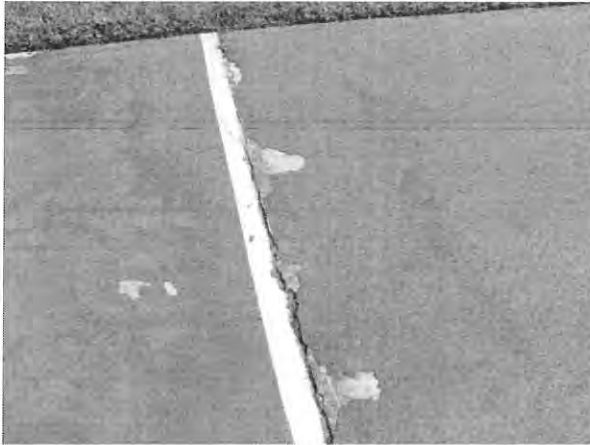
Concrete surface cracks (Peregrina)



Concrete surface cracks (Summerglade)



Concrete full depth crack (Silvercreek)



Color coat deterioration (Silvercreek)



Color coat deterioration (Bridgeview)

We recommend the District apply a new color coat every four- to six-years to maximize the useful life. Prior to the application of the color coat, the District should require the contractor to rout and fill all cracks with hot emulsion. This deters water infiltration and further deterioration of the playing surface. We advise the District to perform crack repairs and apply a new color coat application by 2018 and every five years thereafter except when total replacement occurs. We include this information on Line Item 4.060 of *Reserve Expenditures*.

Goals - The District maintains six basketball goals at the courts. The goals are original and in good condition.



Basketball goals of this type have a useful life of up to 15 years. We recommend the District anticipate replacement by 2023 and again by 2038, concurrent with surface replacement. We include this information on Line Item 4.062 of *Reserve Expenditures*.

Surfaces - The court playing surfaces are original and in good overall condition. Concrete basketball courts have useful lives of up to 35 years. In consideration of the observed condition and to maintain a safe playing surface, we recommend the District anticipate replacement by 2038. We note this information on Line Item 4.064 of *Reserve Expenditures*.

The times and costs of these replacements may vary. However, the estimated expenditures detailed in *Reserve Expenditures* are sufficient to budget appropriate reserves.

Catch Basins – Approximately 75 concrete catch basins collect storm water from the pavement and conduct it into the storm water system. The overall condition of the catch basins is good without settlement visually apparent. We note isolated cap damage.



Typical catch basin



Catch basin cap damage (Silvercreek)

The useful life of catch basins is up to 65 years. However, achieving this useful life usually requires interim capital repairs or partial replacements every 15- to 20-years.

The District should anticipate the occasional displacement or failure of a catch basin and the surrounding pavement from erosion. Erosion causes settlement around the collar of catch basins. Left unrepaired, the entire catch basin will shift and need replacement. Watergrass I should plan to repair or replace any displaced or failed catch basins concurrently with the surrounding pavement, and curbs and gutters. The exact times and amount of capital repairs or replacements are dependent upon variable natural forces. Based on the age and condition of the catch basins, we recommend the District anticipate the inspection, capital repair or partial replacement of 25 catch basins in conjunction with each phase of repaving. We include this information on Line Item 4.100 of *Reserve Expenditures*.

Concrete, Flatwork - The District maintains various applications of concrete flatwork. These applications of concrete have useful lives of up to 65 years although isolated deterioration of limited areas of concrete is common. Inclement weather, inadequate subsurface preparation and improper concrete mixtures or finishing techniques can result in premature deterioration

such as settlement, chips, cracks and spalls. Variable conditions like these result in the need to plan for periodic partial replacements of the concrete flatwork throughout the next 30 years. We comment on the respective quantities, conditions and times of partial replacements of concrete flatwork in the following sections of this narrative.

Concrete Curbs and Gutters - Concrete curbs and gutters line the pavement of Watergrass I. These curbs and gutters comprise approximately 42,200 linear feet and are in good to fair condition overall. We note cracks and spalls.



Gutter cracks



Gutter cracks



Gutter spalls



Curb edge spalls

We estimate that up to 8,440 linear feet of curbs and gutters, or twenty percent (20%) of the total, will require replacement during the next 30 years. We estimate that up to 2,110 linear feet of curbs and gutters will require replacement in conjunction with each repaving event. We depict this information on Line Item 4.110 of *Reserve Expenditures*. We assume the use of 3,500 pounds per square inch (PSI) concrete.

Concrete Sidewalks - Concrete sidewalks comprise approximately 232,000 square feet throughout the community. The sidewalks are in good overall condition. We note cracks and spalls.



Concrete sidewalk overview



Concrete sidewalk overview



Sidewalk settlement



Sidewalk spalls



Sidewalk spalls



Sidewalk cracks

We estimate that up to 46,420 square feet of concrete sidewalks, or twenty percent (20%) of the total, will require replacement during the next 30 years. We recommend the District budget for replacement of 4,220 square feet of concrete sidewalks every four years beginning by 2018 through 2034 and every two years thereafter. Line Item 4.140 of *Reserve Expenditures* notes our estimate of future costs and anticipated times of replacements. We base our estimate of replacement on four-inch thick, 3,000 PSI concrete with 6x6 - W1.4xW1.4 steel reinforcing mesh. We recommend an annual inspection of the sidewalks to identify potential trip hazards. We suggest the

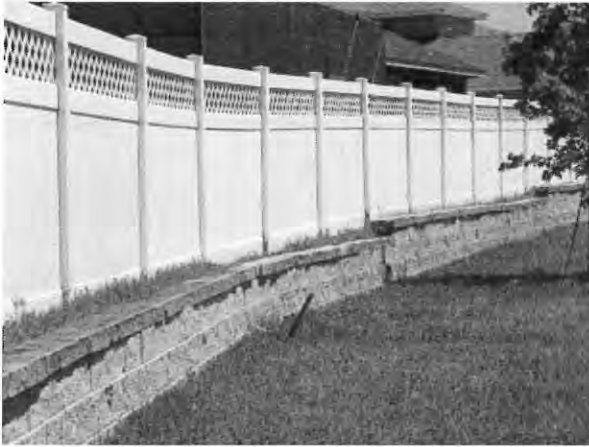
District grind down or mark these hazards with orange safety paint prior to replacement and fund this ongoing activity through the operating budget.

The District should coordinate partial replacements of concrete curbs and gutters with asphalt pavement, due to the interrelated nature of these items. The times and costs of these replacements may vary. However, the estimated expenditures detailed in *Reserve Expenditures* are sufficient to budget appropriate reserves.

Fences, Vinyl - Approximately 2,360 linear feet of vinyl fences are found at the rears of the homes with adjacent rear backyards atop the retaining walls. We note the locations of the vinyl fences in the following figure:



The fence are original and in good condition. We note finish stains.



Typical vinyl fence (Silvercreek)



Vinyl fence finish stains (Peregrina)

Vinyl fences are resistant to moisture and do not require paint applications. Normal deterioration mainly relates to discoloration of the finish from exposure to sunlight, weathering and air pollutants. These types of fences are susceptible to damage from lawn care equipment, primarily as the vinyl ages and become brittle. Vinyl fences with wood or metal backing are more durable than hollow frame vinyl fences. We recommend the District anticipate a useful life of 15- to 20-years for these fences and budget for a phased replacement beginning by 2024 and concluding by 2025. As subsequent replacement is like beginning by 2042 and concluding by 2043 in coordination with replacement of the masonry retaining walls. We include this information on Line Item 4.260 of *Reserve Expenditures*.

Irrigation System - An irrigation system waters the lawn and landscaped areas at the common areas. The system is original and reported in satisfactory operational condition. Management does not report any deficiencies.



Angelstem Boulevard irrigation pump



Large irrigation controller



Bridgeview park irrigation pump

Irrigation systems typically include the following components:

- Electronic controls (timer)
- Impact rotors
- Network of supply pipes
- Pop-up heads
- Pumps
- Valves

Water pressure activates the lawn spray pop-up heads. Controllers operate the main water flow valves. The exact amounts and locations of system components were not ascertained due to the nature of the underground construction and the non-invasive nature of the inspection.



The two large controllers are original, in satisfactory condition and have a useful life of up to 15 years. We recommend the District anticipate replacement of the controllers by 2021 and every 15 years thereafter. We depict this information on Line Item 4.400 of ***Reserve Expenditures***. The two five-HP (horsepower) and two 10-HP pumps are original, in satisfactory condition and have longer useful lives of up to 20 years. Failure of the pumps as a single event is unlikely. Therefore, the District should anticipate a phased replacement of the pumps beginning by 2026 and concluding by 2029. A subsequent phased replacement is likely beginning by 2046. We include this information on Line Item 4.410 of ***Reserve Expenditures***.

The system as a whole has a useful life of up to and beyond 40 years. Therefore, we do not anticipate replacement of the system during the next 30 years. The system network supply pipes will dislodge as tree roots grow and soil conditions change. Watergrass I should anticipate interim and partial replacements of the system network supply pipes and other components as normal maintenance to maximize the useful life of the irrigation system. The District should fund these ongoing seasonal repairs through the operating budget.

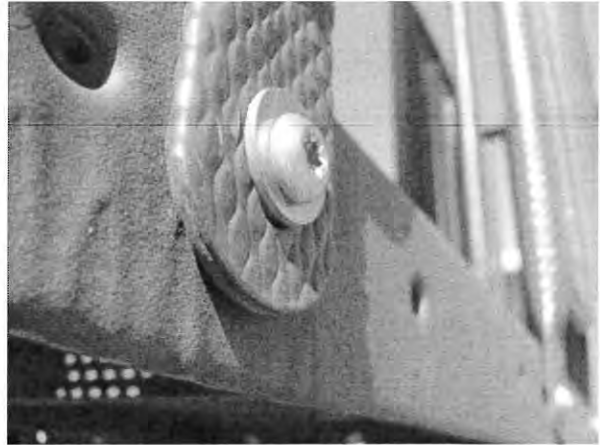
Playground Equipment - The District maintains six parks with playground equipment at the five neighborhoods. The playground equipment includes the following elements:

- Swing sets (6)
- Playsets (6)

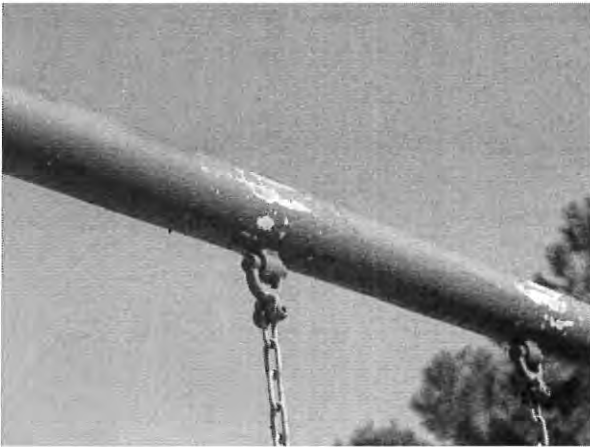
The playground equipment is original and in good condition.



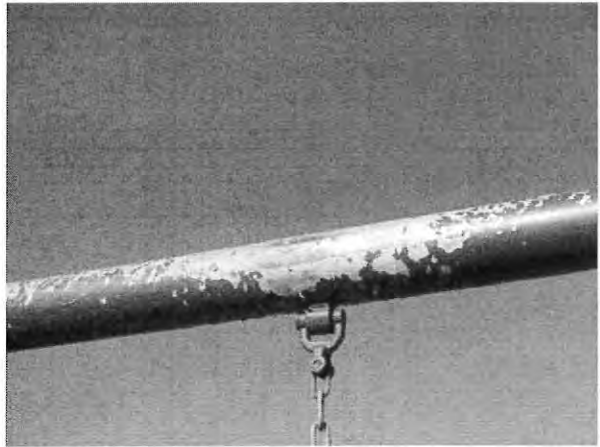
Typical park playground equipment



Onset of railing corrosion



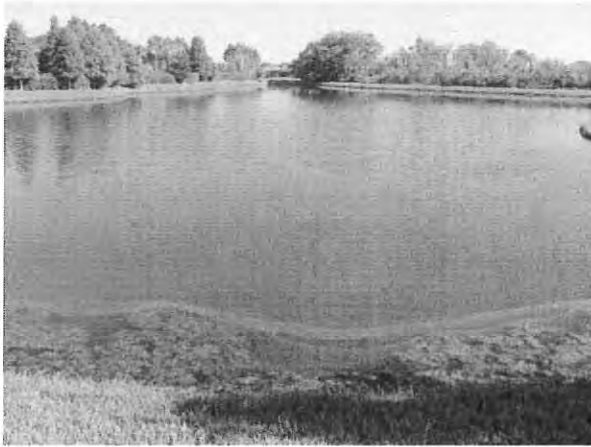
Swing set finish deterioration



Swing set finish deterioration

Safety is the major purpose for maintaining playground equipment. We recommend an annual inspection of the playground equipment to identify and repair as normal maintenance loose connections and fasteners or damaged elements. We suggest the District learn more about the specific requirements of playground equipment at PlaygroundSafety.org. We recommend the use of a specialist for the design or replacement of the playground equipment environment. Playground equipment of this type has a useful life of 15- to 20-years. We recommend replacement of the playground equipment by 2025 and again by 2044. We include this information on Line Item 4.660 of *Reserve Expenditures*.

Ponds - The District maintains 17 ponds located throughout the property. The health or condition of a pond is reflected in the clarity of the water, balance of plant life, the ability of the water to retain life giving gases and the health of the fish in larger bodies of water. Three factors which affect the health of ponds are erosion, buildup of silt and algae blooms. We note areas of vegetation accumulation and isolated areas exhibiting shoreline erosion.



Pond overview (Peregrina)



Vegetation accumulation



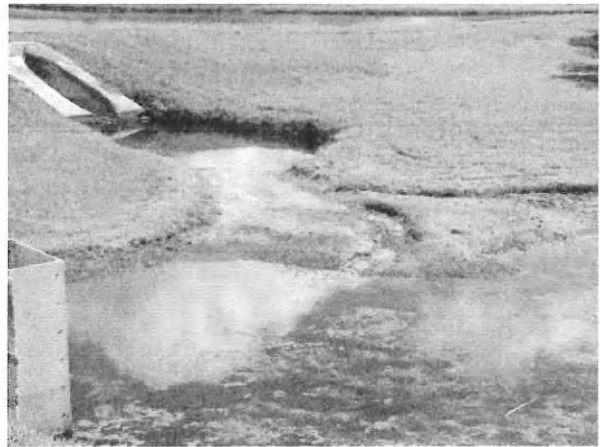
Pond overview (Summerglade)



Shoreline erosion



Shoreline erosion at steep grade



Pond sediment accumulation (Between Silvercreek and Peregrina)



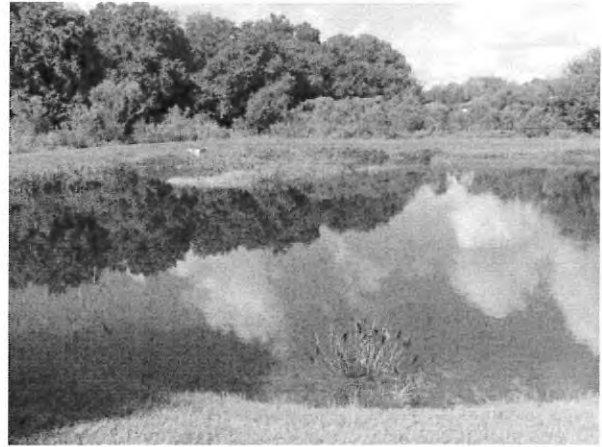
Mitered end section damage (Note: We recommend the District funds control structure repairs through the operating budget)



Pond overview (Silvercreek)



Pond vegetation accumulation



Pond overview (Glenbrook)



Pond overview (Glenbrook)



Pond vegetation accumulation



Pond shoreline plantings



Pond overview (Bridgeview)



We include the following solutions and procedures as a summary of the minimum requirements for successful pond management for present and future board members.

Eutrophication is a process in which a pond becomes shallower and more biologically productive. Human or animal activity often increases the rate of eutrophication. Erosion and storm water deposit fines or silt into the pond and affect the rate of eutrophication. The amount and intensity of rainfall, soil saturation levels and ground cover all affect the amount of deposits into the pond. Run-off from construction excavations is another contributor to changes in the depth of the pond. Lawn fertilizers are another source of nutrients that contribute to eutrophication. Fertilizers often contain nitrogen and phosphorous which exacerbate nutrient loads into the water system. We advise that Watergrass I consider the use of fertilizers with low or no phosphorus content for areas adjacent to the ponds.

Another method to slow eutrophication is the use of algae-killing chemical treatments. Introduction of metal compounds, such as copper sulfate, to the water renders the nutrients inactive to the algae. If necessary, we recommend the District fund the use of chemical treatments to control algae growth in the pond through the operating budget. The District should first obtain all permits necessary for the use of chemical treatments.

There are several methods with which the District can manage the ponds and limit algae blooms and slow the eutrophication process. We discuss each management method below.

Erosion Control The pond shorelines consist of approximately 19,300 linear feet of natural vegetation. Shorelines are subject to fluctuations in water levels, increased plant growth and migrating storm and ground water resulting in the need for erosion control measures up to every 15 years. The steep shoreline embankments are likely to exacerbate soil movement and erosion. The use and maintenance of landscape, natural vegetation and/or stone rip rap along the pond shorelines will help maintain an attractive appearance and prevent soil erosion.

