

# *Waterchase Community Development District*

**February 9, 2026**

**Agenda Package**

11555 HERON BAY SUITE 201  
CORAL SPRINGS, FLORIDA 33076

## **CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

## Board of Supervisors

Ian Watson, Chairman  
Salvator Mancini, Vice Chairman  
Michal Acheson, Assistant Secretary  
G. Arnie Daniels, Assistant Secretary  
Christopher Rizzo, Assistant Secretary

## Staff:

John Weaver, District Manager  
Mark Vega, District Manager  
Whitney Sousa, District Counsel  
Tonja Stewart, District Engineer  
Long Nguyen, Field Inspector  
Fernand Thomas, District Accountant  
Catalina Martinez, Administrative Assistant

## REGULAR MEETING AGENDA Monday, February 9, 2026 – 6:00 p.m.

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- 1. Call to Order and Roll Call**
- 2. Audience Comments – Three (3) Minute Time Limit**
- 3. Staff Reports**
  - A. District Accountant Report
  - B. Landscape Report.....Page 3
  - C. Pond Report .....Page 44
  - D. District Engineer Report
  - E. District Counsel Report
  - F. Field Inspection Report.....Page 55
  - G. District Manager
- 4. Business Items**
  - A. Consideration of Inframark Proposals for Soft Wash and Repairs of Street Light Poles #1053 .....Page 70
  - B. Consideration of Steadfast Removing Invasives from the Conservation Areas Page 72
  - C. Discussion on Construction of Cellular Tower.....Page 74
- 5. Business Administration**
  - A. Consideration of Minutes from the Meeting held January 12, 2026, .....Page 79
  - B. Consideration of Minutes from the Workshop held January 22, 2026, .....Page 82
  - C. Review of Financial Statement for the Month of December 2025 .....Page 84
  - D. Review of LLS Tax Solutions Arbitrage Reports .....Page 96
  - E. Consideration of Natural Solutions Mulch Installation Proposal #1097.....Page 120
- 6. Supervisor Requests**
- 7. Adjournment**

*The next CDD Workshop is Thursday, February 23, 2026, at 8:00 p.m.  
The next regular Board meeting is scheduled for Monday, March 9, 2026, at 6:00 p.m.*

## District Office:

Inframark – Tampa Region  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

## Meeting Location:

Waterchase Clubhouse  
14401 Waterchase BLVD.  
Tampa, Florida, 33626



*A Juniper Company*

## *Property Evaluation Report*

**01/27/26**

**Waterchase Master POA -  
Maintenance**

**SCOTT CARLSON**

**Scott.Carlson@ImpPro.com**

**Evaluation Grade**

**10.0**

# Waterchase Master POA - Maintenance

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## Flower Beds



- I saw a squirrel in this bed when I was taking the photo. I think he was going to hide the acorn in his mouth. Could he be the perp?



- Begonias at CDD Entry are still doing well despite the cold weather.



- Begonias look good. As mentioned on previous report. We can remove the rocks if the board would like so that we can plant out to the curb. Please let me know.

# Waterchase Master POA - Maintenance



- Some annual beds look better than others. Some obviously don't have adequate irrigation coverage. Some have been uprooted by something. This one looks OK.

- IMG\_6907[1].JPG



- There are a few struggling plants in the two annual beds flanking the entry stairwell. I suspect it is an irrigation issue.

- Not sure what the issue is here. The annuals in two different beds (not even close in proximity to each other) have either been blown out of their holes or some kind of animal dug them out? Please replant until I can figure out what is the cause of this.

# Waterchase Master POA - Maintenance

## Turf Condition - Common Grounds



- Turf has some areas on south side that are struggling. This side should come back with fertilization in the Spring.

- Turf is recovering from the 4wheeler circles in December.



- This is one of the areas on the "Dead Map" that I am suggesting turf replacement. David can work magic on many areas with a little time, but this area is not going to be one of them.

- Believe it or not... David will bring this area back to life. It will take time and warmer weather, and it will most likely look slightly worse due to the herbicide treatments killing the weeds. However, once it warms up and his fertilizer is applied in February... it will be right as rain!

# Waterchase Master POA - Maintenance



- This is another area at the isle left, guard house that is on map for replacement. The middle isle which has the Better John Bottlebrush should just have the turf removed as it will never be successful in this area and is pain to maintain. Suggest adding more Better John or another perennial at this tip.

- While I like the idea of a grassy picnic area here in theory, I do not like this one. The turf is terrible. David has sent off a soil sample. I feel like it would be muddy when it rained and people would track mud all over the deck. Kids getting dirty here and then jumping in the pool is distressing. Re-sodding is an option. However, I am throwing this out there.. I know it is expensive, but artificial turf would be a good option here.



- The condition is that there is no turf here. Years ago there was. I suspect failure was due to children's foot traffic and irrigation issues. We could either try the turf again with proper irrigation or plant some shrubs here. David and I believe that aeration in this area will improve the soil quality for it to maintain turf. Aeration is suggested here twice a year. It is aesthetically displeasing in a highly visible area. Also, please remove the mangled Flax Lily from the raised planter bed.

# Waterchase Master POA - Maintenance

## Shrub Bed Condition - Common Ground



- This will be removed with dead cleanout.



- Vines in shrubs at park by Meridian and Castelletto



- This shrub row in amenity center parking lot have failed due to A. They are old and B. You can see the build up of mulch/soil on them. Suggestion to remove them. If you choose to replant, we need to plant them further back like beside or behind the tree. To much build up has cause the plants to not be able to breath and thus strangle themselves to death.



- You can see in this photo of the root area of the shrub line mentioned in the lot area where David scraped out aprox. 6" of mulch build up. Excessive mulch around the rootball areas does not allow the plant proper food, water, or air.

# Waterchase Master POA - Maintenance



- Sadness. The dead Holly, Azeleas, and Ligustrum will be removed here. We will need to replace with fresh.



- Please clean the cold damage out of the Crinum Lily



- These Blue Daze need to be cut to 1" when we start maintaining this area in February, please.



- Please just remove this randomness from this Crape Myrtle area on the North side ROW by the clubhouse on Waterchase Blvd. Nothing here would be better than this sporadic plantings. Also, please remove the Palm volunteer that is circled.

# Waterchase Master POA - Maintenance



- Vines growing in parking lot shrubs need removed, please.



- I have never seen this before. It is interesting, but please remove it. It is actually a Oak tree sprout ball.



- These Oak sprouts need to be kept in check so they do not grow larger.



- Remove all Blue Daze (not the blue annuals) from around the fountain. They are not successful.

# Waterchase Master POA - Maintenance



- Vines in clubhouse shrubs. Please remove before they take over.



- An Arboricola is growing inside of the Holly. It is strange. Please remove it.



- All of the dead shrubs in the pool area need to be removed and replaced. A few things at hand here. A. This property amenity center was built around 2001/2002. Not sure when the shrubs were installed, but they only have a lifespan of 10-20 years, so they are ready to say goodbye. B. The mulch in some of the areas is FAR too great, and the plants can't survive. For the ones that are still hanging on, it is a matter of when not if they will fail. C. I'm 100% certain that irrigation has a huge part of this murder scene..



- YUCK!!

# Waterchase Master POA - Maintenance



- Please flush cut these Foxtail Ferns to the ground. If they chose to come back, great... If not it will still look better than what is going on now.



- It is odd. The Ornamental Grasses are randomly trimmed throughout the common areas. Please finish the job that was left for us by the end of February/beginning of March so it is consistent.



- Not sure if the shrub wall is ours or homeowners around this park. Need clarification. If so, are we also responsible for the part that runs down their property on the sidewalk? It is not shown as ours on map to follow.



- Shrub maintenance? I also have physical photos on my person if you would like to see more of what I am asking.

## Drainage

**10**



- Culverts look good.

# Waterchase Master POA - Maintenance

## Amenity Areas



- The foot/bike traffic on the North side of entry has demolished the turf in two locations. We could replace, but I fear it will suffer the same demise. My suggestion is to add a walkway (concrete or rock) in these areas. People do not want to follow the meandering sidewalk and would prefer a direct connection between these areas.

- This area on the meandering part of the North, entry sidewalk needs to either be planted with shrubbery or sodded. The lack of roots here is allowing the soil to erode into the sidewalk area and on wet days, it is a muddy mess.



- Fresh mulch would be nice throughout property.