Shoreline plantings are referred to as buffer zones. Buffer zones provide the following advantages:

- Control insects naturally
- Create an aesthetically pleasing shoreline
- Enhance water infiltration and storage
- Filter nutrients and pollutants
- Increase fish and wildlife habitat
- Reduce lawn maintenance
- Stabilize shoreline and reduce erosion
- Trap sediments

We recommend the District plan to installation of plantings or regrading along 1,930 linear feet, or approximately ten percent (10%), of the shorelines every 14 years beginning by 2020. Line Item 4.710 of *Reserve Expenditures* notes our estimate of future costs and anticipated times to address soil erosion.

Sediment Removal – The pond consists of approximately 113,000 square yards of water surface area. The gradual build-up of natural debris, including tree leaves, branches and silt, may eventually change the topography of areas of the pond. Silt typically accumulates at inlets, outlets and areas of shoreline erosion. Sediment removal of ponds becomes necessary if this accumulation alters the quality of pond water or the functionality of the ponds as storm water management structures. Sediment removal is the optimal but also the most capital intensive method of pond management. Excavation equipment used for sediment removal includes clamshells, draglines and suction pipe lines. Sediment removal can also include shoreline regrading. Regrading includes removal of collapsed and eroded soil, and redefining the shoreline.

Determining the amount of silt to remove is difficult to estimate but is dependent on the surface area of the body of water and depth of sediment to remove. The surface area of a body of water can be easily estimated with relatively reasonable accuracy. However, difficulties arise in determining the depth of removal, where to remove and the cost per cubic yard. We discuss each of these three factors in the following three paragraphs.

A visual inspection of a body of water cannot reveal the amount of accumulated silt. This is especially true on larger bodies of water. It is therefore inaccurate to assume an entire body of water will require sediment removal. It is more cost effective to spot remove in areas of intense silt accumulation as noted through bathymetric surveys. The amount or depth of silt is determined through prodding into the silt until a relatively solid base is found or through bathymetric surveys. A bathymetric survey establishes a base of data about the depth of the body of water over many locations against which the data of future surveys is compared. These invasive procedures are beyond the scope of a Reserve Study and require multiple visits to the site. We recommend Watergrass I contract with a local engineer for periodic bathymetric surveys. Future updates of the Reserve Study can incorporate future anticipated expenditures based on the results of the bathymetric surveys.

Unit costs per cubic yard to remove can vary significantly based on the type of equipment used, quantity of removed material and disposal of removed material. Sediment removal costs must also include mobilization, or getting the equipment to and from the site. Mobilization costs to position the equipment on the water surface are much higher compared to removal with a back hoe from the shoreline. Also, the portion of the overall cost to remove associated with mobilization varies based the on the volume removed. Costs for sediment disposal also vary depending on the site. Compact sites will require hauling and in some cases disposal fees.

We recommend the District anticipate the need to remove pond sediment up to every 30 years. For reserve budgeting purposes, we estimate the need to remove five percent (5%) of the surface area an average depth of one yard. However, the actual volume of material to remove may vary dependent upon an invasive analysis at the time of removal. We conservatively recommend the District budget for this variable but probable activity by 2032. The time and cost of this maintenance activity may vary. However, we judge the amount shown on Line Item 4.730 of *Reserve Expenditures* sufficient to budget appropriate reserves.

The above management methods will help to maintain the ponds and potentially reduce more costly future maintenance expenditures.

Retaining Walls, Masonry - The District maintains six masonry retaining walls throughout the community comprising approximately 6,140 square feet. We depict the locations of the common retaining walls in the following figure:



The retaining walls are original and in good overall condition.



(Bridgeview)



(Silvercreek)

Properly constructed interlocking masonry retaining walls utilize geosynthetic reinforcement and a drainage system to stabilize the wall and prevent the buildup of hydrostatic pressure behind the wall. The District should follow the manufacturer's specifications when constructing any retaining walls. Interlocking masonry retaining walls have useful lives of up to 35 years. We recommend the District plan for a phased replacement beginning by 2042 and concluding by 2043. We depict this information on Line Item 4.745 of *Reserve Expenditures*. The District should fund for repairs or partial replacements through the operating budget.

Signage, Neighborhood Monuments - The District maintains five neighborhood property identification monuments that include the following elements:

- Decorative stone inserts
- Flagstone masonry veneer
- Letters
- Light fixtures
- Travertine wall coverings

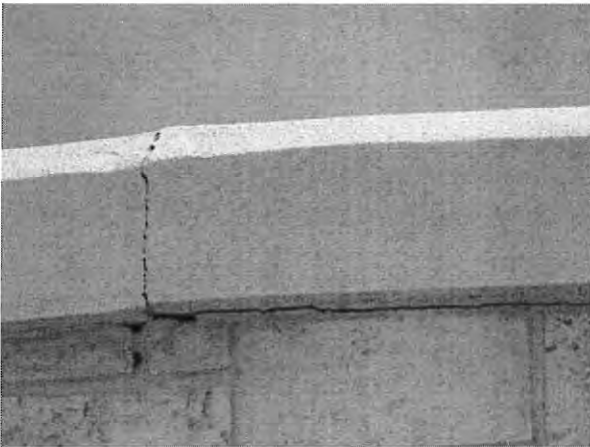
The signage is original and in good condition. We note isolated areas of deterioration.



Typical neighborhood entrance monument



Decorative stone and flagstone masonry veneer



Coping sealant cracks



Flagstone crack

The functional useful life of these signs is from 20- to 25-years. Community signage contributes to the overall aesthetic appearance of the property to owners and potential buyers. Renovation or replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific times for replacement or renovation are discretionary. We recommend the District plan to renovate the signage by 2028. We note this information on Line Item 4.800 of *Reserve Expenditures*. The District should fund interim repairs and replacements through the operating budget.

Signage, Traffic Management - The District maintains approximately 60 traffic management signs throughout the community. These signs are original and in good condition. We note base finish deterioration.



Typical traffic management signage



Post finish deterioration

The functional useful life of the signs is from 15- to 20-years. We recommend the District plan to replace the signs by 2025 and again by 2044. We note this information on Line Item 4.810 of *Reserve Expenditures*.

Site Furniture - Watergrass I maintains the following site furniture throughout the property:

- Benches (20)
- Pet waste stations (6)
- Trash receptacles (9)

The site furniture is original and in good to fair condition.



Typical park bench



Park trash receptacle corrosion

These elements have a useful life of 15- to 20-years. We recommend the District budget for replacement by 2025 and again by 2044. We depict this information on Line Item 4.910 of *Reserve Expenditures*.

Reserve Study Update

An ongoing review by the Board and an Update of this Reserve Study in two- to three-years are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Board discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update.



The District can expense the fee for an Update with site visit from the reserve account. This fee is included in the Reserve Funding Plan. We base this budgetary amount on updating the same property components and quantities of this Reserve Study report. Budgeting for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.

5. METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Watergrass I can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level monthly reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the District were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Homeowners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards¹ set forth by the Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Full Reserve Study." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

¹ Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".



The District projects a reserve balance of zero dollars (\$0) as of September 30, 2016

The District budgeted a reserve contribution of \$19,523 in 2017

The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan

Local² costs of material, equipment and labor

Current and future costs of replacement for the Reserve Components

Costs of demolition as part of the cost of replacement

Local economic conditions and a historical perspective to arrive at our estimate of long term future inflation for construction costs in Wesley Chapel, Florida at an annual inflation rate of 1.5%. Isolated or regional markets of greater construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

The past and current maintenance practices of Watergrass I and their effects on remaining useful lives

The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

The anticipated effects of appreciation of the reserves over time in accord with an anticipated future return or yield on investment of your cash equivalent assets at an annual rate of 1.35% (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).

Interest rates on reserves are steady or increasing in concert with the certificates of deposit and money market rates. Slight increases exist in the savings rates of one, two or three-year CDs. Without significant differences in these savings rates, shorter term investments are the choice of many investors. We recommend consultation with a professional investment adviser before investing reserves to determine an appropriate investment strategy to maximize a safe return on reserve savings. The following table summarizes rates of inflation and key rates for government securities, generally considered as safe investment alternatives.

² See Credentials for addition information on our use of published sources of cost data.



Interest Rate and Inflation Data	2015				2016			
	2015:1 (A)	2015:2 (A)	2015:3 (A)	2015:4 (A)	2016:1 (A)	2016:2 (E)	2016:3 (E)	2016:4 (E)
Average or Last Actual = (A)								
1-Year Treasury Bill	0.25%	0.27%	0.30%	0.65%	0.60%	0.55%	0.60%	0.65%
10-Year Treasury Note	1.90%	2.50%	2.70%	2.25%	1.80%	1.80%	1.85%	1.90%
30-Year Treasury Bond	2.55%	3.20%	3.40%	3.00%	2.65%	2.60%	2.60%	2.65%
Consumer Price Index (annualized rate)	0.00%	0.00%	0.00%	0.00%	0.10%	0.00%	0.00%	0.00%
Although past indicators are not predictive of future inflation in "building" construction, minimal inflation exists for past 2 years April, 2014 to April 2016 of 1% to 2.5%.								
Savings Rates Results RANGE as								
found in	0.02 to 1.11% Money Market Savings				0.15 to 1.45% for 2-Year Certificate of Deposit			
http://www.bankrate.com	0.1 to 1.25% 1-Year Certificate of Deposit				0.15 to 1.50% for 3-Year Certificate of Deposit			
Estimated Near Term Yield Rate for Reserve Savings 1.35%								
Est. Near Term Local Inflation Rate for Future Capital Expenditures 1.5%								
05/05/2016								

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.

6. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners

Cash Flow Method - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component Method - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

Current Cost of Replacement - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials, labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

Fully Funded Balance - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

Funding Goal (Threshold) - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

Future Cost of Replacement - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

Long-Lived Property Component - Property component of Watergrass I responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

Percent Funded - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

Reserve Component - Property elements with: 1) Watergrass I responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

Reserve Component Inventory - Line Items in *Reserve Expenditures* that identify a *Reserve Component*.

Reserve Contribution - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

Reserve Expenditure - Future Cost of Replacement of a Reserve Component.

Reserve Fund Status - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

Reserve Funding Plan - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

Reserve Study - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

Useful Life - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.



7. PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, Inc. will perform its services as an independent contractor in accordance with our professional practice standards. Our compensation is not contingent upon our conclusions.

Our inspection and analysis of the subject property is limited to visual observations and is noninvasive. We will inspect sloped roofs from the ground. We will inspect flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of our observation. Conditions can change between the time of inspection and the issuance of the report. Reserve Advisors does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee of the actual costs of replacement, a warranty of the common elements or other property elements, or a guarantee of remaining useful lives.

We assume, without independent verification, the accuracy of all data provided to us. You agree to indemnify and hold us harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon as supplied by you or others under your direction, or which may result from any improper use or reliance on the report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any controlling person of Reserve Advisors, Inc., including any director, officer, employee, affiliate, or agent. Liability of Reserve Advisors, Inc. and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - Reserve Advisors, Inc. will complete the services in accordance with the Proposal. The Report represents a valid opinion of our findings and recommendations and is deemed complete. However, we will consider any additional information made available to us in the interest of promptly issuing a Revised Report if changes are requested within six months of receiving the Report. We retain the right to withhold a Revised Report if payment for services is not rendered in a timely manner. All files, work papers or documents developed by us during the course of the engagement remains our property.

Your Obligations - You agree to provide us access to the subject property during our on-site visual inspection and tour. You will provide to us to the best of your ability and if reasonably available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete our Study. You agree to pay our actual attorneys' fees and any other costs incurred in the event we have to initiate litigation to collect on any unpaid balance for our services.

Use of Our Report and Your Name - Use of this Report is limited to only the purpose stated herein. Any use or reliance for any other purpose, by you or third parties, is invalid. Our Reserve Study Report in whole or part is not and cannot be used as a design specification, design engineering services or an appraisal. You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference our name or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. *This report contains intellectual property developed by Reserve Advisors, Inc. specific to this engagement and cannot be reproduced or distributed to those who conduct reserve studies without the written consent of Reserve Advisors, Inc.*



We reserve the right to include our client's name in our client lists, but we will maintain the confidentiality of all conversations, documents provided to us, and the contents of our reports, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

Payment Terms, Due Dates and Interest Charges - The retainer payment is due upon authorization and prior to shipment of the report. The final payment of the fee is due immediately upon receipt of the Report. Subsequent changes to the report can be made for up to six months from the initial report date. Any outstanding balance after 30 days of the invoice date is subject to an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court in the State of Wisconsin.

CONDITIONS OF OUR SERVICE ASSUMPTIONS

To the best of our knowledge, all data set forth in this report are true and accurate. Although gathered from reliable sources, we make no guarantee nor assume liability for the accuracy of any data, opinions, or estimates identified as furnished by others that we used in formulating this analysis.

We did not make any soil analysis or geological study with this report; nor were any water, oil, gas, coal, or other subsurface mineral and use rights or conditions investigated.

Substances such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials could, if present, adversely affect the validity of this study. Unless otherwise stated in this report, the existence of hazardous substance, that may or may not be present on or in the property, was not considered. Our opinions are predicated on the assumption that there are no hazardous materials on or in the property. We assume no responsibility for any such conditions. We are not qualified to detect such substances, quantify the impact, or develop the remedial cost.

We have made a visual inspection of the property and noted visible physical defects, if any, in our report. Our inspection and analysis was made by employees generally familiar with real estate and building construction; however, we did not do any invasive testing. Accordingly, we do not opine on, nor are we responsible for, the structural integrity of the property including its conformity to specific governmental code requirements, such as fire, building and safety, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

Our opinions of the remaining useful lives of the property elements do not represent a guarantee or warranty of performance of the products, materials and workmanship.



8. CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors, Inc. is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our principals are founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our principals is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Each Team Review requires the attendance of several engineers, a Review Coordinator, Director of Quality Assurance and other participatory peers. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to the 2,600,000-square foot 98-story Trump International Hotel and Tower in Chicago. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

Reserve Advisors experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.



QUALIFICATIONS
THEODORE J. SALGADO
Principal Owner

CURRENT CLIENT SERVICES

Theodore J. Salgado is a co-founder of Reserve Advisors, Inc., which is dedicated to serving community associations, city and country clubs, religious organizations, educational facilities, and public and private entities throughout the United States. He is responsible for the production, management, review, and quality assurance of all reserve studies, property inspection services and consulting services for a nationwide portfolio of more than 6,000 clients. Under his direction, the firm conducts reserve study services for community associations, apartment complexes, churches, hotels, resorts, office towers and vintage architecturally ornate buildings.



PRIOR RELEVANT EXPERIENCE

Before founding Reserve Advisors, Inc. with John P. Poehlmann in 1991, Mr. Salgado, a professional engineer registered in the State of Wisconsin, served clients for over 15 years through American Appraisal Associates, the world's largest full service valuation firm. Mr. Salgado conducted facilities analyses of hospitals, steel mills and various other large manufacturing and petrochemical facilities and casinos.

He has served clients throughout the United States and in foreign countries, and frequently acted as project manager on complex valuation, and federal and state tax planning assignments. His valuation studies led to negotiated settlements on property tax disputes between municipalities and property owners.

Mr. Salgado has authored articles on the topic of reserve studies and facilities maintenance. He also co-authored *Reserves*, an educational videotape produced by Reserve Advisors on the subject of Reserve Studies and maintaining appropriate reserves. Mr. Salgado has also written in-house computer applications manuals and taught techniques relating to valuation studies.

EXPERT WITNESS

Mr. Salgado has testified successfully before the Butler County Board of Tax Revisions in Ohio. His depositions in pretrial discovery proceedings relating to reserve studies of Crestview Estates Condominium Association in Wauconda, Illinois, Rivers Point Row Property Owners Association, Inc. in Charleston, South Carolina and the North Shore Club Associations in South Bend, Indiana have successfully assisted the parties in arriving at out of court settlements.

EDUCATION - Milwaukee School of Engineering - B.S. Architectural Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

American Association of Cost Engineers - Past President, Wisconsin Section
Association of Construction Inspectors - Certified Construction Inspector
Association of Professional Reserve Analysts - Past President & Professional Reserve Analyst (PRA)
Community Associations Institute - Member and Volunteer Leader of multiple chapters
Concordia Seminary, St. Louis - Member, National Steering Committee
Milwaukee School of Engineering - Member, Corporation Board
Professional Engineer, Wisconsin (1982) and North Carolina (2014)

Ted continually maintains his professional skills through American Society of Civil Engineers, ASHRAE, Association of Construction Inspectors, and continuing education to maintain his professional engineer licenses.



JOHN P. POEHLMANN, RS
Principal

John P. Poehlmann is a co-founder of Reserve Advisors, Inc. He is responsible for the finance, accounting, marketing, and overall administration of Reserve Advisors, Inc. He also regularly participates in internal Quality Control Team Reviews of Reserve Study reports.



Mr. Poehlmann directs corporate marketing, including business development, advertising, press releases, conference and trade show exhibiting, and electronic marketing campaigns. He frequently speaks throughout the country at seminars and workshops on the benefits of future planning and budgeting for capital repairs and replacements of building components and other assets.

PRIOR RELEVANT EXPERIENCE

Mr. Poehlmann served on the national Board of Trustees of Community Associations Institute. An international organization, Community Associations Institute (CAI) is a nonprofit 501(c)(3) trade association created in 1973 to provide education and resources to America's 335,000 residential condominium, cooperative and homeowner associations and related professionals and service providers.

He is a founding member of the Institute's Reserve Committee. The Reserve Committee developed national standards and the Reserve Specialist (RS) Designation Program for Reserve Study providers. Mr. Poehlmann has authored numerous articles on the topic of Reserve Studies, including Reserve Studies for the First Time Buyer, Minimizing Board Liability, Sound Association Planning Parallels Business Concepts, and Why Have a Professional Reserve Study. He is also a contributing author in Condo/HOA Primer, a book published for the purpose of sharing a wide background of industry knowledge to help boards in making informed decisions about their communities.

INDUSTRY SERVICE AWARDS

CAI Wisconsin Chapter Award
CAI National Rising Star Award
CAI Michigan Chapter Award

EDUCATION

University of Wisconsin-Milwaukee - Master of Science Management
University of Wisconsin - Bachelor of Business Administration

PROFESSIONAL AFFILIATIONS

Community Associations Institute (CAI) - Founding member of Reserve Committee; former member of National Board of Trustees; Reserve Specialist (RS) designation; Member of multiple chapters

Association of Condominium, Townhouse, & Homeowners Associations (ACTHA) – member



ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

CURRENT CLIENT SERVICES

Alan M. Ebert, a Professional Engineer, is Director of Quality Assurance for Reserve Advisors. Mr. Ebert is responsible for the management, review and quality assurance of reserve studies. In this role, he assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Mr. Ebert has been involved with hundreds of Reserve Study assignments. The following is a partial list of clients served by Alan Ebert demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

Brownsville Winter Haven Located in Brownsville, Texas, this unique homeowners association contains 525 units. The Association maintains three pools and pool houses, a community and management office, landscape and maintenance equipment, and nine irrigation canals with associated infrastructure.

Rosemont Condominiums This unique condominium is located in Alexandria, Virginia and dates to the 1940's. The two mid-rise buildings utilize decorative stone and brick masonry. The development features common interior spaces, multi-level wood balconies and common asphalt parking areas.

Stillwater Homeowners Association Located in Naperville, Illinois, Stillwater Homeowners Association maintains four tennis courts, an Olympic sized pool and an upscale ballroom with commercial-grade kitchen. The community also maintains three storm water retention ponds and a detention basin.

Birchfield Community Services Association This extensive Association comprises seven separate parcels which include 505 townhome and single family homes. This Community Services Association is located in Mt. Laurel, New Jersey. Three lakes, a pool, a clubhouse and management office, wood carports, aluminum siding, and asphalt shingle roofs are a few of the elements maintained by the Association.

Oakridge Manor Condominium Association Located in Londonderry, New Hampshire, this Association includes 104 units at 13 buildings. In addition to extensive roads and parking areas, the Association maintains a large septic system and significant concrete retaining walls.

Memorial Lofts Homeowners Association This upscale high rise is located in Houston, Texas. The 20 luxury units include large balconies and decorative interior hallways. The 10-story building utilizes a painted stucco facade and TPO roof, while an on-grade garage serves residents and guests.

PRIOR RELEVANT EXPERIENCE

Mr. Ebert earned his Bachelor of Science degree in Geological Engineering from the University of Wisconsin-Madison. His relevant course work includes foundations, retaining walls, and slope stability. Before joining Reserve Advisors, Mr. Ebert was an oilfield engineer and tested and evaluated hundreds of oil and gas wells throughout North America.

EDUCATION

University of Wisconsin-Madison - B.S. Geological Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Professional Engineering License - Wisconsin, North Carolina

Reserve Specialist (RS) - Community Associations Institute

Professional Reserve Analyst (PRA) - Association of Professional Reserve Analysts



NICOLE L. LOWERY, PRA, RS
Associate Director of Quality Assurance

CURRENT CLIENT SERVICES

Nicole L. Lowery, a Civil Engineer, is an Associate Director of Quality Assurance for Reserve Advisors. Ms. Lowery is responsible for the management, review and quality assurance of reserve studies. In this role, she assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Ms. Lowery has been involved with hundreds of Reserve Study assignments. The following is a partial list of clients served by Nicole Lowery demonstrating her breadth of experiential knowledge of community associations in construction and related buildings systems.

Amelia Surf & Racquet Club This oceanfront condominium community comprises 156 units in three mid rise buildings. This Fernandina Beach, Florida development contains amenities such as clay tennis courts, two pools and boardwalks.

Ten Museum Park This boutique, luxury 50-story high rise building in downtown Miami, Florida consists of 200 condominium units. The amenities comprise six pools including resistance and plunge pools, a full-service spa and a state-of-the-art fitness center. The property also contains a multi-level parking garage.

3 Chisolm Street Homeowners Association This historic Charleston, South Carolina community was constructed in 1929 and 1960 and comprises brick and stucco construction with asphalt shingle and modified bitumen roofs. The unique buildings were originally the Murray Vocational School. The buildings were transformed in 2002 to 27 high-end condominiums. The property includes a courtyard and covered parking garage.

Lakes of Pine Run Condominium Association This condominium community comprises 112 units in 41 buildings of stucco construction with asphalt shingle roofs. Located in Ormond Beach, Florida, it has a domestic water treatment plant and wastewater treatment plant for the residents of the property.

Rivertowne on the Wando Homeowners Association This exclusive river front community is located on the Wando River in Mount Pleasant, South Carolina. This unique Association includes several private docks along the Wando River, a pool and tennis courts for use by its residents.

Biltmore Estates Homeowners Association This private gated community is located in Miramar, Florida, just northwest of Miami, Florida and consists of 128 single family homes. The lake front property maintains a pool, a pool house and private streets.

Bellavista at Miromar Lakes Condominium Association Located in the residential waterfront resort community of Miromar Lakes Beach & Golf Club in Fort Myers, Florida, this property comprises 60 units in 15 buildings. Amenities include a clubhouse and a pool.

PRIOR RELEVANT EXPERIENCE

Before joining Reserve Advisors, Ms. Lowery was a project manager with Kipcon in New Brunswick, New Jersey and the Washington, D.C. Metro area for eight years, where she was responsible for preparing reserve studies and transition studies for community associations. Ms. Lowery successfully completed the bachelors program in Civil Engineering from West Virginia University in Morgantown, West Virginia.

EDUCATION

West Virginia University - B.S. Civil Engineering

PROFESSIONAL AFFILIATIONS / DESIGNATIONS

Reserve Specialist (RS) - Community Associations Institute

Professional Reserves Analyst (PRA) - Association of Professional Reserve Analysts



TANNER A. OLDENBURGER, RS
Responsible Advisor

CURRENT CLIENT SERVICES

Tanner A. Oldenburger, a Structural Engineer, is an Advisor for *Reserve Advisors, Inc.* Mr. Oldenburger is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.

The following is a partial list of clients served by Tanner Oldenburger demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

Beau Ciel Condominium Association Located in Sarasota, Florida, this distinctive building contains 44 condominiums in a 18-story building. The building exterior comprises stucco walls and a modified bitumen flat roof. The Association maintains a pool, large plaza deck, parking garage, fitness center, conference center and a centralized heating and cooling system.

The Sawgrass Players Club Association Located in Ponte Vedra, Florida, this distinguished community consists of 1,852 single family homes. The Association maintains an extensive stormwater pumping system, asphalt pavement streets, sport courts, 45 ponds, a pool and two gate houses.

River Oaks Golf and Tennis Resort II Homeowners Association This well-maintained townhome development is located in Myrtle Beach, South Carolina. The 23 three-story buildings utilize vinyl siding and asphalt shingle sloped roofs. The development features two pools and pool houses, a tennis court and multi-level wood balconies.

7600 Oceanside at Fisher Island Condominium Association Located on Fisher Island in Miami, Florida, this oceanfront eight-story building has 26 units. The Association maintains two traction elevators, a pool, concrete balconies and breezeways, and a parking garage.

Spring Valley Property Owners Association This development contains over 1,700 single family homes and is located in Pembroke Pines, Florida. This Association maintains 21 ponds, asphalt pavement streets, tennis courts, a playground and a pool for seven communities within the development.

Four Seasons Beijing Residences This high-end development comprises two 22-story buildings and is located in downtown Beijing, China. The building exteriors include granite cladded walls and inverted flat roofs. The property features a spa, fitness center, indoor pool, extensive mechanical systems and 18 elevators.

PRIOR RELEVANT EXPERIENCE

Before joining Reserve Advisors, Inc., Mr. Oldenburger attended Montana State University in Bozeman, Montana where he attained his Bachelor of Science degree in Civil Engineering and his Masters of Science degree in Civil Engineering with a focus on Structural Engineering. His relevant employment history includes working for the structural design team at Compass Consulting Engineers. He was responsible for the design and analysis of custom residential and commercial projects throughout the Northwest.

EDUCATION

Montana State University - B.S. Civil Engineering
Montana State University – M.S. Civil Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Engineer In Training (E.I.T.) Registration – Montana 2012
Reserve Specialist (RS) – Community Associations Institute



RESOURCES

Reserve Advisors, Inc. utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

Association of Construction Inspectors, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at www.iami.org. Several advisors and a Principal of Reserve Advisors, Inc. hold Senior Memberships with ACI.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at www.ashrae.org. Reserve Advisors, Inc. actively participates in its local chapter and holds individual memberships.

Community Associations Institute, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

Marshall & Swift / Boeckh, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at www.marshallswift.com.

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at www.rsmeans.com.

Reserve Advisors, Inc., library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.

Reserve Study Update

October 6, 2016

The Reserve Study for WaterGrass I Community Development District
Was submitted onOctober 6, 2016

To maintain the most accurate and cost-effective replacement schedule and funding plan for
your property elements, this study should be updated on or about**Fourth Quarter, 2018**
...but no later than.....**Fourth Quarter, 2019**

As a valued client, we are pleased to offer a future reserve study update with site visit
for.....**\$2,950**

For a Reserve Study Update with Site visit as noted above.

This future update fee is based on the same property components that were contained in your last Reserve Advisors' reserve study or update. We are pleased to include property additions for an additional fee.

To initiate your Reserve Study Update, please sign this authorization and fax or mail to the
number below. Upon receipt of this authorization we will contact you to schedule your site visit
and invoice for the Reserve Study Update Service.

Sign this contract below and fax to **414-272-3663**. Or mail to
Reserve Advisors, Inc.
735 N. Water St., Suite 175
Milwaukee, WI 53202

Delivery options for your Reserve Study Update Report, Please check one of the following:

- ☐ 1-Full color printed copy PLUS Electronic Report, FREE
☐ 2-Full color printed copies PLUS Electronic Report, \$100

For: Reserve Advisors, Inc.

Signature: 

Matt Kuisle
Director of Client Services - Southeast
Region
Matt@reserveadvisors.com
Ref. # 160957
(800) 980-9881

**For WaterGrass I Community Development
District**

Name: _____

Title: _____

Date: _____

Phone: _____

Agent or Manager: Nicole Chamberlain

Management Firm: Meritus Associations

WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

September 22, 2016 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for WaterGrass Community Development District I was held on **Thursday, September 22, 2016 at 6:00 p.m.** at the WaterGrass Club, located at 32711 Windelstraw Drive., Wesley Chapel, FL 33545.

1. CALL TO ORDER/ROLL CALL

Nicole Chamberlain called the Regular Meeting and Public Hearing of the Board of Supervisors of the WaterGrass Community Development District I to order on **Thursday, September 22, 2016 at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Tiffany Randolph	Chairman
William Wright	Vice Chairman
Michael Leavor	Supervisor
Christin Behrens	Supervisor
Robert Landgraf	Supervisor

Staff Members Present:

Brian Lamb	District Manager
Nicole Chamberlain	Meritus

Several Residents

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

3. VENDOR AND STAFF REPORTS

A. District Counsel

B. District Engineer

4. BUSINESS ITEMS

A. Discussion of Dead and Missing Evergreen Trees – Silvercreek Entrance

There was a questions as to where the trees are or were located. The board was fine with replacing the two trees as long as there are no additional fees.

MOTION TO:	Approve Proposal to Replace Two Evergreen Trees
MADE BY:	Supervisor Landgraf
SECONDED BY:	Supervisor Wright
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

Mr. Lamb stated that we are aware of the issues with the landscaping and we are working with Luke Brothers to address concerns. The Board can decide at a later time to bid out the services but right now we are listening to the concerns and trying to address the issues.

B. General Matters of the District

5. CONSENT AGENDA

A. Consideration of Board of Supervisors Meeting Minutes August 18, 2016

MOTION TO:	Approve August 18, 2016 Meeting Minutes.
MADE BY:	Supervisor Landgraf
SECONDED BY:	Supervisor Randolph
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

B. Review of Financial Statements from WaterGrass CDD II

Mr. Lamb stated that the CDD II Board did not approve the increase. We submitted a request with the original underwriter for the bonds and at the next meeting there will be an updated engagement letter and there should be some savings. Mr. Lamb also stated that the reserve study would be complete for the next meeting. Supervisor Randolph asked what happens since the CDD II Board did not approve the increase. Mr. Lamb explained that CDD I would have a separate general fund. Supervisor Wright stated that CDD II's assessments are currently at 48% and asked if that is on track. Mr. Lamb stated that he would have something put together for the next meeting detailing how the interlocal and assessments are being collected.

C. Consideration of Operations and Maintenance Expenditures September 2016

Supervisor Wright asked if the Tampa Bay Times charge was from the assessment hearing and the charge was confirmed. Supervisor Randolph asked about District Counsel's fee and Mr. Lamb explained.

MOTION TO:	Approve Operations and Maintenance Expenditures for September 2016.
MADE BY:	Supervisor Wright
SECONDED BY:	Supervisor Behrens
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

D. Review of Financial Statements Month Ending July 31, 2016

6. MANAGEMENT REPORTS

A. District Manager

1. Staff Task List

Ms. Chamberlain went through the staff task list. She stated that there are several dead pine trees that Luke Brothers will provide a proposal to remove. Supervisor Wright suggested if the trees are replaced they should be replaced with an alternate type of tree. The Board would like a proposal for more plants at the Bridgeview entrance. It was brought up that there is an issue with ants and wasps in the community. Mr. Lamb stated that Meritus is working with Luke Brothers to increase their level of performance. There were some concerns that Luke Brothers are not maintaining the easements.

2. Community Inspection Reports

3. First Choice Aquatic Reports

Mr. Lamb explained some of the current issues with the ponds due to the weather and time of year. The Board requested a proposal for a complete clean out of the large pond on Overpass.

7. SUPERVISORS REQUESTS

8. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM

There was a concerns about speeding and if the district can put in speed bumps. There was also a question regarding the speed limits in the community, but this is mandated by the County not the District.

(Full discussion on audio.)

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Landgraf
SECONDED BY:	Supervisor Wright
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

*Please note the entire meeting is available on disc.

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Signature

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

**Watergrass
Community Development District II**

*Financial Report
September 30, 2016*

Prepared by



WATERGRASS

Community Development District II

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**Watergrass
Community Development District II**

Financial Statements

(Unaudited)

September 30, 2016

Balance Sheet
September 30, 2016

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Checking Account	\$ 153,306
Prepaid Items	19,489
Deposits	2,626
TOTAL ASSETS	\$ 175,421
<u>LIABILITIES</u>	
Accounts Payable	\$ 11,119
Accrued Taxes Payable	39
TOTAL LIABILITIES	11,158
<u>FUND BALANCES</u>	
Nonspendable:	
Prepaid Items	19,489
Deposits	2,626
Assigned to:	
Reserves - Capital Projects	25,000
Unassigned:	117,148
TOTAL FUND BALANCES	\$ 164,263
TOTAL LIABILITIES & FUND BALANCES	\$ 175,421