- Proposal was submitted to "refresh" all cul-de-sacs according to their need. I put in for dead removal and sodding the areas where they were removed. I am not married to my ideas, so feel free to give me suggestions, but I will at least submit a proposal to remove all the dead trees in all of them.

# Waterchase Master POA - Maintenance



- Submitted proposal to remove and replant elsewhere these two Shady Ladies. Also to replace with a 4" caliper Shady.



- Sadness



- Is this area ours? It does not say it is our on the map. I just want to be certain we are not to maintain it before a homeowner complains that we are not. Map to follow.



- Area is here on the West side of Waterchase Blvd. at Glen Wessex Ct.

# Waterchase Master POA - Maintenance

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- There are multiple maps in circulation. I believe this one is the correct one that shows us maintaining the Nine Eagle section between us and the area beside pond 20?

## Lake Areas / Conservation areas



- Pond 4 good



- Pond 5 good

# Waterchase Master POA - Maintenance



- Pond 6 good

- Pond 6 west side good



- Pond 7 good. Starting February per board's decision, we will only maintain the East/Racetrack Rd. side of this pond.

- The "clean up crew" that is coming in to remove dead material will also complete the other half of the Brazilian Pepper cut back.

# Waterchase Master POA - Maintenance



- Pond 8 good



- Section next to bridge along stream is nicely mowed at the top.



- Entry area to lawn section at end of San Chaliford needs to be sprayed for weeds. Ongoing.



- Lawn area at end of San Chaliford is well kept. Thank you.

# Waterchase Master POA - Maintenance



- At the end of San Chaliford.. please cut these to 1'.



- Pond 15 good



- Pond 16 good.



- A bit of confusion on this area. We were told before that the homeowners maintained the sidewalk to the conservation area. Is this correct? Also, why is the conservation area at Pond 6 in green meaning "CDD maintained." Are we doing a few swipes around it? It doesn't appear that we can get through all the way. We DO maintain a few swipes on the East side of the conservation around pond 6. Just need some clarity. Map coming next.

# Waterchase Master POA - Maintenance



- IMG\_6950[1].JPG



- Yordy sprayed these weeds in the bridge cracks, but could only reach some safely to pull out.

## Fertilization & Pest Control



- Liriope color will improve with Spring fertilization.

# Waterchase Master POA - Maintenance

## Trees - Common Ground



- Japanese Blueberry looking good. A few suckers starting to grow out that need to be removed.

- SOOOO MANY TREE SUCKERS EVERYWHERE!!! Please remove them. They are on everything... Crape Myrtles, Magnolias, Ligustrum!!! YIKES!!



- Suckers

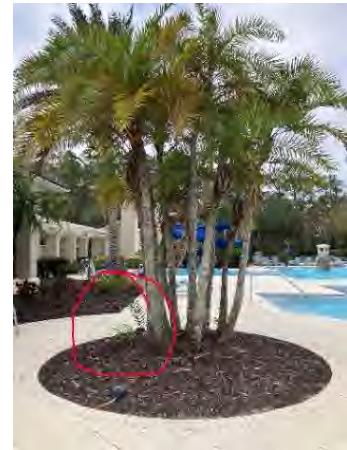


- Suckers at guard house. First thing people see when they come home from the long day that they had working to make money to pay us to keep their property non stressful. Not good. Please remove and monitor.

# Waterchase Master POA - Maintenance



- Suckers



- Suckers at Pool Palm. Palms are off color and will need fertilization in Spring.



- Suckers



- Suckers

# Waterchase Master POA - Maintenance



- I will submit a proposal to flush cut the dead standing Pine and flushcut and remove debris from downed Pine.

- Another of dead Pines area



- Please cut out this dead limb at San Chaliford round a bout

# Waterchase Master POA - Maintenance

## Overall Maintenance Condition



- Nine Eagles at Walgreen's stop sign is nicely taken maintained.



- Crack weeds need spray.



- Nine Eagles looks good to the West. We have not taken over the newer length down to the area by lake 20 as of yet. This will begin with new contract in February.



- Nine Eagles looks OK. We missed a section on the side of the sidewalk by the conservation area where we need to go a bit further back with the mowing please.

# Waterchase Master POA - Maintenance

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- Please cut these cold damaged Lily to the ground, but please leave the bulbs in the ground. They will most likely attempt to come back when the weather warms.

- We do need to cut these grasses back after we remove the Witches Broom growing like it owns the place, please.

## Model Homes



- This is weird. People are most drawn to symmetry. There is asymmetrical symmetry, but most people prefer exact or close to exact mirroring. The island on the left needs to have the Podocarpus removed and replaced with Arboricola and maybe some Flax if there is room and be tipped with an annual bed to match the isle on the right. Either that or remove the annual bed from the right and plant more Liriope and mimic on the left only leaving the annual bed in the center. Either way (or even a number of other plants that are not annuals could tip those two isles) would be better than the current weirdness.

# Waterchase Master POA - Maintenance

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## Town Homes



- This area is not highlighted green on map for maintenance. Is it part of our area? Picture and map following.



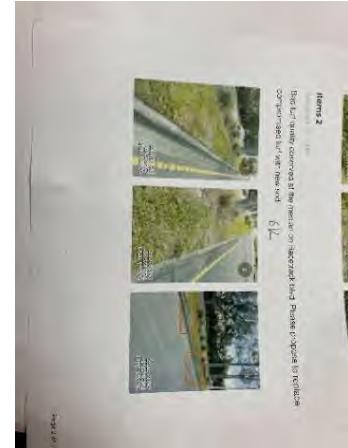
- Here on map

# Waterchase Master POA - Maintenance

## Community Enhancements



- ITEM #1 ON INFRAMARK REPORT
- This area is HOA. We will not take over here until February start date.



- ITEM #2 ON INFRAMARK REPORT
- I will submit a proposal for this. It is suggested that if we do choose to re-sod this area, we revisit the proposal to raise the spray heads from 4" to 6" heads so that all of the turf areas can be watered adequately. Please let me know if you would like that proposal also.



- #3 ON INFRAMARK REPORT
- As I mentioned on the last CDD report.. This area is HOA. Our contract starts in February. I don't want to step on toes before then, so I will wait until our start date.



- #5 INFRAMARK REPORT
- As mentioned on previous report.. This area is also HOA. Contract starts in February, and I will address this then.

# Waterchase Master POA - Maintenance



- #9 INFRAMARK REPORT. Noted.



- #12 INFRAMARK REPORT
- The top of the riverbank is nicely maintained by the mower. Herminia will line trim the slope at next visit.

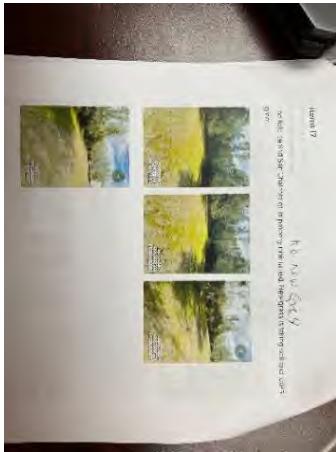


- #14 INFRAMARK REPORT
- As mentioned last report.. This is HOA area which we start in February. However, we did spray the weeds and they are dying. We could not reach them easily. Although, Yordy did reach some of them by crawling over the rail (which I did not find out until after as I would've told him NO.) We will try to reach it in February with a non-power polesaw and see if we can maybe scrape it out.



- #15 INFRAMARK REPORT.
- Noted.

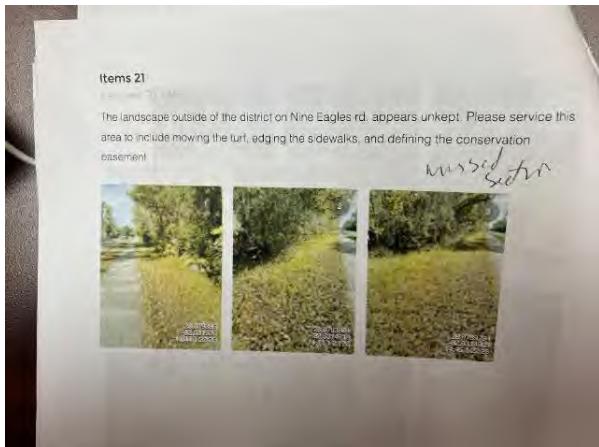
# Waterchase Master POA - Maintenance



- #17 INFRAMARK REPORT.
- I'm not sure about this one. I did not install any new grass or see any when I was there yesterday. The area was, however, nicely maintained as shown in my previous photo.