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 4	\$ 4	0.00%
Interest - Tax Collector	-	-	55	55	0.00%
Rents or Royalties	-	-	2,805	2,805	0.00%
Special Assmnts- Tax Collector	521,403	521,403	561,741	40,338	107.74%
Special Assmnts- CDD Collected	280,755	280,755	274,122	(6,633)	97.64%
Special Assmnts- Discounts	-	-	(17,443)	(17,443)	0.00%
Other Miscellaneous Revenues	-	-	1,283	1,283	0.00%
Access Cards	-	-	164	164	0.00%
TOTAL REVENUES	802,158	802,158	822,731	20,573	102.56%
EXPENDITURES					
Administration					
ProfServ-Engineering	5,000	5,000	-	5,000	0.00%
ProfServ-Legal Services	5,000	5,000	8,445	(3,445)	168.90%
ProfServ-Property Appraiser	150	150	150	-	100.00%
ProfServ-Web Site Maintenance	2,000	2,000	2,000	-	100.00%
Auditing Services	3,700	3,700	3,700	-	100.00%
Contracts-Mgmt Services	11,000	11,000	11,000	-	100.00%
Postage and Freight	-	-	607	(607)	0.00%
Public Officials Insurance	1,327	1,327	1,256	71	94.65%
Printing and Binding	-	-	1,242	(1,242)	0.00%
Legal Advertising	2,500	2,500	2,096	404	83.84%
Misc-Assessmnt Collection Cost	-	-	10,886	(10,886)	0.00%
Dues, Licenses, Subscriptions	455	455	915	(460)	201.10%
Total Administration	31,132	31,132	42,297	(11,165)	135.86%
Utility Services					
Electricity - Streetlighting	79,673	79,673	77,324	2,349	97.05%
Utility - Irrigation & Landscape Lighting	10,600	10,600	1,126	9,474	10.62%
Building Utilities	15,000	15,000	17,664	(2,664)	117.76%
Total Utility Services	105,273	105,273	96,114	9,159	91.30%
Garbage/Solid Waste Services					
Utility - Refuse Removal	624	624	572	52	91.67%
Solid Waste Disposal Assessm.	632	632	630	2	99.68%
Total Garbage/Solid Waste Services	1,256	1,256	1,202	54	95.70%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Water-Sewer Comb Services</u>					
Utility Services	6,481	6,481	13,539	(7,058)	208.90%
Total Water-Sewer Comb Services	6,481	6,481	13,539	(7,058)	208.90%
<u>Flood Control/Stormwater Mgmt</u>					
Contracts-Lakes	24,960	24,960	30,480	(5,520)	122.12%
Stormwater Assessment	737	737	878	(141)	119.13%
R&M-Mitigation	21,500	21,500	5,100	16,400	23.72%
Total Flood Control/Stormwater Mgmt	47,197	47,197	36,458	10,739	77.25%
<u>Other Physical Environment</u>					
Contracts-Landscape	226,452	226,452	218,805	7,647	96.62%
Insurance - Property	25,000	25,000	14,611	10,389	58.44%
Insurance - General Liability	3,000	3,000	9,823	(6,823)	327.43%
R&M-Fertilizer	28,272	28,272	31,234	(2,962)	110.48%
R&M-Mulch	25,000	25,000	26,040	(1,040)	104.16%
R&M-Pest Control	10,512	10,512	14,804	(4,292)	140.83%
R&M-Wall	4,700	4,700	-	4,700	0.00%
R&M-Plant&Tree Replacement	6,800	6,800	3,467	3,333	50.99%
Miscellaneous Maintenance	2,500	2,500	22,934	(20,434)	917.36%
Irrigation Maintenance	21,968	21,968	24,244	(2,276)	110.36%
Holiday Lighting & Decorations	2,500	2,500	4,275	(1,775)	171.00%
Total Other Physical Environment	356,704	356,704	370,237	(13,533)	103.79%
<u>Road and Street Facilities</u>					
R&M-Sidewalks	16,650	16,650	-	16,650	0.00%
R&M-Street Signs	500	500	2,210	(1,710)	442.00%
R&M-Streetlights	500	500	-	500	0.00%
R&M-Roads	5,000	5,000	2,000	3,000	40.00%
Total Road and Street Facilities	22,650	22,650	4,210	18,440	18.59%
<u>Parks and Recreations</u>					
Payroll-Other	-	-	1,743	(1,743)	0.00%
Contracts-On-Site Management	54,048	54,048	47,661	6,387	88.18%
Contracts-Security Services	3,100	3,100	5,486	(2,386)	176.97%
Contracts-Pools	23,400	23,400	19,700	3,700	84.19%
Expense Reimbursement	1,200	1,200	1,156	44	96.33%
Telephone/Fax/Internet Services	3,600	3,600	5,916	(2,316)	164.33%
R&M-Court Maintenance	1,000	1,000	3,450	(2,450)	345.00%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
R&M-Playground	2,500	2,500	-	2,500	0.00%
Maintenance & Repairs	3,000	3,000	9,402	(6,402)	313.40%
Office Supplies	3,200	3,200	693	2,507	21.66%
Capital Outlay	-	-	14,642	(14,642)	0.00%
Total Parks and Recreations	95,048	95,048	109,849	(14,801)	115.57%
Special Events					
Misc-Special Events	9,500	9,500	9,386	114	98.80%
Total Special Events	9,500	9,500	9,386	114	98.80%
Other Uses					
Misc-Interlocal Agreement	91,917	91,917	91,917	-	100.00%
Misc-Contingency	10,000	10,000	281	9,719	2.81%
Capital Reserve	25,000	25,000	-	25,000	0.00%
Total Other Uses	126,917	126,917	92,198	34,719	72.64%
TOTAL EXPENDITURES	802,158	802,158	775,490	26,668	96.68%
Excess (deficiency) of revenues Over (under) expenditures	-	-	47,241	47,241	0.00%
Net change in fund balance	\$ -	\$ -	\$ 47,241	\$ 47,241	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2015)	117,022	117,022	117,022		
FUND BALANCE, ENDING	\$ 117,022	\$ 117,022	\$ 164,263		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	13,422	13,422	14,279	857	106.39%
Special Assmnts- Discounts	-	-	(443)	(443)	0.00%
TOTAL REVENUES	13,422	13,422	13,836	414	103.08%
EXPENDITURES					
Administration					
Misc-Assessmnt Collection Cost	-	-	277	(277)	0.00%
Total Administration	-	-	277	(277)	0.00%
Debt Service					
DS Costs-Miscellaneous	13,422	13,422	-	13,422	0.00%
Total Debt Service	13,422	13,422	-	13,422	0.00%
TOTAL EXPENDITURES	13,422	13,422	277	13,145	2.06%
Excess (deficiency) of revenues Over (under) expenditures	-	-	13,559	13,559	0.00%
OTHER FINANCING SOURCES (USES)					
Other NonOperating Uses	-	-	(13,559)	(13,559)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(13,559)	(13,559)	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2015)	-	-	-		
FUND BALANCE, ENDING	\$ -	\$ -	\$ -		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	516,709	516,709	511,633	(5,076)	99.02%
Special Assmnts- Prepayment	-	-	1,195,873	1,195,873	0.00%
Special Assmnts- CDD Collected	505,335	505,335	245,819	(259,516)	48.64%
Special Assmnts- Discounts	-	-	(15,887)	(15,887)	0.00%
TOTAL REVENUES	1,022,044	1,022,044	1,937,438	915,394	189.57%
EXPENDITURES					
Administration					
Misc-Assessmnt Collection Cost	-	-	9,915	(9,915)	0.00%
Total Administration	-	-	9,915	(9,915)	0.00%
Debt Service					
DS Costs-Miscellaneous	1,022,044	1,022,044	-	1,022,044	0.00%
Total Debt Service	1,022,044	1,022,044	-	1,022,044	0.00%
TOTAL EXPENDITURES	1,022,044	1,022,044	9,915	1,012,129	0.97%
Excess (deficiency) of revenues					
Over (under) expenditures	-	-	1,927,523	1,927,523	0.00%
OTHER FINANCING SOURCES (USES)					
Other NonOperating Uses	-	-	(2,163,879)	(2,163,879)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(2,163,879)	(2,163,879)	0.00%
Net change in fund balance	\$ -	\$ -	\$ (236,356)	\$ (236,356)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2015)	236,356	236,355	236,356		
FUND BALANCE, ENDING	\$ 236,356	\$ 236,355	\$ -		

Watergrass
Community Development District II

Supporting Schedules

September 30, 2016

WATERGRASS

Community Development District II

Non-Ad Valorem Special Assessments
(Pasco County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2016

					ALLOCATION		
DATE RECEIVED	NET AMOUNT RECEIVED	DISCOUNT/ (PENALTIES) AMOUNT	COLLECTION COSTS	GROSS AMOUNT RECEIVED	GENERAL FUND ASSESSMENTS	DEBT SERVICE SERIES 2005A ASSESSMENTS	DEBT SERVICE SERIES 2007A ASSESSMENTS
Assessments Levied				\$1,087,654	\$ 561,741	\$ 14,279	\$ 511,633
Allocation %				100%	52%	1%	47%
12/01/15	\$ 31,666	\$ 1,346	\$ 646	\$ 33,658	\$ 17,384	\$ 442	\$ 15,833
12/07/15	\$ 81,850	\$ 3,480	\$ 1,670	\$ 87,001	\$ 44,933	\$ 1,142	\$ 40,925
01/07/16	\$ 83,786	\$ 3,562	\$ 1,710	\$ 89,058	\$ 45,996	\$ 1,169	\$ 41,893
01/07/16	\$ 81,394	\$ 3,308	\$ 1,661	\$ 86,364	\$ 44,604	\$ 1,134	\$ 40,626
02/03/16	\$ 695,786	\$ 21,958	\$ 14,200	\$ 731,944	\$ 378,028	\$ 9,609	\$ 344,307
02/19/16	\$ 2,333	\$ 74	\$ 48	\$ 2,454	\$ 1,268	\$ 32	\$ 1,154
03/23/16	\$ 1,871	\$ 19	\$ 38	\$ 1,928	\$ 996	\$ 25	\$ 907
04/19/16	\$ 54,117	\$ 25	\$ 1,104	\$ 55,246	\$ 28,533	\$ 725	\$ 25,988
TOTAL	\$ 1,032,803	\$ 33,773	\$ 21,078	\$ 1,087,653	\$ 561,741	\$ 14,279	\$ 511,633
% COLLECTED				100%	100%	100%	100%
TOTAL OUTSTANDING				\$ 0	\$ 0	\$ 0	\$ 0

Cash and Investment Balances
September 30, 2016

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Operating Checking Account	Jefferson Bank	N/A	0.00%	\$153,305.55
			Subtotal	<u>\$153,305.55</u>
			Total	<u><u>\$153,305.55</u></u>

Watergrass Community Development District II

Check Register by Fund For the Period from 9/1/16 to 9/30/16 (Sorted by Check No.)

Fund No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
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GENERAL FUND FUND - 001

CHECK # 1239

001	09/08/16	SEVERN TRENT ENVIRONMENTAL SERVICES	12374	AUG MGMT SVC	ProfServ-Mgmt Consulting Serv	531027-51201	\$916.67
001	09/08/16	SEVERN TRENT ENVIRONMENTAL SERVICES	12374	AUG MGMT SVC	ProfServ-Web Site Maintenance	531094-51301	\$83.33
001	09/08/16	SEVERN TRENT ENVIRONMENTAL SERVICES	12374	AUG MGMT SVC	Office Supplies	551002-51301	\$38.50
001	09/08/16	SEVERN TRENT ENVIRONMENTAL SERVICES	12374	AUG MGMT SVC	Printing and Binding	547001-51301	\$336.05
001	09/08/16	SEVERN TRENT ENVIRONMENTAL SERVICES	12374	AUG MGMT SVC	Postage and Freight	541006-51301	\$11.37
001	09/08/16	SEVERN TRENT ENVIRONMENTAL SERVICES	12374	AUG MGMT SVC	Contracts-On-Site Management	534029-57200	\$5,166.67
Check Total							\$6,552.59

CHECK # 1240

001	09/08/16	FEDERAL EXPRESS	5-530-25785	8/19/16 POSTAGE	Postage and Freight	541006-51301	\$34.65
Check Total							\$34.65

CHECK # 1241

001	09/08/16	FLORIDA DESIGN CONSULTANTS, INC	35991	ASPHALT PAVEMENT OBSERVATION,REPORT	R&M-Roads	546139-54101	\$1,200.00
Check Total							\$1,200.00

CHECK # 1242

001	09/14/16	VIVICON, INC	16322	SEPT GROUNDS MAINT	Contracts-Landscape	534050-53900	\$17,710.50
001	09/14/16	VIVICON, INC	16322	SEPT GROUNDS MAINT	Irrigation Maintenance	546930-53900	\$1,414.00
Check Total							\$19,124.50

CHECK # 1243

001	09/14/16	SUNCOAST POOL SERVICE	3307	SEPT POOL MAINT,DEBRIS,CHECK EQUIP	Contracts-Pools	534078-57200	\$2,300.00
Check Total							\$2,300.00

CHECK # 1244

001	09/14/16	PROGRESSIVE WASTE SOLUTIONS OF FL, INC	0000356837	9/1/16-9/31/16 REFUSE REMOVAL SVC	Utility - Refuse Removal	543020-53401	\$52.00
Check Total							\$52.00

CHECK # 1245

001	09/14/16	CREATIVE MAILBOX & SIGN DESIGNS, LLC	DP23097	REPLACE AND INSTALL 2 STREET SIGNS	R&M-Street Signs	546092-54101	\$720.00
Check Total							\$720.00

CHECK # 1246

001	09/21/16	FEDERAL EXPRESS	5-544-55782	9/6/16 POSTAGE	Postage and Freight	541006-51301	\$19.31
Check Total							\$19.31

CHECK # 1247

001	09/21/16	VIVICON, INC	16350	REPR DECODER ZONE 37	Irrigation Maintenance	546930-56900	\$69.92
001	09/21/16	VIVICON, INC	16351	REPR DECODER ZONE 36	Irrigation Maintenance	546930-53900	\$77.38
Check Total							\$147.30

Watergrass Community Development District II

Check Register by Fund For the Period from 9/1/16 to 9/30/16 (Sorted by Check No.)

Fund No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
CHECK # 1248							
001	09/21/16	FLORIDA NATIVES NURSERY, INC	11493	8/25/16 SEMI-ANNUAL MONITORING AREAS	Contracts-Lakes	534084-53801	\$1,900.00
001	09/21/16	FLORIDA NATIVES NURSERY, INC	11494	8/25/16 SEMI-ANNUAL MONITORING AREAS	Contracts-Lakes	534084-53801	\$3,550.00
Check Total							\$5,450.00
CHECK # 1249							
001	09/21/16	W.R.E.C.	09092016	8/3/16-9/6/16 ELECTRIC	Electricity - Streetlighting	543013-53150	\$7,078.15
001	09/21/16	W.R.E.C.	09092016	8/3/16-9/6/16 ELECTRIC	Utility - Irrigation & Landscape Lighting	543037-53150	\$94.35
001	09/21/16	W.R.E.C.	09092016	8/3/16-9/6/16 ELECTRIC	Building Utilities	543067-53150	\$2,243.59
Check Total							\$9,416.09
CHECK # 1250							
001	09/21/16	EGIS INSURANCE ADVISORS LLC	4903	FL INSURANCE ALLIANCE 10/1/16-10/1/17	Prepaid Items	155000	\$14,220.00
Check Total							\$14,220.00
CHECK # 1251							
001	09/21/16	JEFFERSON BANK CARD SERVICES CENTER	09092016	9/9/16 STATEMENT PURCHASES	MAILCHIMP SUBSCRIPTION	541009-57200	\$15.00
001	09/21/16	JEFFERSON BANK CARD SERVICES CENTER	09092016	9/9/16 STATEMENT PURCHASES	AMZN STEEL TRASH CAN	546920-57200	\$52.09
001	09/21/16	JEFFERSON BANK CARD SERVICES CENTER	09092016	9/9/16 STATEMENT PURCHASES	WLMT PARTY FOOD, SUPPLIES	549052-57401	\$111.04
001	09/21/16	JEFFERSON BANK CARD SERVICES CENTER	09092016	9/9/16 STATEMENT PURCHASES	PUBLIX PARTY FOOD	549052-57401	\$260.63
Check Total							\$438.76
CHECK # 1252							
001	09/21/16	CLEAN SWEEP SUPPLY CO, INC	00193593	TISSUE,TOWELS,LINERS	Maintenance & Repairs	546920-57200	\$139.45
Check Total							\$139.45
CHECK # ACH004							
001	09/02/16	Payment of Invoice 000353	049143AP	PAYROLL WE 8/27/16 - ACH	Payroll-Other	512004-57200	\$529.04
Check Total							\$529.04
CHECK # ACH006							
001	09/30/16	Payment of Invoice 000370	049318	PAYROLL WE 9/10/16 - ACH	Payroll-Other	512004-57200	\$510.81
Check Total							\$510.81
CHECK # ACH007							
001	09/30/16	Payment of Invoice 000376	049553	PAYROLL WE 9/24/16 - ACH	Payroll-Other	512004-57200	\$475.80
Check Total							\$475.80
Fund Total							\$61,330.30

Total Checks Paid	\$61,330.30
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Watergrass1 Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Withlacoochee River Electric Cooperative	0288 112 090916	\$ 4,084.82		Electric Service thru 09/06/16
Withlacoochee River Electric Cooperative	1427 100 409 310 090916	31.23		Electric Service thru 09/06/16
Withlacoochee River Electric Cooperative	1428 290 408 840 090916	31.23		Electric Service thru 09/06/16
Withlacoochee River Electric Cooperative	1428 500 410 220 090916	31.05		Electric Service thru 09/06/16
Withlacoochee River Electric Cooperative	1429 480 410 730 090916	32.90		Electric Service thru 09/06/16
Withlacoochee River Electric Cooperative	1430 070 564 060 090916	46.13	\$ 4,257.36	Electric Service thru 09/06/16
Utilities Sub-Total		\$ 4,257.36		
Regular Services				
GIS Insurance Advisors, LLC	4900	\$ 14,555.00		Renewal of Insurance - 10/01/16-10/01/17
Tampa Bay Times	331461	638.00		Advertising for Final Assessment
Tampa Bay Times	347814	119.60	\$ 757.60	Advertising for FY17 Meeting Schedule
Regular Services Sub-Total		\$ 15,312.60		
Additional Services				
Luke Brothers, Inc.	18193	\$ 8,185.00		Install for Playground Mulch

Watergrass1 Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services Sub-Total		\$ 8,185.00		
TOTAL:		\$ 27,754.96		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

P. O. Box 278, Dade City, FL 33526-0278

Your Touchstone Energy® Cooperative

Customer Name
WATERGRASS CDD

Member Base ID
0288 112

Bill Date
9/09/2016

WREC ID	Customer Control#	Reading From	To	Rate	KWH	DMD	Balance Forward	Current Charges	Total Charges
001		0/00	0/00	PL	0	0	.00	3122.05	3122.05
003		8/03	9/06	GS	4	0	.00	31.14	31.14
004		8/03	9/06	GS	4	0	.00	31.14	31.14
005		8/03	9/06	GS	73	0	.00	37.52	37.52
006		8/03	9/06	GS	683	0	.00	93.99	93.99
008		8/03	9/06	GS	343	0	.00	62.51	62.51
009		8/03	9/06	GS	361	0	.00	64.18	64.18
010		8/03	9/06	GS	307	0	.00	59.19	59.19
012		8/03	9/06	GS	20	0	.00	32.63	32.63
013		8/03	9/06	GS	275	0	.00	56.23	56.23
014		8/03	9/06	GS	31	0	.00	33.63	33.63
015		8/03	9/06	GS	417	0	.00	69.36	69.36
016		8/03	9/06	GS	3557	0	.00	360.02	360.02
020		8/03	9/06	GS	5	0	.00	31.23	31.23

UC 4301

Withlacoochee River Electric
Cooperative, Inc.