- #18 INFRAMARK REPORT.
- Herminia's team will spot spray herbicide in this area as needed. I have this listed for next visit in my report above as well.



- #21 INFRAMARK REPORT.
- Noted above for next visit.





*A Juniper Company*

## *Property Evaluation Report*

**01/27/26**

**Waterchase Master POA -  
Maintenance**

**SCOTT CARLSON**

**Scott.Carlson@ImpPro.com**

**Evaluation Grade**

**8.9**

# Waterchase Master POA - Maintenance

## Flower Beds

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- Begonias at CDD Entry are still doing well despite the cold weather.



- Begonias look good. As mentioned on previous report. We can remove the rocks if the board would like so that we can plant out to the curb. Please let me know.

## Turf Condition - Common Grounds

7



- Turf has some areas on south side that are struggling. This side should come back with fertilization in the Spring.

- Turf is recovering from the 4wheeler circles in December.

## Drainage

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## Lake Areas / Conservation areas

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# Waterchase Master POA - Maintenance



- Pond 6 good

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- Pond 8 good



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- Entry area to lawn section at end of San Chaliford needs to be sprayed for weeds. Ongoing.



- Lawn area at end of San Chaliford is well kept. Thank you.

# Waterchase Master POA - Maintenance

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- At the end of San Chaliford.. please cut these to 1'.



- Pond 15 good



- Pond 16 good.

## Fertilization & Pest Control

9



- Liriope color will improve with Spring fertilization.

## Trees - Common Ground

9



- Japanese Blueberry looking good. A few suckers starting to grow out that need to be removed.

## Overall Maintenance Condition

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- Nine Eagles at Walgreen's stop sign is nicely taken maintained.



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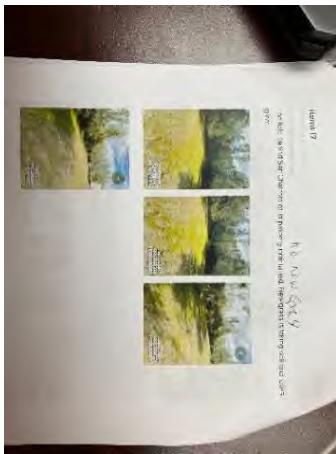


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- #15 INFRAMARK REPORT.
- Noted.

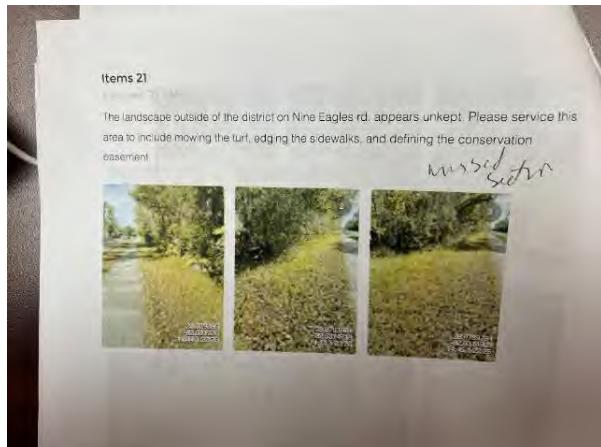
# Waterchase Master POA - Maintenance



- #17 INFRAMARK REPORT.
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- #18 INFRAMARK REPORT.
- Herminia's team will spot spray herbicide in this area as needed. I have this listed for next visit in my report above as well.



- #21 INFRAMARK REPORT.
- Noted above for next visit.





## Waterchase CDD Aquatics

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**Inspection Date:**

1/30/2026 11:54 AM

**Prepared by:**

Matt Goldrick

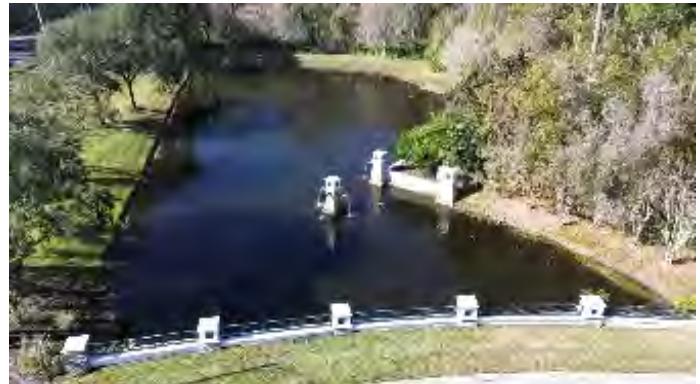
Account Manager

STEADFAST OFFICE:  
[WWW.STEADFASTENV.COM](http://WWW.STEADFASTENV.COM)  
813-836-7940

# Inspection Report

## SITE: 1

Condition:  Excellent  Great  Good  Poor  Mixed Condition  Improving



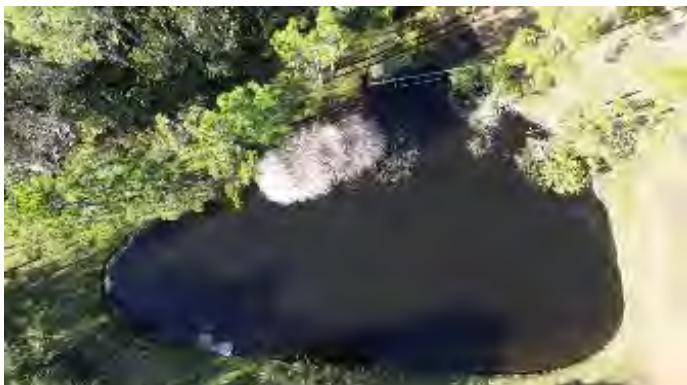
### Comments:

Three small patches of spatterdock have appeared. A technician will address these next visit to prevent further spread.  
No other nuisance growth observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Spatterdock

## SITE: 2

Condition:  Excellent  Great  Good  Poor  Mixed Condition  Improving



### Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:

# Inspection Report

## SITE: 3

Condition:  Excellent  Great  Good  Poor  Mixed Condition  Improving



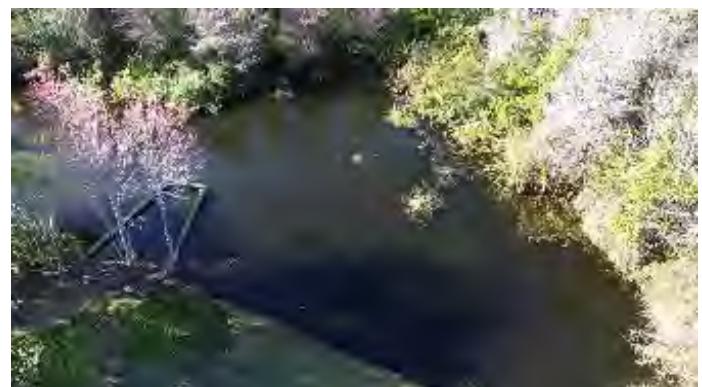
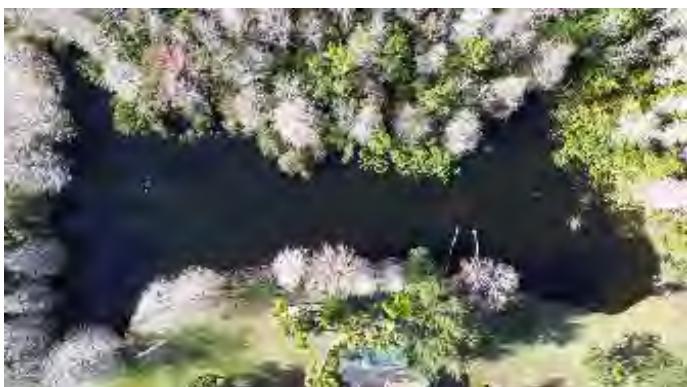
### Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface	Filamentous	Surface Filamentous
		Planktonic		Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<b>NUISANCE SPECIES OBSERVED:</b>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

## SITE: 4

Condition:  Excellent  Great  Good  Poor  Mixed Condition  Improving



### Comments:

Mild pondweed growth on the far side. Technicians have been spraying what can be reached from shore.

No other nuisance growth observed.

Aerator up and running.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface	Filamentous	Surface Filamentous
		Planktonic		Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<b>NUISANCE SPECIES OBSERVED:</b>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	Pondweed

# Inspection Report

## SITE: 6

Condition: Excellent  Great  Good  Poor  Mixed Condition  Improving



### Comments:

Duckweed appears to be starting to grow amid dead vegetation. A hand-cast treatment of specialized herbicide will be applied during an upcoming maintenance event to prevent further spread.  
No other nuisance growth observed.  
Aerator up and running.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Duckweed

## SITE: 8

Condition:  Excellent  Great  Good  Poor  Mixed Condition  Improving



### Comments:

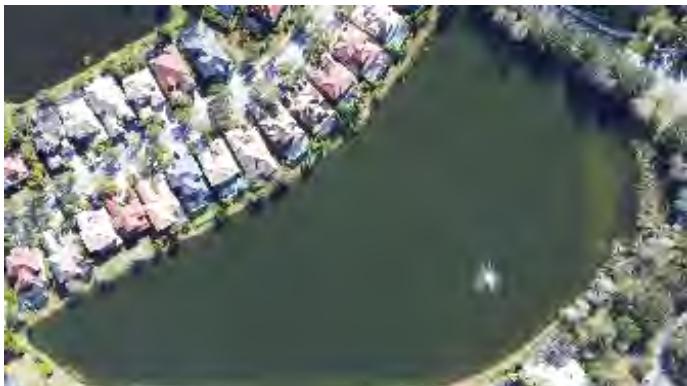
No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.  
Aerator up and running.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:

# Inspection Report

## SITE: 11

Condition: Excellent  Great  Good  Poor  Mixed Condition  Improving



### Comments:

Heavy submerged treatments are beginning to work as vegetation is receding from the edges of the pond. Ongoing treatments will continue to further combat growth. No algae observed.

Unable to collect low-profile photo today; drone battery died. Shown photo taken 1/22/2026.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface	Filamentous	Surface Filamentous
		Planktonic		Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	<input checked="" type="checkbox"/> Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

## SITE: 19

Condition: Excellent  Great  Good  Poor  Mixed Condition  Improving



### Comments:

Shoreline weeds are growing on multiple sections of the banks. This area is inaccessible by UTV and will be sprayed via hose reel.  
No algae observed.  
Aerator up and running.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface	Filamentous	Surface Filamentous
		Planktonic		Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	<input checked="" type="checkbox"/> Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	Smartweed

# Inspection Report

## SITE: 21

Condition:  Excellent  Great  Good  Poor  Mixed Condition  Improving



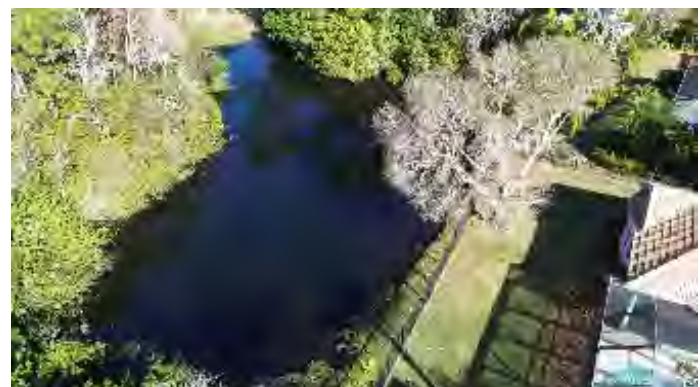
### Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface	Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:

## SITE: 24

Condition:  Excellent  Great  Good  Poor  Mixed Condition  Improving



### Comments:

Treatments to shoreline growth are becoming evident. Another round of herbicide will help this process along.  
No algae observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface	Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other:

# Inspection Report

## MANAGEMENT SUMMARY



Late January/early February is typically a great time for ponds. We have just passed the height of winter which means low temps and little chance of rain. Algal growth is less likely due to suboptimal air and water surface temperatures (<80°F). Vegetative growth isn't being fueled by prolonged sunlight and rain, and may be knocked out by overnight freezes. Water levels are low, allowing for higher product concentration when applied in the water. This does, however, leave shorelines and pond beds exposed for nuisance growth. Technicians are always equipped with an array of herbicides to combat any grasses that spring up in these areas.

Ponds are in generally good shape today. Any new vegetative growth can be easily dealt with via hand or hose treatments. Incoming freezes will be a great aid in this. No algal growth is present and I expect it to stay this way for some time also due to the weather. Still, technicians remain vigilant and prepared for anything that may arise.

## RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

## MAINTENANCE AREA



# WATERCHASE CDD

Waterchase Blvd, Tampa

Gate Code: -





## Daily Logs List

---

Jan 9, 2026

**Job:** SE1079 Waterchase CDD

**Title:**

**Added By:** Joshua Britto

**Log Notes:**

Ponds 1,2,3 inspection

Ponds 23,4,5,12,14,8,20,16 treated for grasses

Aerators inspected

**Weather Conditions:**

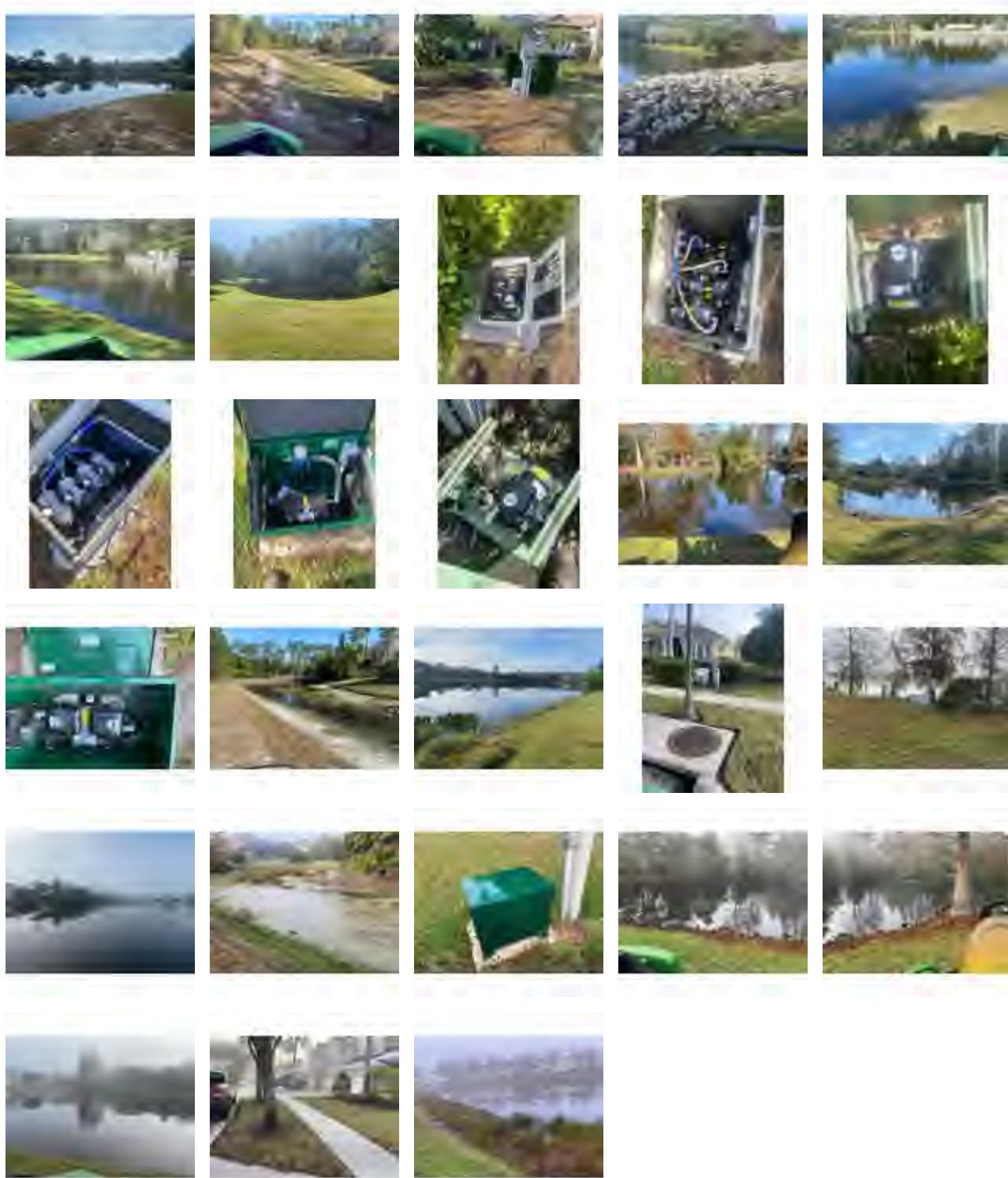
Partly cloudy with mist and fog

Fri, Jan 9, 2026, 7:14 AM



82°F  
63°F

Wind: 7 mph  
Humidity: 100%  
Total Precip: 0"