P. O. Box 278, Dade City, FL 33526-0278

Your Touchstone Energy® Cooperative

Bill Date: 9/09/2016

Becomes Past Due On: 9/30/2016

RECEIVED
SEP 14 2016

Please Pay

4,084.82

Summary Bill

0288112
WATERGRASS CDD
C/O MERITUS ASSOC
2005 PAN AM CIR STE 102
TAMPA FL 33607-2380

028811225304084824S000000000

**Withlacoochee River Electric
Cooperative, Inc.**

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

Member ID No.	Account No.	Meter No.	Cycle	Bill Date
0288 112 017	1427 100 409 310	34976409V	A05	9/09/2016
Customer Name(s)		Service Classification		See Reverse Side For More Information
WATERGRASS CDD		General Srvc Non-Demand		

Comparative Usage Information

Period	Days	Average KWH Per Day
Sep 2016	34	0
Aug 2016	28	0
Sep 2015	29	0

Service Address				Business Office Serving You					
7142		HATPIN		LOOP		One Pasco Center			
ELECTRIC SERVICE									
E=Estimated	From	Reading	E=Estimated	To	Reading	Multiplier	Dem. Reading	KW Demand	KWH Used
	8/03	449		9/06	454				5

**BILLS ARE DUE
WHEN RENDERED:**
A 1.5 percent, but not less
than \$5.00, late charge will
apply to unpaid balances
as of 5:00 p.m. on the past
due date shown below.
Charges will be reflected
on the next bill.

*** = This Amount

Previous Balance									
Payment	Thank You	\$	31.14	CR					31.14
Balance Forward									.00
Customer Charge									
Energy Charge	5 kWh X .05430							30.00	
Fuel Adjustment	5 kWh X .03595							.27	
Florida Gross Receipts Tax								.18	
Total New Charges This Bill								.78	
Total Due									31.23
	Please Pay								31.23 **

31.23
Will Become Past Due on:
9/30/2016

WC 4301

**Withlacoochee River Electric
Cooperative, Inc.**

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

Make check payable to W.R.E.C.

See Reverse Side For Mailing Instructions.

To Insure Prompt Payment, Please Return
This Portion With Your Payment.
Seq No: 500025

Use above space for address change ONLY.

Member ID 0288112017

District: One Pasco Center

PLEASE PAY

\$ 31.23

Amount Paid If Different

0288 112 017 A05
WATERGRASS CDD
C/O MERITUS ASSOC
2005 PAN AM CIR STE 102
TAMPA FL 33607-2380

S500025

028811201700031231C00000000

**Withlacoochee River Electric
Cooperative, Inc.**

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

Member ID No.	Account No.	Meter No.	Cycle	Bill Date
0288 112 018	1428 290 408 840	33114786V	A05	9/09/2016
Customer Name(s)		Service Classification		
WATERGRASS CDD		General Srv Non-Demand		

See Reverse Side For More Information

Comparative Usage Information			
Period	Days	Average KWH	Per Day
Sep 2016	34	0	
Aug 2016	28	0	
Sep 2015	29	0	

Service Address	Business Office Serving You
32236 COTTAGE GLEN LN	One Pasco Center

ELECTRIC SERVICE							
E=Estimated	From	Reading	E=Estimated	To	Reading	Multiplier	Dem. Reading
	8/03	385		9/06	390		
							KW Demand
							KWH Used
							5

**BILLS ARE DUE
WHEN RENDERED:**
A 1.5 percent, but not less than \$5.00, late charge will apply to unpaid balances as of 5:00 p.m. on the past due date shown below. Charges will be reflected on the next bill.

Previous Balance					
Payment	Thank You	\$	31.05	CR	31.05
Balance Forward					.00
Customer Charge			30.00		
Energy Charge	5 kWh X .05430		.27		
Fuel Adjustment	5 kWh X .03595		.18		
Florida Gross Receipts Tax			.78		
Total New Charges This Bill					31.23
Total Due					31.23

*** = This Amount
31.23
Will Become Past Due on:
9/30/2016

Please Pay

**

UC 4301

**Withlacoochee River Electric
Cooperative, Inc.**

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

Make check payable to W.R.E.C.

See Reverse Side For Mailing Instructions.

To Insure Prompt Payment, Please Return
This Portion With Your Payment.
Seq No: 500026

Use above space for address change ONLY.

Member ID 0288112018

District: One Pasco Center

PLEASE PAY

\$ 31.23

Amount Paid If Different

0288 112 018 A05
WATERGRASS CDD
C/O MERITUS ASSOC
2005 PAN AM CIR STE 102
TAMPA FL 33607-2380

S500026

028811201800031238C000000000

**Withlacoochee River Electric
Cooperative, Inc.**

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

Member ID No.	Account No.	Meter No.	Cycle	Bill Date
0288 112 019	1428 500 410 220	33045091V	A05	9/09/2016
Customer Name(s)		Service Classification		See Reverse Side For More Information
WATERGRASS CDD		General Srvc Non-Demand		

Comparative Usage Information			
Period	Days	Average KWH	Per Day
Sep 2016	34	0	
Aug 2016	28	0	
Sep 2015	29	0	

Service Address						Business Office Serving You			
32501	SILVERCREEK		WAY			One Pasco Center			
ELECTRIC SERVICE									
E=Estimated	From	Reading	E=Estimated	To	Reading	Multiplier	Dem. Reading	KW Demand	KWH Used
	8/03	399		9/06	402				3

**BILLS ARE DUE
WHEN RENDERED:**
A 1.5 percent, but not less
than \$5.00, late charge will
apply to unpaid balances
as of 5:00 p.m. on the past
due date shown below.
Charges will be reflected
on the next bill.

*** This Amount

31.05
Will Become Past Due on:
9/30/2016

Previous Balance					
Payment	Thank You	\$	30.95	CR	30.95
Balance Forward					.00
Customer Charge			30.00		
Energy Charge	3 kWh X .05430		.16		
Fuel Adjustment	3 kWh X .03595		.11		
Florida Gross Receipts Tax			.78		
Total New Charges This Bill					31.05
Total Due	Please Pay				31.05 **

UC 4301

**Withlacoochee River Electric
Cooperative, Inc.**

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

Make check payable to W.R.E.C.

See Reverse Side For Mailing Instructions.

To Insure Prompt Payment, Please Return
This Portion With Your Payment.
Seq No: 500027

Use above space for address change ONLY.

Member ID 0288112019

District: One Pasco Center

PLEASE PAY

\$ 31.05

Amount Paid If Different

0288 112 019 A05
WATERGRASS CDD
C/O MERITUS ASSOC
2005 PAN AM CIR STE 102
TAMPA FL 33607-2380

S500027

028811201900031057C000000000

**Withlacoochee River Electric
Cooperative, Inc.**

P. O. Box 278, Dade City, FL 33526-0278

Your Touchstone Energy® Cooperative

Member ID No.

0288 112 021

Account No.

1429 480 410 730

Meter No.

54541277V

Cycle

A05

Bill Date

9/09/2016

Customer Name(s)

WATERGRASS CDD

Service Classification

General Srv Non-Demand

See Reverse Side For
More Information

Comparative Usage Information

Period	Days	Average KWH Per Day
Sep 2016	34	1
Aug 2016	28	1
Sep 2015	29	39

Service Address

32738 OVERPASS

RD

IRR

Business Office Serving You

One Pasco Center

ELECTRIC SERVICE

E=Estimated	From	Reading	E=Estimated	To	Reading	Multiplier	Dem. Reading	KW Demand	KWH Used
	8/03	15395		9/06	15418				23

BILLS ARE DUE

WHEN RENDERED:

A 1.5 percent, but not less than \$5.00, late charge will apply to unpaid balances as of 5:00 p.m. on the past due date shown below. Charges will be reflected on the next bill.

Previous Balance

Payment

Balance Forward

Thank You

\$

32.63

\$ 32.63

.00

Customer Charge

Energy Charge

23 kWh X .05430

30.00

Fuel Adjustment

23 kWh X .03595

1.25

Florida Gross Receipts Tax

.83

Total New Charges This Bill

.82

32.90

Total Due

Please Pay

32.90

**

** = This Amount

32.90

Will Become Past Due on:

9/30/2016

UC 4301

**Withlacoochee River Electric
Cooperative, Inc.**

P. O. Box 278, Dade City, FL 33526-0278

Your Touchstone Energy® Cooperative

Make check payable to W.R.E.C.

See Reverse Side For Mailing Instructions.

Bill Date: 9/09/2016

Becomes Past Due On: 9/30/2016

To Insure Prompt Payment, Please Return

This Portion With Your Payment.

Seq No: 500028

Use above space for address change ONLY.

Member ID 0288112021

District: One Pasco Center

PLEASE PAY

\$ 32.90

s

0288 112 021 A05
WATERGRASS CDD
C/O MERITUS ASSOC
2005 PAN AM CIR STE 102
TAMPA FL 33607-2380

S500028

Amount Paid If Different

02881120210003290600000000

**Withlacoochee River Electric
Cooperative, Inc.**

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

Member ID No.	Account No.	Meter No.	Cycle	Bill Date
0288 112 026	1430 070 564 060	24309335V	A05	9/09/2016

Customer Name(s)	Service Classification	See Reverse Side For More Information
WATERGRASS CDD	General Srv Non-Demand	

Comparative Usage Information		
Period	Days	Average KWH Per Day
Sep 2016	34	5
Aug 2016	28	4
Sep 2015	29	4

Service Address	Business Office Serving You
OVERPASS RD SIGN	One Pasco Center

ELECTRIC SERVICE						
E=Estimated	From	Reading	E=Estimated	To	Reading	Multiplier
	8/03	14441		9/06	14607	

BILLS ARE DUE
WHEN RENDERED:
A 1.5 percent, but not less than \$5.00, late charge will apply to unpaid balances as of 5:00 p.m. on the past due date shown below. Charges will be reflected on the next bill.

Previous Balance				
Payment	Thank You	\$	41.88	\$ 41.88
Balance Forward				.00
Customer Charge			30.00	
Energy Charge	166 kWh X .05430		9.01	
Fuel Adjustment	166 kWh X .03595		5.97	
Florida Gross Receipts Tax			1.15	
Total New Charges This Bill				46.13
Total Due				46.13 **

*** = This Amount
46.13
Will Become Past Due on:
9/30/2016

Please Pay

WC 4301

**Withlacoochee River Electric
Cooperative, Inc.**

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

Make check payable to W.R.E.C.

See Reverse Side For Mailing Instructions.

To Insure Prompt Payment, Please Return
This Portion With Your Payment.
Seq No: 500029

Use above space for address change ONLY.

Member ID 0288112026

District: One Pasco Center

PLEASE PAY

\$ 46.13 \$

Amount Paid If Different

0288 112 026 A05
WATERGRASS CDD
C/O MERITUS ASSOC
2005 PAN AM CIR STE 102
TAMPA FL 33607-2380

S500029

02881120260004613000000000



WaterGrass Community Development District I
c/o Meritus
5680 W Cypress St., Ste A
Tampa, FL 33607

INVOICE

Customer	WaterGrass Community Development District I
Date	08/31/2016
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	14,555.00
Payment Amount	
Payment for:	Invoice#4900
100116644	

Thank You



Customer: WaterGrass Community Development District I

Invoice	Effective	Transaction	Description	Amount
4900	10/01/2016	Renew policy	Policy #100116644 10/01/2016-10/01/2017 Florida Insurance Alliance Package - Renew policy Due Date: 9/30/2016	14,555.00
				Total
				14,555.00

UP 4502

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC	(321)320-7665	Date
Lockbox 234021 PO Box 84021		
Chicago, IL 60689-4002	cbitner@egisadvisors.com	08/31/2016

Tampa Bay Times
tampabay.com

Account Rep:
Credit Rep: 727-893-8282
Fed Tax ID: 59-0482470

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CUSTOMER SUMMARY FOR WATERGRASS CDD I / MERITUS

PERIOD ENDING	08/31/16
PREVIOUS BALANCE	\$642.00
CURRENT CHARGES	\$757.60
ADJUSTMENTS	\$0.00
PAYMENTS	(\$642.00)
BALANCE DUE	\$757.60

Terms of Payment: Net 30

Start	Stop	Ad Number	Zone	Class	Description PO Number	Insertions	Size	Net Amount
					BALANCE FORWARD			\$642.00
	08/31/16				Payment #000514			(\$642.00)
07/29/16	08/05/16	331461	Pasco	0	Final Assessment	1	4x 10.00	\$638.00
08/31/16	08/31/16	347814		405	WG 473 FY 2017 Meeting Schedul	2	2x 4.29	\$119.60

638.00

W 4801

Tampa Bay Times
tampabay.com

Amount due: \$757.60

Due Date: 9/30/2016 Amount Paid:

Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*
08/01/16 - 08/31/16	WATERGRASS CDD I /	84896			
Total Amount Due	Current Period	30 Days	60 Days	90 Days	120 Days
\$757.60	\$757.60	\$0.00	\$0.00	\$0.00	\$0.00

RECEIVED
SEP 08 2010

REMIT TO:
TAMPA BAY TIMES
DEPT 3396
P O BOX 123396
DALLAS, TX 75312-3396

BY: _____

[illegible]

LUKE BROTHERS INC.
5532 AULD LANE
HOLIDAY, FL 34690



LUKE BROTHERS INC.
LANDSCAPE SERVICES

Invoice Date

Invoice Number

8/24/2016

INV00018193

Bill To:

Watergrass CDD
c/o Meritus Districts, LLC
2005 Pan Am Circle Suite 120
Tampa, FL 33607
districtinvoices@meritusdistricts.com

Job Location:

Watergrass CDD
c/o Meritus Districts, LLC
2005 Pan Am Circle Suite 120
Tampa, FL 33607
districtinvoices@meritusdistricts.com

Reference

PLAYGROUND MULCH ENHANCEMENT PROJECT

PO Number

Salesperson

Customer No.

NICOLE
CHAMBERLAIN

103-X0534

Description

Extended Price

ENHANCEMENT PROJECT PERFORMED ON : 08/24/16 - AS PROPOSAL FROM
AUGUST 18, 2016

\$8,185.00

GENERAL ENHANCEMENT OF PLAYGROUND PLAY SURFACE BY
INSTALLATION OF APROX. 30 CUBIC YARDS OF SELECTED
PLAYGROUND MULCH TO EACH OF SIX COMMUNITY PLAYGROUNDS

SILVERCREEK - 30 CU. YARDS

GLENBROOKE - 30 CU. YARDS

PELEGRINA - 30 CU. YARDS

SUMMERGLADE - 30 CU. YARDS

BRIDGEVIEW I AND II - 60 CU. YARDS

ALL AREAS WILL BE SPRAYED WITH NON-TOXIC HERBICIDE PRIOR TO
INSTALLATION. EXISTING MULCH WILL NOT BE REMOVED BUT
RANKED TO A CONSISTENT BASE SURFACE. MATERIAL, DELIVERY &
INSTALLATION ARE INCLUDED.

Subtotal

\$8,185.00

Tax

\$0.00

Total

\$8,185.00

Handwritten signature and number 4640

5532 AULD LANE, HOLIDAY, FL 34690
P: 727-937-6448 F: 727-937-6458 WWW.LUKEBROTHERS.COM

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WaterGrass Community Development District I

Check/Voucher Register - AP Check Register

From 10/1/2015 Through 10/6/2016

Check N...	Check Date	Payee	Invoice No.	Invoice Description	Check Amount
300	11/6/2015	Bright House Networks	048364201101315	TV & Internet Service thru 11/16/15	164.77
301	11/6/2015	Progressive Waste Solutions of FL, Inc.	283102	Waste Service - Oct	52.00
302	11/6/2015	AlphaGraphics Tampa 671	690385	Deposit Stamp	19.50
303	11/6/2015	Department of Economic Opportunity	34340	Special District Fee	175.00
304	11/6/2015	Kaesar & Blair Inc.	51008314	Check Order - Qty 250	92.89
305	11/6/2015	Meritus Districts	7094	Reimburse for Pasco Utility Invoices	264.64
	11/6/2015	Meritus Districts	7127	Management Services - Pro-rated Sept	1,208.34
	11/6/2015	Meritus Districts	7128	Management Services - Oct	2,416.67
	11/6/2015	Meritus Districts	7129	Management Services - Nov	2,416.67
306	11/10/2015	Withlacoochee River Electric Cooperative, Inc.	0288 112 100815	Electric Service thru 10/5/15	4,285.12
307	11/10/2015	Progressive Waste Solutions of FL, Inc.	287433	Waste Service - Nov	104.00
308	11/19/2015	Robert P Landgraf	RL101515	Supervisor Fees - 10/15/15	200.00
309	11/19/2015	Michael S Leavor	ML101515	Supervisor Fees - 10/15/15	200.00
310	11/19/2015	Tiffany S Randolph	TR101515	Supervisor Fees - 10/15/15	200.00
311	11/19/2015	William N Wright II	WW101515	Supervisor Fees - 10/15/15	200.00
312	11/24/2015	Withlacoochee River Electric Cooperative, Inc.	0288 112 110615	Electric Service thru 11/3/15	4,070.18
	11/24/2015	Withlacoochee River Electric Cooperative, Inc.	1427100409310 110615	Electric Service thru 11/3/15	31.15
	11/24/2015	Withlacoochee River Electric Cooperative, Inc.	1428290408840 110615	Electric Service thru 11/3/15	31.05
	11/24/2015	Withlacoochee River Electric Cooperative, Inc.	1428500410220 110615	Electric Service thru 11/3/15	31.05
	11/24/2015	Withlacoochee River Electric Cooperative, Inc.	1429480410730 110615	Irrigation Electric Service thru 11/3/15	55.65
	11/24/2015	Withlacoochee River Electric Cooperative, Inc.	1429740410800 110615	Entry Light Electric Service thru 11/3/15	52.45
	11/24/2015	Withlacoochee River Electric Cooperative, Inc.	1430070564060 110615	Sign Electric Service thru 11/3/15	41.23
	11/24/2015	Withlacoochee River Electric Cooperative, Inc.	1430130567440 110615	Clubhouse Electric Service thru 11/3/15	1,166.94
	11/24/2015	Withlacoochee River Electric Cooperative, Inc.	1430320412210 110615	Irrigation Electric Service thru 11/3/15	52.30
	11/24/2015	Withlacoochee River Electric Cooperative, Inc.	1430320412490 110615	Entry Light Electric Service thru 11/3/15	49.01
313	12/1/2015	Illuminations Holiday Lighting, LLC	WGH1019	Deposit - Holiday Lighting	3,225.00
314	12/1/2015	Meritus Districts	7189	Management Services - Dec	2,416.67
315	12/8/2015	Bright House Networks	048364201111115	TV & Internet Service thru 12/16/15	164.77
316	12/8/2015	Christin Behrens	CB111915	Supervisor Fees - 11/19/15	200.00

WaterGrass Community Development District I

Check/Voucher Register - AP Check Register

From 10/1/2015 Through 10/6/2016

Check N...	Check Date	Payee	Invoice No.	Invoice Description	Check Amount
317	12/8/2015	Creative Sign Designs	15007676	Install Frames	690.00
318	12/8/2015	Don Harrison Enterprises LLC	2256	Street Light Repairs - 11/20/15	1,479.40
319	12/8/2015	Florida Natives Nursery, Inc.	10406	Waterway Maintenance - Sept	795.00
	12/8/2015	Florida Natives Nursery, Inc.	10491	Waterway Maintenance - Oct	795.00
320	12/8/2015	Robert P Landgraf	RL111915	Supervisor Fees - 11/19/15	200.00
321	12/8/2015	Luke Brothers Inc.	15417	Install New Hunter Controller	4,800.00
	12/8/2015	Luke Brothers Inc.	15447	Plant Replacement	7,032.00
	12/8/2015	Luke Brothers Inc.	15557	Landscape Maintenance - Oct	9,660.00
	12/8/2015	Luke Brothers Inc.	15710	Replace Broken Spray Head & Nozzle	45.80
	12/8/2015	Luke Brothers Inc.	15720	Fertilization on All Turf Areas - 10/22/15	1,765.00
	12/8/2015	Luke Brothers Inc.	15852	Landscape Maintenance - Nov	9,660.00
322	12/8/2015	Tiffany S Randolph	TR111915	Supervisor Fees - 11/19/15	200.00
323	12/8/2015	Spearem Enterprises, LLC	1661	Treat Bee Hive at Peregrina Gate	520.00
324	12/8/2015	Straley & Robin	12530	Professional Services thru 9/15/15 - General	3,476.35
	12/8/2015	Straley & Robin	12622	Professional Services thru 10/15/15 - General	1,767.89
325	12/8/2015	Times Publishing Company	84896 092515	Notice of Special Meeting - 9/23/15	86.36
	12/8/2015	Times Publishing Company	84896 110515	Notice of FY 2016 Meeting - 11/5/15	115.22
326	12/8/2015	Welch Tennis Courts, Inc.	150268.1	Deposit - Resurface Basketball Court	1,250.00
	12/8/2015	Welch Tennis Courts, Inc.	150268.2	Balance Due - Resurface Basketball Court	1,250.00
327	12/8/2015	William N Wright II	WW111915	Supervisor Fees - 11/19/15	200.00
328	12/14/2015	Straley & Robin	12749	Professional Services thru 11/15/15 - General	411.55
329	12/14/2015	Times Publishing Company	122918 103115	Notice of FY 2016 Meeting - 10/9/15	112.78
	12/14/2015	Times Publishing Company	84896 102115	Notice of Engineering Service - 10/21/15	172.94
330	12/18/2015	First Choice Aquatic Weed Management, LLC	FC-0044	Trash Pick Up - 24 Ponds	345.00
331	12/18/2015	Illuminations Holiday Lighting, LLC	WGI1215	Balance Due - Holiday Lighting	3,225.00
332	12/18/2015	LLS Tax Solutions Inc.	816	Arbitrage Calculation Series 2005B thru 9/30/15	650.00
333	12/18/2015	Withlacoochee River Electric Cooperative, Inc.	0288 112 120815	Electric Service thru 12/3/15	4,122.10
334	12/18/2015	Withlacoochee River Electric Cooperative, Inc.	1427100409310 120815	Electric Service thru 12/3/15	25.93
335	12/18/2015	Withlacoochee River Electric Cooperative, Inc.	1428290408840 120815	Electric Service thru 12/3/15	25.95
336	12/18/2015	Withlacoochee River Electric Cooperative, Inc.	1428500410220 120815	Electric Service thru 12/3/15	25.98
337	12/18/2015	Withlacoochee River Electric Cooperative, Inc.	1429480410730 120815	Irrigation Electric Service thru 12/3/15	24.47

WaterGrass Community Development District I
Check/Voucher Register - AP Check Register
From 10/1/2015 Through 10/6/2016

Check N...	Check Date	Payee	Invoice No.	Invoice Description	Check Amount
338	12/18/2015	Withlacoochee River Electric Cooperative, Inc.	1430070564060 120815	Sign Electric Service thru 12/3/15	5.22
339	12/29/2015	Luke Brothers Inc.	16137	Landscape Maintenance - Dec	9,660.00
340	1/1/2016	Meritus Districts	7246	Management Services - Jan	2,440.12
341	1/8/2016	Bright House Networks	048364201121215	TV & Internet Service thru 1/16/16	164.77
342	1/8/2016	Pasco County Utilities	6905271	Reclaim Water Service thru 11/27/15	40.02
343	1/8/2016	Pasco County Utilities	6905273	Reclaim Water Service thru 11/27/15	26.22
344	1/8/2016	Pasco County Utilities	6905274	Reclaim Water Service thru 11/27/15	109.25
345	1/8/2016	Pasco County Utilities	6905275	Reclaim Water Service thru 11/27/15	1.38
346	1/8/2016	Pasco County Utilities	6905276	Reclaim Water Service thru 11/27/15	0.23
347	1/8/2016	Pasco County Utilities	6905278	Reclaim Water Service thru 11/27/15	11.27
348	1/8/2016	Pasco County Utilities	6905280	Reclaim Water Service thru 11/27/15	90.16
349	1/8/2016	Pasco County Utilities	6905281	Reclaim Water Service thru 11/27/15	28.29
350	1/8/2016	Pasco County Utilities	6905344	Reclaim Water Service thru 11/27/15	3.45
351	1/15/2016	AlphaGraphics Tampa 671	690976	Established Stamp	33.00
352	1/15/2016	Florida Natives Nursery, Inc.	10667	Waterway Maintenance - Dec	795.00
353	1/15/2016	Progressive Waste Solutions of FL, Inc.	304928	Waste Service - Jan	52.00
354	1/15/2016	Stahl & Associates Insurance	06791266072764 122215	Utility Bond 2/13/2016-2/13/2017	841.00
355	1/15/2016	Straley & Robin	12844	Professional Services thru 12/15/15 - General	1,402.50
356	1/22/2016	Luke Brothers Inc.	16452	Landscape Maintenance - Jan	9,660.00
357	1/22/2016	Withlacoochee River Electric Cooperative, Inc.	0288 112 011116	Electric Service thru 1/6/16	4,211.34
358	1/22/2016	Withlacoochee River Electric Cooperative, Inc.	1429740410800 011116	Windchase Light Electric Service thru 1/6/16	71.20
359	1/22/2016	Withlacoochee River Electric Cooperative, Inc.	1430070564060 011116	Sign Electric Service thru 1/6/16	101.39
360	1/22/2016	Withlacoochee River Electric Cooperative, Inc.	1430130567440 011116	Clubhouse Electric Service thru 1/6/16	795.05
361	1/22/2016	Withlacoochee River Electric Cooperative, Inc.	1430320412210 011116	Irrigation Electric Service thru 1/6/16	5.07
362	1/22/2016	Withlacoochee River Electric Cooperative, Inc.	1430320412490 011116	Woodrush Light Electric Service thru 1/6/16	53.72
363	1/29/2016	Bright House Networks	048364201011216	TV & Internet Service thru 2/16/16	164.77
364	1/29/2016	Christin Behrens	CB012116	Supervisor Fees - 1/21/16	200.00
365	1/29/2016	First Choice Aquatic Weed Management, LLC	FC-0072	Lake & Pond Maintenance - Jan	1,050.00
	1/29/2016	First Choice Aquatic Weed Management, LLC	FC-0074	Lake & Pond Maintenance - Jan	1,050.00

WaterGrass Community Development District I

Check/Voucher Register - AP Check Register

From 10/1/2015 Through 10/6/2016

Check N...	Check Date	Payee	Invoice No.	Invoice Description	Check Amount
366	1/29/2016	Tiffany S Randolph	TR012116	Supervisor Fees - 1/21/16	200.00
367	1/29/2016	William N Wright II	WW012116	Supervisor Fees - 1/21/16	200.00
368	2/2/2016	Meritus Districts	7280	Management Services - Feb	2,416.67
369	2/12/2016	Dog Waste Depot	96852	Dog Waste Cans - Qty 6	1,194.00
370	2/12/2016	Luke Brothers Inc.	00016593	Replaced Broken Spray Heads in The Park on Amberfield	64.10
	2/12/2016	Luke Brothers Inc.	INV00016619	Replacement Irrigation Clock in The Silvercreek Park	390.00
371	2/12/2016	Pasco County Utilities	7001153	Reclaim Water Services thru 12/27/2015	26.54
372	2/12/2016	Pasco County Utilities	7001155	Reclaim water services thru 12/27/2015	17.34
373	2/12/2016	Pasco County Utilities	7001156	Reclaim water services thru 12/27/2015	156.75
374	2/12/2016	Pasco County Utilities	7001160	Reclaim water services thru 12/27/2015	1.13
375	2/12/2016	Pasco County Utilities	7001161	Reclaim Water Services thru 12/27/2015	20.08
376	2/12/2016	Pasco County Utilities	7001162	Reclaim Water Services thru 12/27/2015	86.30
377	2/12/2016	Pasco County Utilities	7001163	Reclaim Water Services thru 12/27/2015	11.80
378	2/12/2016	Pasco County Utilities	7001226	Reclaim water services thru 12/27/2015	0.92
379	2/12/2016	Pasco County Utilities	7001227	Reclaim water services thru 12/27/2015	3.22
380	2/12/2016	Pasco County Utilities	7001229	Reclaim Water Services thru 12/27/2015	2.76
381	2/12/2016	Pasco County Utilities	7001230	Reclaim Water Services thru 12/27/2015	0.69
382	2/12/2016	Pasco County Utilities	7001231	Reclaim Water Services thru 12/27/2015	3.45
383	2/19/2016	Spearem Enterprises, LLC	1819	Pressure Wash Enterway	5,560.00
	2/19/2016	Spearem Enterprises, LLC	1821	Piced up and installed 6 dog waste	320.00
	2/19/2016	Spearem Enterprises, LLC	1830	Retaining Wall repair	2,095.00
384	2/23/2016	Don Harrison Enterprises LLC	2282	Replaced	156.00
385	2/23/2016	First Choice Aquatic Weed Management, LLC	0087	Lake and Pond Maintenance -Feb	1,050.00
386	2/23/2016	Florida Natives Nursery, Inc.	10814	Waterway Maintenance Jan	795.00
387	2/23/2016	Luke Brothers Inc.	16746	Maintenance Monthly	9,660.00
	2/23/2016	Luke Brothers Inc.	INV00016634	Replaced Broken Rotors	271.10
388	2/23/2016	Progressive Waste Solutions of FL, Inc.	0000310014	Waste Services -Feb	0.00
389	2/23/2016	Withlacoochee River Electric Cooperative, Inc.	0288112 020816	Electric Services thru 02/29/16	3,991.19
390	2/23/2016	Withlacoochee River Electric Cooperative, Inc.	1427100409310 020816	Electric Services thru 02/29/16	62.37
391	2/23/2016	Withlacoochee River Electric Cooperative, Inc.	1428290408840 020816	Electric Services thru 02/29/16	62.28
392	2/23/2016	Withlacoochee River Electric Cooperative, Inc.	1428500410220 020816	Electric Services thru 02/29/16	62.10
393	2/23/2016	Withlacoochee River Electric Cooperative, Inc.	1429480410730 020816	Electric Services thru 02/29/16	65.50

WaterGrass Community Development District I
Check/Voucher Register - AP Check Register
From 10/1/2015 Through 10/6/2016

Check N...	Check Date	Payee	Invoice No.	Invoice Description	Check Amount
394	2/23/2016	Withlacoochee River Electric Cooperative, Inc.	1429740410800	Electric Services thru 02/29/16	51.78
395	2/23/2016	Withlacoochee River Electric Cooperative, Inc.	1430070564060 020816	Electric Services thru 02/29/16	45.03
396	2/23/2016	Withlacoochee River Electric Cooperative, Inc.	1430320412210	Electric Services thru 02/29/16	31.23
397	2/23/2016	Withlacoochee River Electric Cooperative, Inc.	1430320412490 020816	Electric Services thru 02/29/16	51.41
398	2/26/2016	Spearem Enterprises, LLC	1829	Pressure wash	430.00
	2/26/2016	Spearem Enterprises, LLC	1858	Pressure wash	430.00
	2/26/2016	Spearem Enterprises, LLC	1859	Pressure wash	218.00
	2/26/2016	Spearem Enterprises, LLC	1860	Pressure wash	83.00
399	3/2/2016	Meritus Districts	7323	Management Services - March	2,416.67
400	3/18/2016	Christin Behrens	CB021816	Supervisoers fee	200.00
401	3/18/2016	Johnson Engineering, Inc.	1	Professional Services thru 01/24/2016	760.00
402	3/18/2016	Robert P Landgraf	RL021816	Supervisoers fee	200.00
403	3/18/2016	Michael S Leavor	ML021816	Supervisoers fee	200.00
404	3/18/2016	Luke Brothers Inc.	INV00016826	Removal & stump grinding	1,415.30
405	3/18/2016	Progressive Waste Solutions of FL, Inc.	31404	Basic Service Cgarge	0.00
406	3/18/2016	Tiffany S Randolph	TR021816	Supervisoers fee	200.00
407	3/18/2016	Spearem Enterprises, LLC	1861	Pressure Washing	338.00
	3/18/2016	Spearem Enterprises, LLC	1862	Removed and re-installed	1,015.00
408	3/18/2016	Mike Fasano, Pasco County Tax Collector	34-25-20-0040-OP1...	Real Estate 2015	57.00
	3/18/2016	Mike Fasano, Pasco County Tax Collector	35-25-20-0010-OP5...	Real Estate 2015	57.00
	3/18/2016	Mike Fasano, Pasco County Tax Collector	35-25-20-0010OP0...	Real Estate 2015	57.00
409	3/18/2016	William N Wright II	WW021816	Supervisoers fee	200.00
410	3/25/2016	Business Radio Licensing	BRL032516	FCC License	195.00
411	3/28/2016	Christin Behrens	CB031716	Supervisors fee	200.00
412	3/28/2016	Robert P Landgraf	RL031716	Supervisors fee	200.00
413	3/28/2016	Michael S Leavor	ML031716	Supervisors fee	200.00
414	3/28/2016	Tiffany S Randolph	TR031716	Supervisors fee	200.00
415	3/28/2016	Spearem Enterprises, LLC	1895	Cement 6 dog waste	420.00
416	3/28/2016	Withlacoochee River Electric Cooperative, Inc.	1427100409310 030816	Electric Services thru 03/03/16	31.23
417	3/28/2016	Withlacoochee River Electric Cooperative, Inc.	1428290408840 030816	Electric Services thru 03/03/16	31.05
418	3/28/2016	Withlacoochee River Electric Cooperative, Inc.	1428500410220 030816	Electric Services thru 03/03/16	30.77
419	3/28/2016	Withlacoochee River Electric Cooperative, Inc.	1429480410730 030816	Electric Services thru 03/03/16	32.98