**Attachments:** 28



## Daily Logs List

Jan 22, 2026

**Job:** SE1079 Waterchase CDD

**Title:**

**Added By:** David Smeltz

**Log Notes:**

Treated ponds for:(Grasses,Algae,Hydrilla)

1,2,3,23,11,12,5,6,7,8,13,14,15,16,17,18,19,20

(Treated lilies on pond 12)

Also heavy submerged Algae/Hydrilla treatment on pond 13

**Weather Conditions:**

Partly cloudy with isolated showers

Thu, Jan 22, 2026, 1:22 PM



77°F

54°F

Wind: 8 mph

Humidity: 93%

Total Precip: 0"

**Attachments:** 15





## Waterchase CDD

Field Inspection Report - January 2026

Thursday, January 22, 2026

Prepared For Board Of Supervisors

22 Items Identified

A handwritten signature in cursive script that reads "Long Nguyen".

Long Nguyen

District Inspection Coordinator

## Items 1

Assigned To: LMP

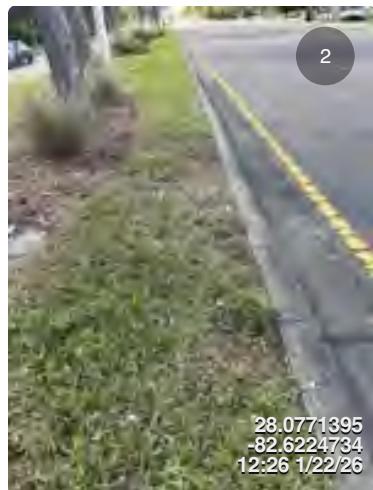
Front mulch bed on Racetrack blvd. appears to be overgrown with weeds. Please spray for weeds at the front of the district.



## Items 2

Assigned To: LMP

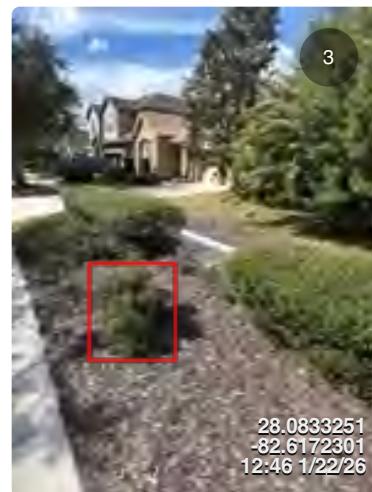
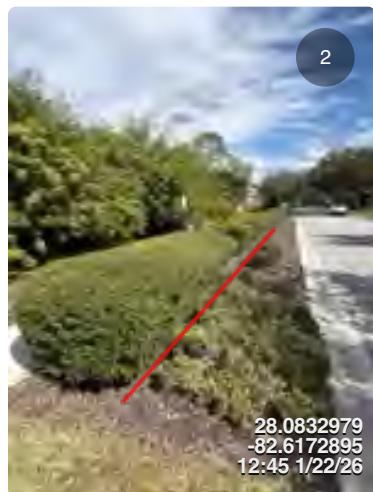
Bad turf quality observed at the median on Racetrack blvd. Please propose to replace compromised turf with new sod.



## Items 3

Assigned To: LMP

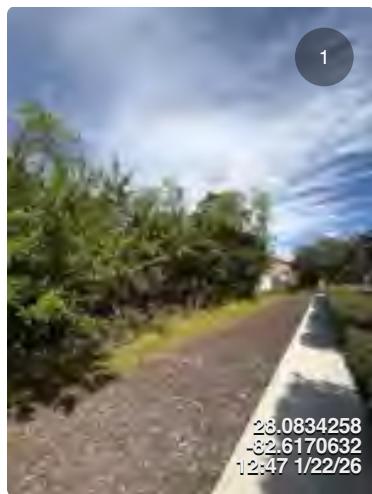
Unwanted plant material being established in front of the hedges on Meridian Point dr. Please remove the plants growing in the mulch beds in front of this hedge line.



## Items 4

Assigned To: Board

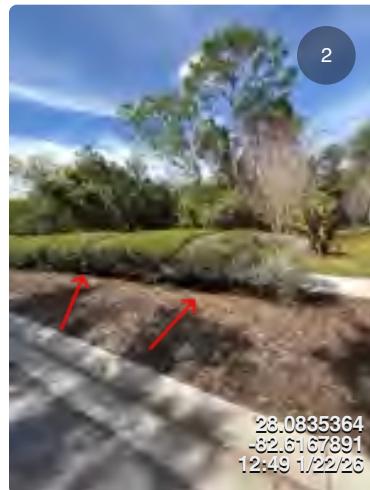
Cut back of Brazilian Peppers has halted since last inspection. Progress remains about 50%. Will continue monitoring for improvements.



## Items 5

Assigned To: LMP

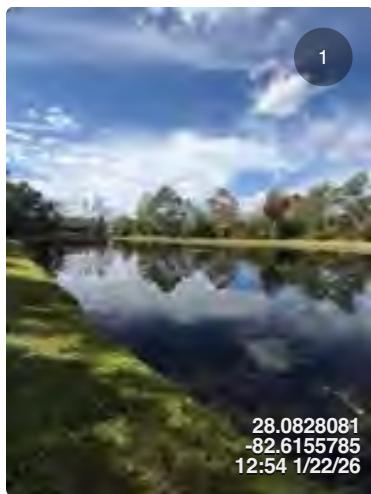
Declining hedge observed at Meridian Point dr. Please investigate for any irregularities or any causes for this decline. Recommending pruning when weather is more favorable.



## Items 6

Assigned To: Steadfast

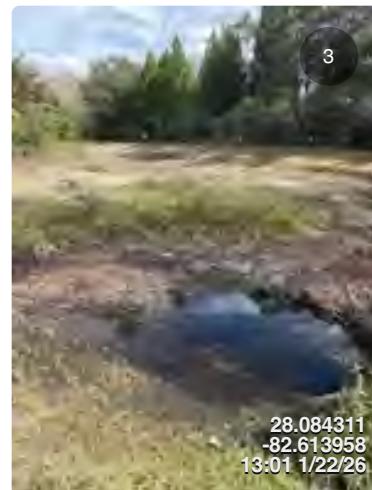
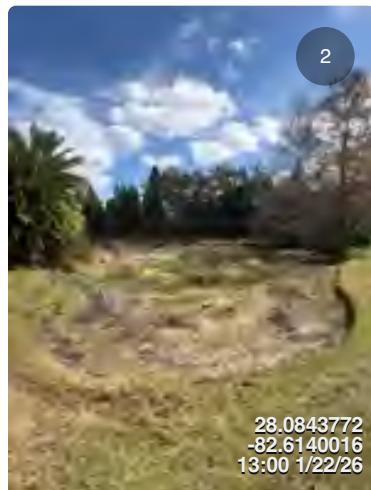
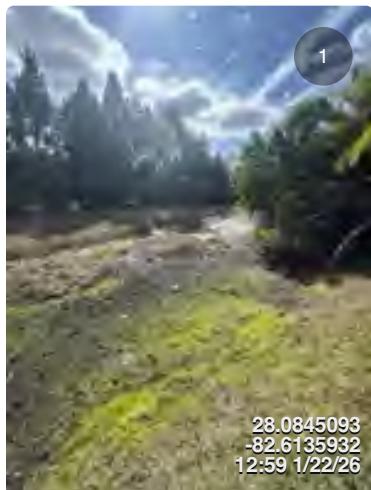
Pond 6 is in good overall condition. Aerators are functioning properly. Please collect and dispose the accumulated trash in the control basin.



## Items 7

Assigned To: Steadfast

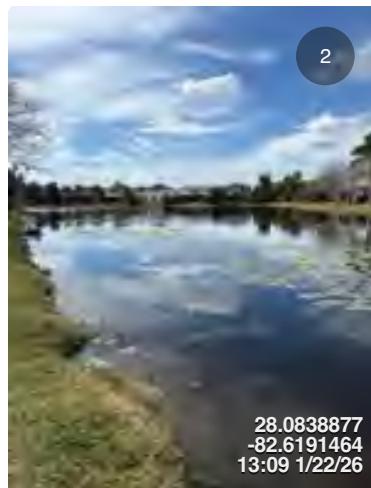
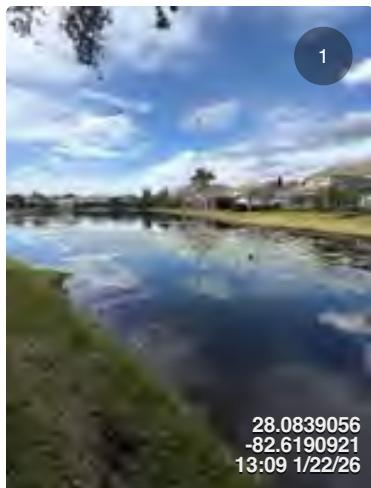
Pond 7 is in poor condition. Water level is extremely low. Remaining water is ponding in individual pools with observed evidence of insects/tadpoles, etc. Upon inspection there were many swarms of midge flies when approaching this pond.



## Items 8

Assigned To: Steadfast

Pond 12 is in good overall condition. Observed lilies accumulating at the southeast bank of the pond.



## Items 9

Assigned To: LMP

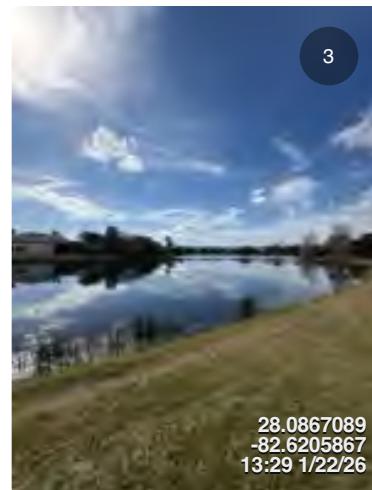
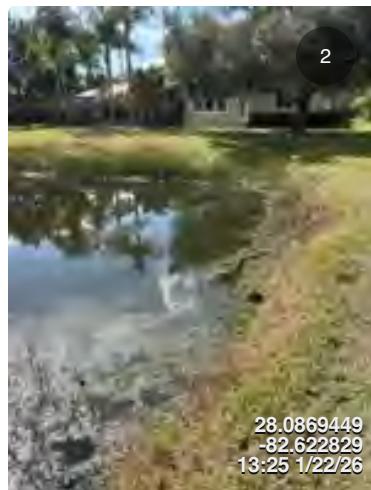
Pond 11 control station is well maintained. Please continue to string trim around this area to promote better access and cleaner appearance.



## Items 10

Assigned To: Steadfast

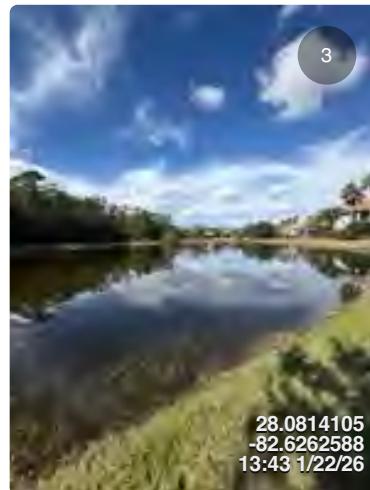
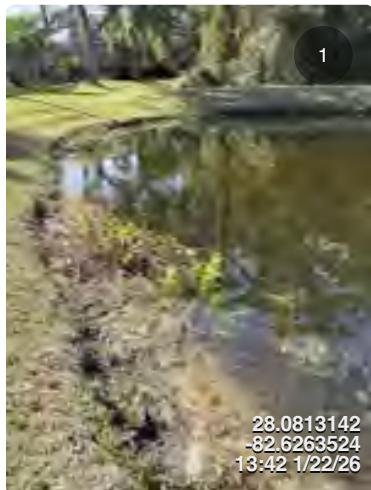
Pond 14 has evidence of algae around the entire perimeter especially at the shoreline grasses. Aeration devices were not operating during inspection. Please investigate and treat pond accordingly.



## Items 11

Assigned To: Steadfast

Pond 8 appears to be in the beginning stage of algae blooming at south bank. Please investigate and perform services before conditions worsen.



## Items 12

Assigned To: LMP

The berm next to the bridge at Meridian Point dr. appears overgrown. Please mow at next service to create better turf uniformity.

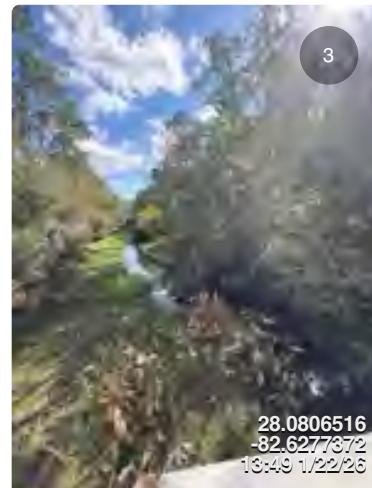
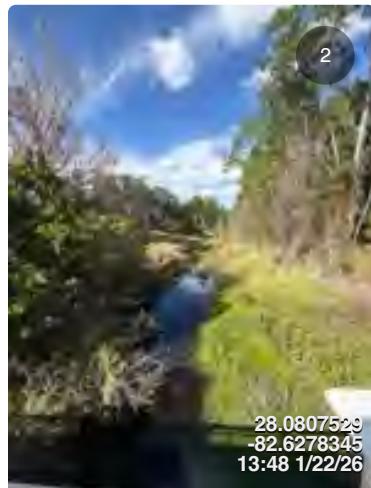


## Items 13

Assigned To: Board

Items Completed: Yes

Current condition of under the Meridian Point Dr. bridge. No significant changes since last inspection.

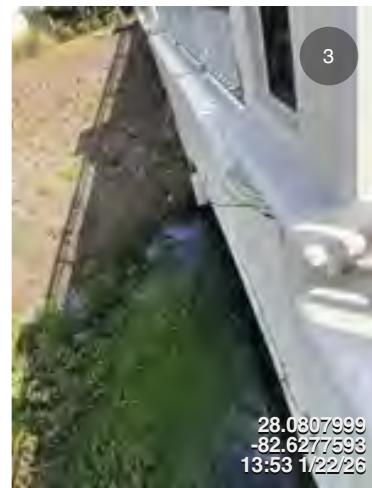
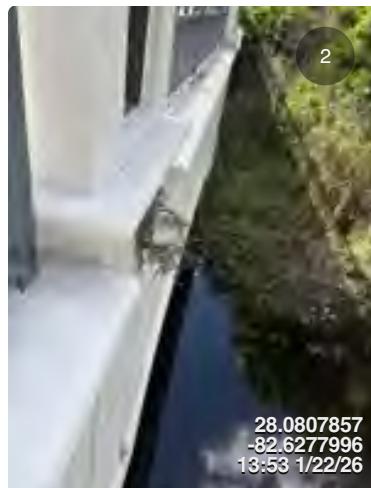
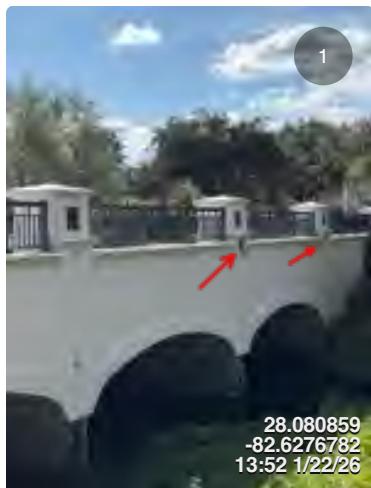


## Items 14

Assigned To: LMP

Items Completed: Yes

Weeds growing out of the Meridian Point dr. Bridge has been treated and are declining.