WaterGrass Community Development District I
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Check N...	Check Date	Payee	Invoice No.	Invoice Description	Check Amount
420	3/28/2016	Withlacoochee River Electric Cooperative, Inc.	1429740410800 030816	Electric Services thru 03/03/16	52.80
421	3/28/2016	Withlacoochee River Electric Cooperative, Inc.	1430070564060 030816	Electric Services thru 03/03/16	45.30
422	3/28/2016	Withlacoochee River Electric Cooperative, Inc.	1430320412210 030816	Electric Services thru 03/03/16	31.23
423	3/28/2016	Withlacoochee River Electric Cooperative, Inc.	1430320412490 030816	Electric Services thru 03/03/16	52.34
424	3/28/2016	William N Wright II	WW031716	Supervisors fee	200.00
425	4/4/2016	Luke Brothers Inc.	16986	Monthly Grounds Maintenance & Irrigation 03/07	9,660.00
426	4/4/2016	Meritus Districts	7361	Management Services - April	2,416.67
427	4/11/2016	WaterGrass CDD II	WGWS031616	Progressive Waste Solution serv thru 01/31/16	0.00
428	4/11/2016	Wells Fargo Bank	1295873	Trustee Fees Series 2005A 03/05/15 - 03/04/17	7,000.00
429	4/20/2016	Don Harrison Enterprises LLC	2300	Repaired the entrance light	196.00
430	4/20/2016	First Choice Aquatic Weed Management, LLC	FC-0123	Lake and Pond Maintenance -April	1,050.00
431	4/20/2016	Johnson Engineering, Inc.	2	Professional Services thru 03/06-16	2,200.00
432	4/20/2016	Luke Brothers Inc.	170085	Irrigation Services on 03/23/16	2,894.00
	4/20/2016	Luke Brothers Inc.	17170	Pest Control 02/29/16	942.40
433	4/26/2016	WaterGrass CDD	WG042616	Debt Service - Series 2005 Bond Revenue	406,264.34
434	4/27/2016	Luke Brothers Inc.	17259	Monthly Irrigation -April	9,660.00
	4/27/2016	Luke Brothers Inc.	17337	Irrigation Services on 04/14/2016	847.50
435	4/27/2016	Withlacoochee River Electric Cooperative, Inc.	0288112 030816	enter invoices	4,048.00
436	4/27/2016	Withlacoochee River Electric Cooperative, Inc.	07 564 060 040816	Electric Services thru 04/05/16	50.96
437	4/27/2016	Withlacoochee River Electric Cooperative, Inc.	1427 100 409 310 040816	Electric Services thru 04/05/16	36.23
438	4/27/2016	Withlacoochee River Electric Cooperative, Inc.	1428 290 408 840 040816	Electric Services thru 04/05/16	36.23
439	4/27/2016	Withlacoochee River Electric Cooperative, Inc.	1428 500 410 220 040816	Electric Services thru 04/05/16	35.95
440	4/27/2016	Withlacoochee River Electric Cooperative, Inc.	1429 480 410 730 040816	Electric Services thru 04/05/16	38.09
441	4/27/2016	Withlacoochee River Electric Cooperative, Inc.	1429 740410 800 040816	Electric Services thru 04/05/16	57.89

WaterGrass Community Development District I

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From 10/1/2015 Through 10/6/2016

Check N...	Check Date	Payee	Invoice No.	Invoice Description	Check Amount
442	4/27/2016	Withlacoochee River Electric Cooperative, Inc.	1430 320 412 210 040816	Electric Services thru 04/05/16	36.23
443	4/27/2016	Withlacoochee River Electric Cooperative, Inc.	1430 320 412 490 040816	Electric Services thru 04/05/16	58.08
444	4/27/2016	Withlacoochee River Electric Cooperative, Inc.	288112 040816	enter invoices	3,989.74
445	5/3/2016	Luke Brothers Inc.	17365 042116	enter invoices	17,940.00
446	5/3/2016	Meritus Districts	7373	enter invoices	2,480.08
447	5/3/2016	Mike Wells, Pasco County Property Appraiser	042216	enter invoices	150.00
448	5/3/2016	Spearem Enterprises, LLC	1958	enter invoices	1,355.00
449	5/19/2016	Christin Behrens	CB042116	meeting 04/21/16	200.00
450	5/19/2016	First Choice Aquatic Weed Management, LLC	FC-0142	May lake and pond maintenance	1,050.00
451	5/19/2016	Johnson Engineering, Inc.	3	prof services 4/10/16	1,850.00
452	5/19/2016	Michael S Leavor	ML042116	meeting 04/21/16	200.00
453	5/19/2016	Luke Brothers Inc.	17365	4/8/16 installation of mulch	17,940.00
	5/19/2016	Luke Brothers Inc.	17499	May ground maintenance	9,660.00
454	5/19/2016	Progressive Waste Solutions of FL, Inc.	332585	Basic service 3/1-5/31	156.00
455	5/19/2016	Tiffany S Randolph	TR042116	meeting 04/21/16	200.00
456	5/19/2016	Straley & Robin	12929	prof services 01/15/16	197.50
	5/19/2016	Straley & Robin	12997	prof services 02/15/16	1,210.00
	5/19/2016	Straley & Robin	13129	prof services 03/15/16	852.50
	5/19/2016	Straley & Robin	13168	prof services 4/15/16	1,180.00
457	5/19/2016	Times Publishing Company	292930	ad running 5/12	90.80
458	5/19/2016	Withlacoochee River Electric Cooperative, Inc.	0288 112 050916	elec service 4/5-5/4	4,106.63
459	5/19/2016	Withlacoochee River Electric Cooperative, Inc.	1427 100 409 310 050916	elec service 4/5-5/4	31.14
460	5/19/2016	Withlacoochee River Electric Cooperative, Inc.	1428 290 408 840 050916	elec service 4/5-5/4	31.05
461	5/19/2016	Withlacoochee River Electric Cooperative, Inc.	1428 500 410 220 050916	elec service 4/5-5/4	31.05
462	5/19/2016	Withlacoochee River Electric Cooperative, Inc.	1429 480410 730 050916	elec service 4/5-5/4	32.80
463	5/19/2016	Withlacoochee River Electric Cooperative, Inc.	1430 070 564 060 050916	elec service 4/5-5/4	42.89
464	5/19/2016	William N Wright II	WW042116	meeting 04/21/16	200.00
465	5/31/2016	Christin Behrens	CB051916	meeting 5/19/16	200.00
466	5/31/2016	Robert P Landgraf	RL051916	meeting 5/19/16	200.00

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Check/Voucher Register - AP Check Register
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Check N...	Check Date	Payee	Invoice No.	Invoice Description	Check Amount
467	5/31/2016	Tiffany S Randolph	TR051916	meeting 5/19/16	200.00
468	5/31/2016	William N Wright II	WW051916	meeting 5/19/16	200.00
469	6/1/2016	Meritus Districts	7431	District Management Services - June	2,416.67
470	6/7/2016	Johnson Engineering, Inc.	4	prof fees 5/8/16	1,115.00
471	6/7/2016	Times Publishing Company	299280	ad 5/18	81.92
472	6/13/2016	Grau & Associates	14526	Audit FYE 09/30/15	1,000.00
473	6/13/2016	Wells Fargo Bank	1295877	Trustee Series 2007A	7,000.00
474	6/24/2016	Johnson Engineering, Inc.	5	professional services through 6/5/16	1,350.00
475	6/24/2016	Luke Brothers Inc.	17787	irrigation services 6/16 ran all new driplines to planted be	3,150.00
	6/24/2016	Luke Brothers Inc.	17800	irrigation services 6/20	230.00
476	6/24/2016	Straley & Robin	13423	professional services through 6/15/16	1,140.00
477	6/24/2016	Withlacoochee River Electric Cooperative, Inc.	0288 112 060816	elec street lights 5/4-63	4,007.94
478	6/24/2016	Withlacoochee River Electric Cooperative, Inc.	1428 290 408 840 060816	elec service 5/4-6/3	31.14
479	6/24/2016	Withlacoochee River Electric Cooperative, Inc.	1428 500 410 220 060816	elec service 5/4-6/3	31.05
480	6/24/2016	Withlacoochee River Electric Cooperative, Inc.	1429 480 410 730 060816	elec services 5/4 - 6/3	32.80
481	6/24/2016	Withlacoochee River Electric Cooperative, Inc.	1430 070 564 060 060816	elec services 5/4-6/3	42.71
482	7/1/2016	Meritus Districts	7450	District Management Service - July	2,416.67
483	7/15/2016	Christin Behrens	CB062316	meeting 6/23/16	200.00
484	7/15/2016	First Choice Aquatic Weed Management, LLC	FC-0184	June lake and pond maintenance	1,050.00
485	7/15/2016	Robert P Landgraf	RL062316	meeting 6/23/16	200.00
486	7/15/2016	Michael S Leavor	ML062316	meeting 6/23/16	200.00
487	7/15/2016	Luke Brothers Inc.	17818	landscape work per proposal 4/18/16	6,290.88
	7/15/2016	Luke Brothers Inc.	17819	lawn maint work performed per proposal 5/19/16	1,090.00
	7/15/2016	Luke Brothers Inc.	17820	lawn maint performed per proposal 5/19	2,343.27
	7/15/2016	Luke Brothers Inc.	17829	irrigation service 6/20	590.00
	7/15/2016	Luke Brothers Inc.	17840	irrigation service 6/23	252.50
488	7/15/2016	Tiffany S Randolph	062316	meeting 6/23/16	200.00
489	7/15/2016	Reserve Advisors, Inc.	1654876R	Retainer fee	2,150.00
490	7/28/2016	First Choice Aquatic Weed Management, LLC	FC-0163	July lake and pond maintenance	1,050.00
491	7/28/2016	Luke Brothers Inc.	17896	irrigation 7/7 bridge water	32.50
	7/28/2016	Luke Brothers Inc.	17948	July monthly irrigation and landscaping	9,660.00

WaterGrass Community Development District I

Check/Voucher Register - AP Check Register

From 10/1/2015 Through 10/6/2016

Check N...	Check Date	Payee	Invoice No.	Invoice Description	Check Amount
492	7/28/2016	Meritus Districts	7507	District Management - August	2,416.67
493	7/28/2016	Withlacoochee River Electric Cooperative, Inc.	0288 1112 026 071116	elec 6/3-7/6 @ overpass rd	12.40
494	7/28/2016	Withlacoochee River Electric Cooperative, Inc.	0288 112 017 071116	elec 6/3-7/6 @ 7142 hatpin lp	67.46
495	7/28/2016	Withlacoochee River Electric Cooperative, Inc.	0288 112 018 071116	elec 6/3-7/6 @ 32236 cottage glen ln	67.28
496	7/28/2016	Withlacoochee River Electric Cooperative, Inc.	0288 112 019 071116	elec services 32501 silvercreek way 6/3-7/6	31.05
497	7/28/2016	Withlacoochee River Electric Cooperative, Inc.	0288 112 021 071116	elec services # IRR	32.98
498	7/28/2016	Withlacoochee River Electric Cooperative, Inc.	0288 112 071116	elec services 6/3-7/6	4,069.11
499	8/4/2016	Christin Behrens	CB072116	7/21/16 MEETING	200.00
500	8/4/2016	Illuminations Holiday Lighting, LLC	0716WG	install c9's outing top sign and entry monuments	3,250.00
501	8/4/2016	Robert P Landgraf	RL072116	7/21/16 MEETING	200.00
502	8/4/2016	Tiffany S Randolph	TR072116	7/21/16 MEETING	200.00
503	8/17/2016	Withlacoochee River Electric Cooperative, Inc.	0288 112 017 080816	elec 7/6-8/3 @ hatpin Lp	31.14
504	8/17/2016	Withlacoochee River Electric Cooperative, Inc.	0288 112 018 080816	elec 7/6-8/3 @ cottage glenn	31.05
505	8/17/2016	Withlacoochee River Electric Cooperative, Inc.	0288 112 019 080816	elec 7/6-8/3 @ silvercreek way	30.95
506	8/17/2016	Withlacoochee River Electric Cooperative, Inc.	0288 112 021 080816	elec 7/6-8/3 @ overpass IRR	32.63
507	8/17/2016	Withlacoochee River Electric Cooperative, Inc.	0288 112 026 080816	elec sign 7/6-8/3 @ overpass rd	41.88
508	8/17/2016	Withlacoochee River Electric Cooperative, Inc.	0288 112 080816	street lights 7/6-8/3	3,977.41
509	8/17/2016	William N Wright II	WW072116	7/21/16 MEETING	200.00
510	8/25/2016	First Choice Aquatic Weed Management, LLC	FC-0206	August Lake and Pond Maintenance	1,050.00
511	8/25/2016	Johnson Engineering, Inc.	6	professional service thru 07/10/16	440.00
512	8/25/2016	Meritus Districts	7553	District Management Services - September	2,416.67
513	8/25/2016	Straley & Robin	13466	professional services 7/15/16	445.00
514	8/25/2016	Times Publishing Company	331461	7/29 final assessment ad	642.00
515	9/9/2016	Michael S Leavor	ML081816	8/18/16 MEETING	200.00
516	9/9/2016	Tiffany S Randolph	TR081816	8/18/16 MEETING	200.00
517	9/9/2016	Straley & Robin	13317	professional service thru 05/15/16	1,072.80

WaterGrass Community Development District I

Check/Voucher Register - AP Check Register

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Check N...	Check Date	Payee	Invoice No.	Invoice Description	Check Amount
518	9/9/2016	WaterGrass CDD	WG081216	acct# 161657005 - FY16 tax rev 8/12/16	0.00
519	9/9/2016	Christin Behrens	CB081816	8/18/16 MEETING	200.00
520	9/14/2016	WaterGrass CDD	WG081216	acct# 161657005 - FY16 tax rev 8/12/16	19,738.27
522	9/16/2016	Times Publishing Company	331461	7/29 final assessment ad	638.00
523	9/23/2016	Egis Insurance Advisers, LLC	4900	renew of insurance - 10/01/16/10/01/17	14,555.00
524	9/23/2016	Johnson Engineering, Inc.	7	professional service thru 08/07/16	1,075.00
525	9/23/2016	Times Publishing Company	347814	advertising - 08/31/16 - FY17 mtg sch	119.60
526	9/23/2016	Withlacoochee River Electric Cooperative, Inc.	0288 112 090916 0909	electric service thru 09/06/16	4,084.82
527	9/23/2016	Withlacoochee River Electric Cooperative, Inc.	1427 100 409 310 090916	electric service thru 09/06/16	31.23
528	9/23/2016	Withlacoochee River Electric Cooperative, Inc.	1428 290 408 840 090916	electric service thru 09/06/16	31.23
529	9/23/2016	Withlacoochee River Electric Cooperative, Inc.	1428 500 410 220 090916	electric service thru 09/09/16	31.05
530	9/23/2016	Withlacoochee River Electric Cooperative, Inc.	1429 480 410 730 090916	electric service thru 09/06/16	32.90
531	9/23/2016	Withlacoochee River Electric Cooperative, Inc.	1430 00 564 060 090916	electric service thru 09/06/16	46.13
532	10/3/2016	Johnson Engineering, Inc.	8	professional service thru 09/11/16	1,200.00
533	10/3/2016	Meritus Districts	7600	management service - october	2,416.67
Report Total					779,327.78

WaterGrass Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2016



Meritus Districts
2005 Pan Am Circle ~ Suite 120 ~ Tampa, FL 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

WaterGrass Community Development District I

Balance Sheet

As of 8/31/2016

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	General Fixed Assets Account Group	General Long Term Debt Group	Total
Assets							
Cash-Operating Account (US AmeriBank)	0	0	0	0	0	0	0
Cash-Operating Account (Wells Fargo)	0	0	0	0	0	0	0
Cash-Operating Account (SunTrust)	348,749	0	0	0	0	0	348,749
Debit Card	0	0	0	0	0	0	0
Accounts Receivable	0	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0	0
Assessments Receivable-Tax Roll	2,673	0	2,666	0	0	0	5,339
Assessments Receivable-Developer	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	23,863	0	0	0	23,863
Assessments Receivable - Prepayments	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0
Due From Capital Projects Fund	0	0	0	0	0	0	0
Due From WaterGrass II	0	0	0	0	0	0	0
Interest Receivable	0	0	0	0	0	0	0
Investments - SBA Account	0	0	0	0	0	0	0
Investments - US Bank Savings	0	0	0	0	0	0	0
Investments - SunTrust Money Market	0	0	0	0	0	0	0
Investments - Regions Money Market	0	0	0	0	0	0	0
Investments - BB&T Money Market	0	0	0	0	0	0	0

WaterGrass Community Development District I

Balance Sheet

As of 8/31/2016

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	General Fixed Assets Account Group	General Long Term Debt Group	Total
Investments - Bank of Tampa MM	0	0	0	0	0	0	0
Investments - Bank of Tampa ICS Cap Reserve	0	0	0	0	0	0	0
Cash--Reclaimed Water Supplemental Const. Account	0	0	0	0	0	0	0
Investments - Interest - Series 2005A	0	0	143,828	0	0	0	143,828
Investments - Interest - Series 2005B	0	0	34,278	0	0	0	34,278
Investments - Reserve - Series 2005A	0	0	357,628	0	0	0	357,628
Investments - Reserve - Series 2005B	0	0	21,193	0	0	0	21,193
Investments - Revenue - Series 2005	0	0	161,584	0	0	0	161,584
Investments - Cost of Issuance - Series 2005A/B	0	0	0	0	0	0	0
Investments - Construction - Series 2005A/B	0	0	0	0	0	0	0
Investments - Deferred Costs - Series 2005A	0	0	0	194,872	0	0	194,872
Investments - Prepayment - Series 2005A	0	0	4,444	0	0	0	4,444
Investments - Prepayment - Series 2005B	0	0	2,955	0	0	0	2,955
Investments - Sinking Fund - Series 2005A	0	0	3	0	0	0	3
Investments--Cost of Issuance - Series 2007AB	0	0	0	0	0	0	0