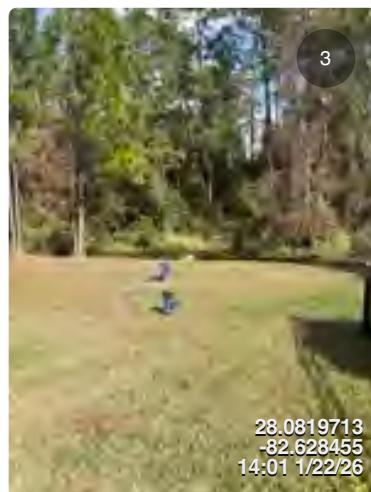
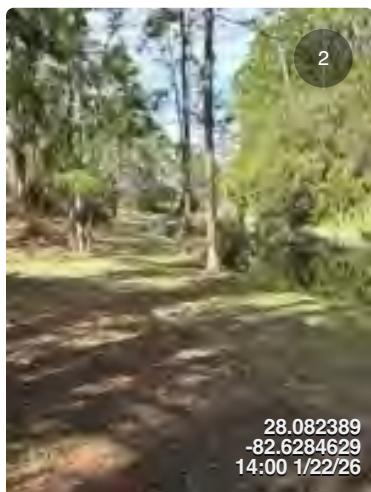
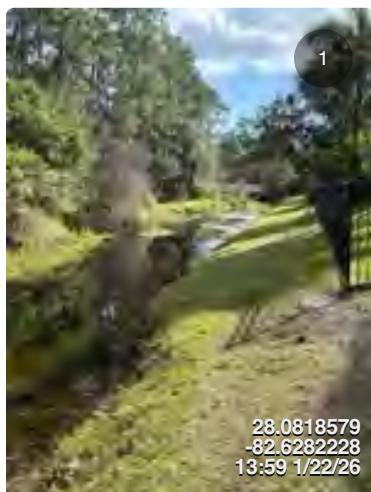


## Items 15

Assigned To: LMP

Items Completed: Yes

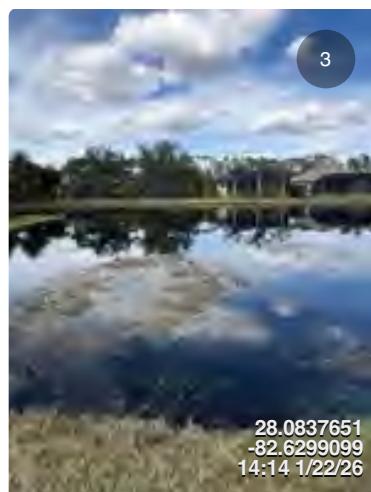
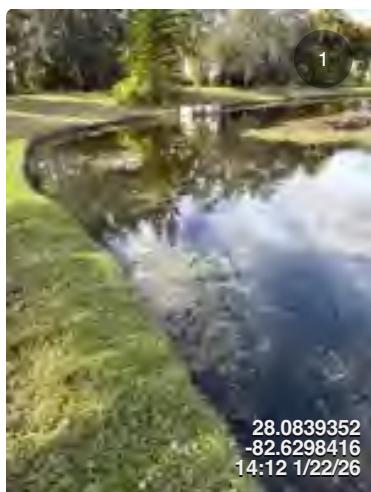
Double Branch creek and surrounding landscape is properly maintained.



## Items 16

Assigned To: Steadfast

Pond 19 is improving. Upon inspection, observed algae and shoreline weeds. Algae with blueish hue is evidence of previous treatment. Will continue monitoring for improvement. Aerators functioning properly.

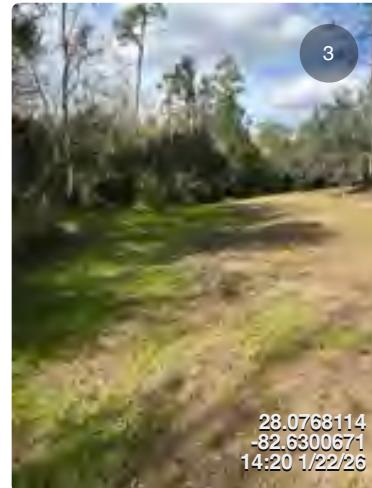
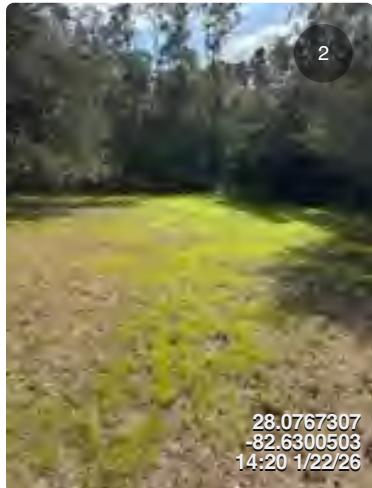


## Items 17

Assigned To: LMP

Items Completed: Yes

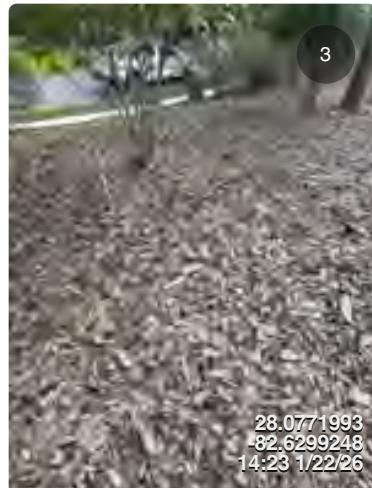
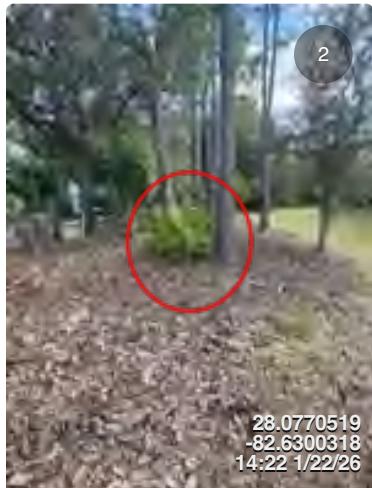
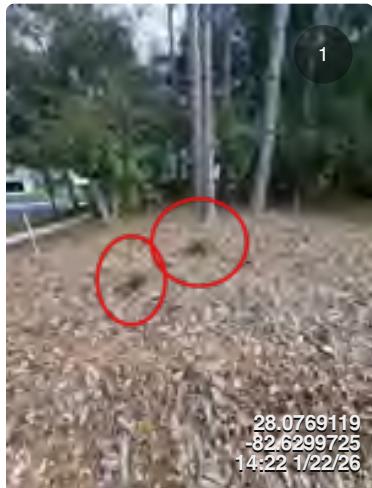
The field behind San Chaliford ct. is properly maintained. New grass is taking well and looks great.



## Items 18

Assigned To: LMP

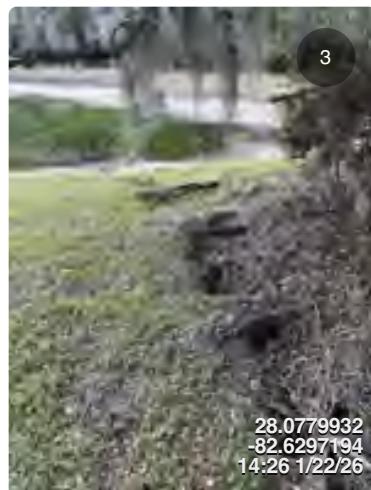
Please spray the mulch bed for weeds at the end of San Chaliford ct.



## Items 19

Assigned To: Board

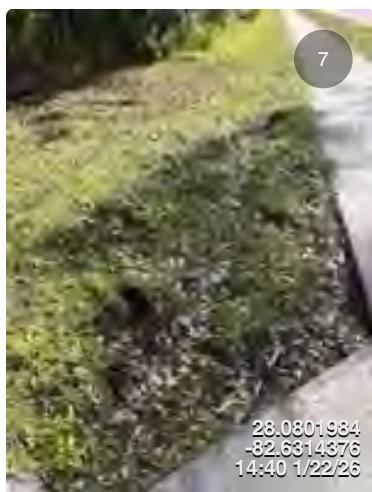
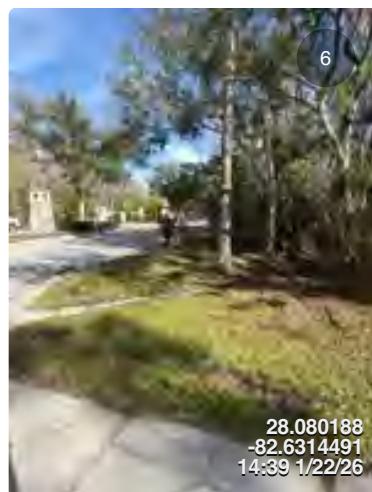
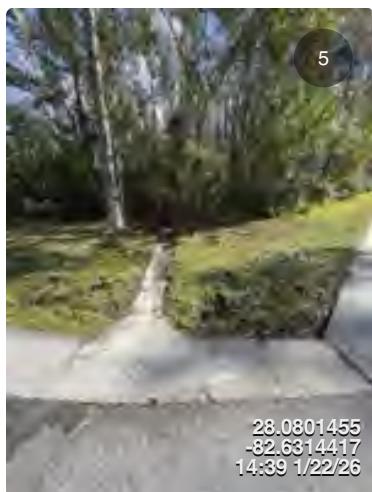
Pond 15 is in questionable condition. Observed lilies and grasses growing in the pond. Also observed evidence of wash out forming into the pond.