WaterGrass Community Development District I

Balance Sheet

As of 8/31/2016

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	General Fixed Assets Account Group	General Long Term Debt Group	Total
Investments--Sinking Fund - Series 2007A	0	0	0	0	0	0	0
Investments--Prepayment - Series 2007B	0	0	279,158	0	0	0	279,158
Investments--Construction - Series 2007AB	0	0	0	0	0	0	0
Investments--Deferred Costs - Series 2007AB	0	0	0	23,498	0	0	23,498
Investments--Prepayment A	0	0	0	0	0	0	0
Investments--Interest - Series 2007A	0	0	0	0	0	0	0
Investments--Interest - Series 2007B	0	0	0	0	0	0	0
Investments--Cap I - Series 2007A	0	0	0	0	0	0	0
Investments--Cap I - Series 2007B	0	0	0	0	0	0	0
Investments--Reserve - Series 2007A	0	0	502,210	0	0	0	502,210
Investments--Reserve - Series 2007B	0	0	412,460	0	0	0	412,460
Investments--Revenue - Series 2007	0	0	203,247	0	0	0	203,247
Prepaid Expenses	17,015	0	0	0	0	0	17,015
Deposits	3,874	0	0	0	0	0	3,874
Improvements Other Than Buildings	0	0	0	0	38,986,837	0	38,986,837
Construction Work In Progress	0	0	0	0	0	0	0
Amount Available-Debt Service	0	0	0	0	0	2,149,517	2,149,517

WaterGrass Community Development District I

Balance Sheet

As of 8/31/2016

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	General Fixed Assets Account Group	General Long Term Debt Group	Total
Amount To Be Provided-Debt Service	0	0	0	0	0	18,985,484	18,985,484
Total Assets	<u>372,311</u>	<u>0</u>	<u>2,149,517</u>	<u>218,370</u>	<u>38,986,837</u>	<u>21,135,000</u>	<u>62,862,035</u>
Liabilities							
Accounts Payable	44,758	0	0	0	0	0	44,758
Accounts Payable Other	0	0	0	0	0	0	0
Retainage Payable	0	0	0	0	0	0	0
Due To General Fund	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0
Due To Capital Projects Fund	0	0	0	0	0	0	0
Due to Pasco County	0	0	0	0	0	0	0
Due To Other Governmental Units	0	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0	0
Accrued Interest Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Deposits	0	0	0	0	0	0	0
Unearned Revenue	0	0	0	0	0	0	0
Debt Service Obligations - Current	0	0	0	0	0	0	0
Revenue Bonds Payable - Series 2005A	0	0	0	0	0	5,095,000	5,095,000
Revenue Bonds Payable - Series 2005B	0	0	0	0	0	875,000	875,000
Revenue Bonds Payable - Series 2007A	0	0	0	0	0	6,935,000	6,935,000
Revenue Bonds Payable - Series 2007B	0	0	0	0	0	8,230,000	8,230,000
Total Liabilities	<u>44,758</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>21,135,000</u>	<u>21,179,758</u>

WaterGrass Community Development District I

Balance Sheet

As of 8/31/2016

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	General Fixed Assets Account Group	General Long Term Debt Group	Total
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	0	2,223,175	217,818	0	0	2,440,993
Fund Balance-Unreserved	85,361	25,033	0	0	0	0	110,394
Investment In General Fixed Assets	0	0	0	0	38,986,837	0	38,986,837
Other	242,192	(25,033)	(73,658)	552	0	0	144,053
Total Fund Equity & Other Credits	327,553	0	2,149,517	218,370	38,986,837	0	41,682,277
Total Liabilities & Fund Equity	372,311	0	2,149,517	218,370	38,986,837	21,135,000	62,862,035

WaterGrass Community Development District I

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 8/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	15	15	0.00%
Special Assessments				
Inter Governmental Transfer	91,917	91,917	0	0.00%
Tax Roll	438,297	452,622	14,325	3.26%
Total Revenues	530,214	544,554	14,340	2.70%
Expenditures				
Legislative				
Supervisor Fees	13,000	8,000	5,000	38.46%
Financial & Administrative				
District Management	29,000	26,583	2,417	8.33%
District Engineer	7,500	8,790	(1,290)	(17.20)%
Disclosure Report	6,000	0	6,000	100.00%
Trustees Fees	14,000	14,000	0	0.00%
Tax Collector/Property Appraiser Fees	150	150	0	0.00%
Auditing Services	4,200	1,000	3,200	76.19%
Arbitrage Rebate Calculation	1,300	650	650	50.00%
Postage, Phone, Faxes, Copies	0	87	(87)	0.00%
Public Officials Liability Insurance	2,888	0	2,888	100.00%
Legal Advertising	1,250	1,887	(637)	(50.95)%
Bank Fees	450	0	450	100.00%
Dues, Licenses & Fees	225	320	(95)	(42.22)%
Office Supplies	0	197	(197)	0.00%
Website Development & Maintenance	1,200	0	1,200	100.00%
Legal Counsel				
District Counsel	20,000	9,680	10,320	51.60%
Electric Utility Services				
Utility Services	12,505	6,894	5,611	44.86%
Street Lights	36,576	39,050	(2,474)	(6.76)%
Garbage/Solid Waste Control				
Garbage Collection	0	104	(104)	0.00%
Water-Sewer Combination Services				
Utility-Reclaimed Irrigation	5,000	127	4,873	97.46%
Stormwater Control				
Stormwater Assessment	144	171	(27)	(18.75)%
Aquatic Contract	9,540	8,940	600	6.28%
Stormwater System Maintenance	2,000	0	2,000	100.00%

WaterGrass Community Development District I

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 8/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Other Physical Environment				
General Liability Insurance	4,500	14,661	(10,161)	(225.80)%
Property Casualty Insurance	9,220	0	9,220	100.00%
Lake/Pond Bank Maintenance	0	1,050	(1,050)	0.00%
Entry & Walls Maintenance	34,195	3,110	31,085	90.90%
Landscape Maintenance	82,627	96,819	(14,192)	(17.17)%
Irrigation Repairs and Maintenance	32,497	22,742	9,755	30.01%
Landscape - Mulch	39,000	26,125	12,875	33.01%
Landscape Replacement Plants, Trees, Shrubs	7,000	8,447	(1,447)	(20.67)%
Holiday Decorations	10,000	9,700	300	3.00%
Landscape - Fertilization & Pest Control	25,183	3,227	21,956	87.18%
Miscellaneous Expense	2,500	2,279	221	8.84%
Fire Ant Treatment	1,960	0	1,960	100.00%
Road & Street Facilities				
Roadway Repair & Maintenance	20,000	6,915	13,085	65.42%
Sidewalk Repair & Maintenance	5,000	1,499	3,501	70.02%
Street Light / Decorative Light Maintenance	1,000	1,831	(831)	(83.14)%
Parks & Recreation				
Clubhouse Telephone, Fax, Internet	0	(143)	143	0.00%
Playground Equipment & Maintenance	5,500	2,500	3,000	54.54%
Contingency				
Miscellaneous Contingency	38,104	0	38,104	100.00%
Capital Outlay	20,000	0	20,000	100.00%
Capital Reserve	25,000	0	25,000	100.00%
Total Expenditures	530,214	327,395	202,819	38.25%
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	25,033	25,033	0.00%
Total Other Financing Sources	0	25,033	25,033	0.00%
Excess Revenues (Over) Under Expenditures	0	242,192	242,192	0.00%

WaterGrass Community Development District I

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2015 Through 8/31/2016

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(25,033)	(25,033)	0.00%
Total Other Financing Sources	<u>0</u>	<u>(25,033)</u>	<u>(25,033)</u>	<u>0.00%</u>
Excess Revenues (Over) Under Expenditures	<u>0</u>	<u>(25,033)</u>	<u>(25,033)</u>	<u>0.00%</u>

WaterGrass Community Development District I

Statement of Revenues and Expenditures

200 - Debt Service Fund - S2005

From 10/1/2015 Through 8/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	589	589	0.00%
Special Assessments				
Tax Roll	0	426,003	426,003	0.00%
Debt Service Prepayments	0	106,830	106,830	0.00%
Lot Closings - Debt Service	0	12,848	12,848	0.00%
Contributions From Private Sources				
Developer Contribution	0	6,002	6,002	0.00%
Total Revenues	0	552,272	552,272	0.00%
Expenditures				
Debt Service				
Interest	0	185,591	(185,591)	0.00%
Principal	0	440,000	(440,000)	0.00%
Total Expenditures	0	625,591	(625,591)	0.00%
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(339)	(339)	0.00%
Total Other Financing Sources	0	(339)	(339)	0.00%
Excess Revenues (Over) Under Expenditures	0	(73,658)	(73,658)	0.00%

WaterGrass Community Development District I

Statement of Revenues and Expenditures

300 - Capital Projects Fund - S2005

From 10/1/2015 Through 8/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	213	213	0.00%
Total Revenues	0	213	213	0.00%
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	339	339	0.00%
Total Other Financing Sources	0	339	339	0.00%
Excess Revenues (Over) Under Expenditures	0	552	552	0.00%

WaterGrass Community Development District I
Reconcile Cash Accounts

Summary

Cash Account: 10110 Cash-Operating Account (SunTrust)
Reconciliation ID: 08/31/16
Reconciliation Date: 8/31/2016
Status: Locked

Bank Balance	353,297.28
Less Outstanding Checks/Vouchers	4,548.67
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	348,748.61
Balance Per Books	<u>348,748.61</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

WaterGrass Community Development District I
Reconcile Cash Accounts

Detail

Cash Account: 10110 Cash-Operating Account (SunTrust)

Reconciliation ID: 08/31/16

Reconciliation Date: 8/31/2016

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
490	7/28/2016	System Generated Check/Voucher	1,050.00	First Choice Aquatic Weed Management, LLC
511	8/25/2016	System Generated Check/Voucher	440.00	Johnson Engineering, Inc.
512	8/25/2016	System Generated Check/Voucher	2,416.67	Meritus Districts
514	8/25/2016	System Generated Check/Voucher	642.00	Times Publishing Company
Outstanding Checks/Vouchers			4,548.67	

SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183

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08/31/2016
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Account Statement

WATERGRASS COMMUNITY DEV DIST
OPERATING ACCOUNT
2005 PAN AM CIRCLE SUITE 120
TAMPA FL 33607

Questions? Please call
1-800-786-8787

LET'S MAKE FINANCIAL STRESS A THING OF THE PAST. WE'RE STARTING A MOVEMENT TO
HELP AMERICANS MOVE TOWARD FINANCIAL CONFIDENCE.
LET'S GET STARTED TODAY. JOIN THE MOVEMENT AT ONUP.COM.

Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING	1000170209869	08/01/2016 - 08/31/2016

Description	Amount	Description	Amount
Beginning Balance	\$377,875.79	Average Balance	\$359,227.34
Deposits/Credits	\$1,501.00	Average Collected Balance	\$359,178.92
Checks	\$26,079.51	Number of Days in Statement Period	31
Withdrawals/Debits	\$0.00		
Ending Balance	\$353,297.28		

Deposits/Credits	Date	Amount	Serial #	DEPOSIT	Date	Amount	Serial #	DEPOSIT
	08/24	52.00			08/24	1,449.00		
Deposits/Credits: 2				Total Items Deposited: 2				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	491	9,692.50	08/04	498	4,069.11	08/02	505	30.95	08/23
	492	2,416.67	08/03	499	200.00	08/10	506	32.63	08/23
	493	12.40	08/02	500	3,250.00	08/12	507	41.88	08/23
	494	67.46	08/02	501	200.00	08/24	508	3,977.41	08/22
	495	67.28	08/02	502	200.00	08/15	509	200.00	08/22
	496	31.05	08/02	503	31.14	08/23	510	1,050.00	08/30
	497	32.98	08/02	504	31.05	08/23	*513	445.00	08/31

Checks: 21

*Break in check sequence

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	08/01	377,875.79	377,875.79	08/22	353,658.93	353,658.93
	08/02	373,595.51	373,595.51	08/23	353,491.28	353,491.28
	08/03	371,178.84	371,178.84	08/24	354,792.28	353,291.28
	08/04	361,486.34	361,486.34	08/25	354,792.28	354,792.28
	08/10	361,286.34	361,286.34	08/30	353,742.28	353,742.28
	08/12	358,036.34	358,036.34	08/31	353,297.28	353,297.28
	08/15	357,836.34	357,836.34			

Action Item Template

Date	October-16
District	WaterGrass I

#	Action Item Description	Responsible	Open Date	Status	Comments
1	Look at repairing cracked sidewalks	Nicole	February	ip	Work in progress
2	Reserve Study	Nicole	May	cplt	



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: WaterGrass I

Date: 10/12/16

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	None Observed
INVASIVE MATERIAL (FLOATING)	20	17	-3	Some Algae Present - Vendor Treating
INVASIVE MATERIAL (SUBMERSED)	20	20	0	Good
FOUNTAINS/AERATORS	20	20	0	Good condition
DESIRABLE PLANTS	15	14	-1	Overall Good

AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	N/A
CLUBHOUSE EXTERIOR	3	3	0	N/A
POOL WATER	10	10	0	N/A
POOL TILES	10	10	0	N/A
POOL LIGHTS	5	5	0	N/A
POOL FURNITURE/EQUIPMENT	8	8	0	N/A
FIRST AID/SAFETY ITEMS	10	10	0	N/A
SIGNAGE (rules, pool, playground)	5	5	0	N/A
PLAYGROUND EQUIPMENT	5	5	0	Good - Chains on swings in Bridgeview replaced
RECREATIONAL FACILITIES	7	7	0	Good
RESTROOMS	6	6	0	N/A
HARDSCAPE	10	10	0	N/A
ACCESS & MONITORING SYSTEM	3	3	0	N/A
IT/PHONE SYSTEM	3	3	0	N/A
TRASH RECEPTACLES	3	3	0	N/A
FOUNTAINS	8	8	0	N/A

MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good Visibility
PAINTING	25	25	0	Overall Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	23	-2	Overall Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: WaterGrass I

Date: 10/12/16

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	28	-2	Overall ok - improving
SUBDIVISION MONUMENTS	30	28	-2	Overall ok
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good Condition
SIDEWALKS	30	26	-4	Ok - Repairs being made
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	Good Condition
PARKING LOTS	15	15	0	Good
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Good
LANDSCAPE UP LIGHTING	22	22	0	Overall Good
MONUMENT LIGHTING	30	30	0	Good
AMENITY CENTER LIGHTING	15	15	0	N/A
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	686	-14	98%

Manager's Signature: Nicole Chamberlain 10/12/2016

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: WaterGrass I

Date: 10/12/16

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	5	0	Overall OK
TURF FERTILITY	10	9	-1	Overall Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Some weeds present - improving
TURF INSECT/DISEASE CONTROL	10	10	0	No problems noticed - treated for ants
PLANT FERTILITY	5	4	-1	Overall Ok
WEED CONTROL - BED AREAS	5	4	-4	Some weeds observed
PLANT INSECT/DISEASE CONTROL	5	5	0	Good
PRUNING	10	10	0	Overall Good
CLEANLINESS	5	5	0	Overall Good
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	Overall good
CARRYOVERS	5	5	0	

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	6	-3	Overall Ok
INSECT/DISEASE CONTROL	7	7	0	Good
DEADHEADING/PRUNING	3	3	0	Overall Ok

SCORE

100	95	-10	95%
-----	----	-----	-----

Contractor Signature: _____

Manager's Signature: Nicole Chamberlain 10/12/2016









Service Report

Customer WATERGRASS* 1. CDD Date 10/11/16
 Technician(s) Soumya Shrivastava CI#0015

- ☐ New
- ☒ Scheduled Service
- ☐ Trash Pick Up
- ☐ Work Order
- ☐ Removal
- ☐ Follow-Up Service

Site / Lake Number	Inspection	Treatment	JonBoat	ATV	Truck	Backpack	Algae	Grasses	Submerged	Floating	Chemistry	Water Level	# Days	Restriction	Weather	Conditions
<u>Q1, 2, 3</u>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<u>N/A</u>	<u>Down</u>	<input checked="" type="checkbox"/>		<u>OVERCAST</u>	
<u>4, 5, 6</u>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<u>TO</u>			<u>Partly Sunny</u>	
<u>7, 8, 9</u>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<u>Normal</u>			<u>Winds 2/4 mph</u>	
<u>10, 11, 12</u>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>						
<u>13, 14, 15</u>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>						
<u>21, SA</u>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>						
<u>SB, SC</u>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>						

Comments SPOT TREAT ALGAE, SUBMERSED AQUATIC, SHORELINE GRASS
ALL PONDS ARE ALREADY

First Choice Aquatic Weed Management

9753 66th St. N. Suite 171
 Pinellas Park, FL 33782

727-410-7071

- Algae and Aquatic Weed Control Programs
- Fish Stocking Programs
- Water Quality Testing
- Wetland Restoration, Management
- Physical Weed Removal



Creating a balance
with nature