## Items 20

Assigned To: Board

Current stage of the Nine Eagles Dr. culverts. Culverts are clear and functioning as intended. The outbound side has ruts that appear to have been left by a bicycle and/or motorized 2-wheel vehicle. It is evident the culprit(s) cuts that corner when entering or leaving Waterchase. The inbound side has more inconsistent ruts. Observed oversaturated turf in the area.



## Items 21

Assigned To: LMP

The landscape outside of the district on Nine Eagles rd. appears unkept. Please service this area to include mowing the turf, edging the sidewalks, and defining the conservation easement.



## Items 22

Assigned To: Board

Current stage of the Philippine Cultural Center Tower project. During inspection, dirt and debris were being hauled away by dump trucks. Mostly all the debris in question on CDD property has been removed. Will continue monitoring for suspicious activity/dumping.



Inframark LLC  
656-247-3501  
nmontagna@inframark.com  
2005 Pan Am Cir Suite 300  
Tampa, FL 33607

Estimate #: 1053

Date: 1/20/2026

Valid until: 2/28/2026



Waterchase CDD

Standard Street light pole  
Soft washed  
Sand poles  
Re-paint Poles with board Approved paint  
Dual-Head Street Light Poles  
Soft Wash  
Sand Poles  
Re-Paint Light poles with Board Approved Paint  
Decorative sign poles/ Traffic Poles

Product / Service	Quantity	Unit price	Total
Material and Labor	188	\$175.00	\$32,900.00
Standard Street light pole			
Soft washed			
Sand poles			
Re-paint Poles with board Approved paint			
Material and Labor	25	\$230.00	\$5,750.00
Dual-Head Street Light Poles			
Soft Wash			
Sand Poles			
Re-Paint Light poles with Board Approved Paint			
Material and Labor	82	\$165.00	\$13,530.00
Decorative sign poles/ Traffic Poles			
Soft Wash			

Sand Poles

Re-Paint Light poles with Board Approved Paint

Subtotal: \$52,180.00

Total: \$52,180.00

---

Customer signature

---

Date

Inframark

Offices-Celebration-Tampa

We are proud to provide a range of services for your community.



Steadfast Alliance  
30435 Commerce Drive  
Suite 102  
San Antonio FL 33576 US

# ESTIMATE

DATE 12/3/2025 DUE 1/2/2026 EST-SCA2925 ESTIMATE #

**BILL TO**  
Waterchase CDD  
2654 Cypress Ridge Blvd., Suite  
101  
Wesley Chapel FL 33544

**SHIP TO**  
SE1079  
Waterchase CDD  
14401 Waterchase Blvd  
Tampa FL 33626 USA

DESCRIPTION	QTY	RATE	AMOUNT
Per Day Cost:			
Invasive plant removal from wetland areas in Waterchase CDD (see included map)			
- Scope of work covers vegetation accessible on-foot up to 15 feet into the wetland. - Flush cut and remove invasive trees (Brazilian Pepper, Carolina Willow, etc) - Cut Stump treatment to be used for vines (Wild Grape, Creeping Vine, etc)	1.00	4,100.00	4,100.00
- All removed material will be hauled to a dump trailer via wheelbarrows or off-road vehicle. Estimate covers up to 8 yds of debris.			
- Easements will be utilized to access all sites, though residents' properties may be crossed through if absolutely necessary.			
Equipment rentals will be billed separately if needed. Eg. tow behind lift, scissor lift.			

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

**TOTAL** **4,100.00**

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

Printed Name and Title: \_\_\_\_\_

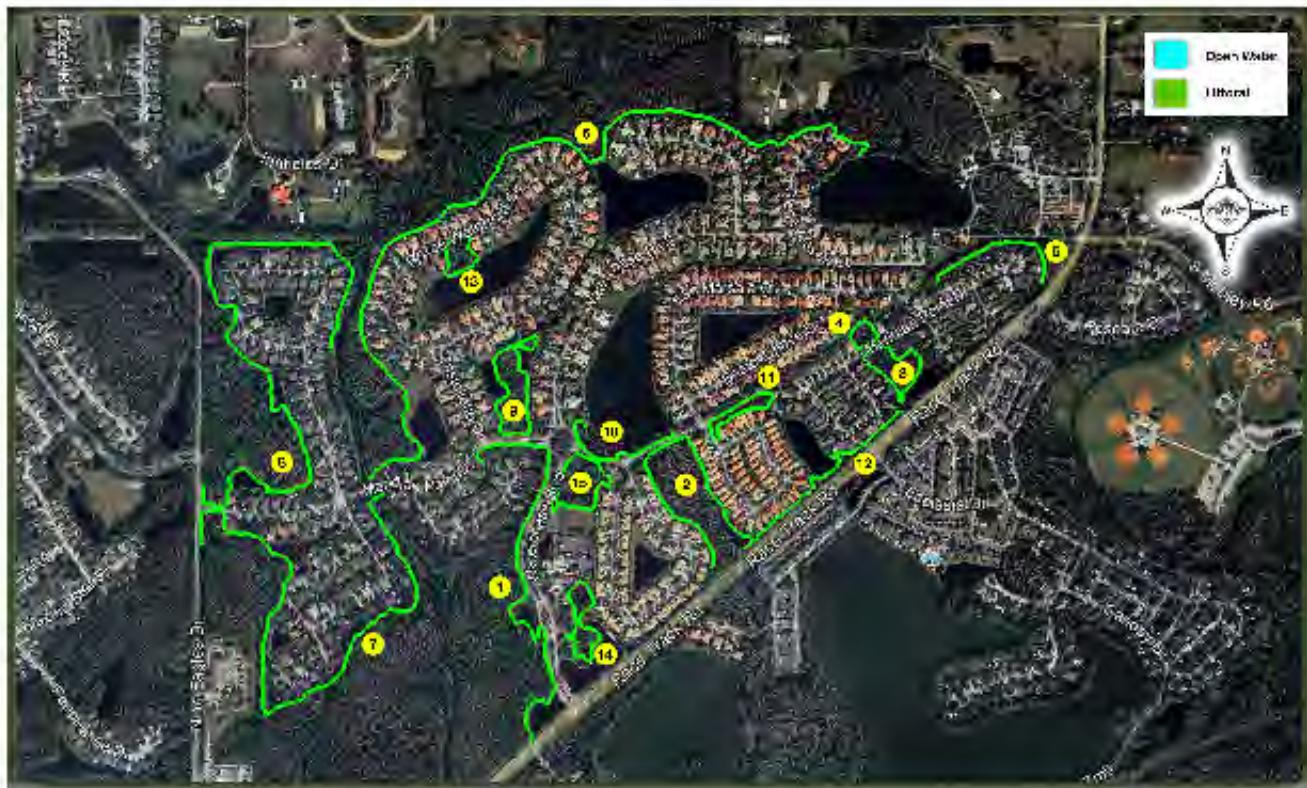
Representing (Name of Firm): \_\_\_\_\_



## Waterchase Wetland Areas

Waterchase Blvd, Tampa, FL 33626

Gate Code:



HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES  
SITE AND SUBDIVISION REVIEW SHEET

MINOR SITE

PROJECT NAME FL 010701 Westchase FOLIO # 3517.0050 PROJECT ID# 7386

SUBMITTED 01/15/2025 DISTRIBUTED 01/23/2025 DUE 02/06/2025

EOR NAME & PHONE Kevin Clements 216.505.7771

EOR EMAIL ADDRESS: kevin.clements@kimley-horn.com

OWNER NAME & PHONE: Skyway Tower LLC 813.960.6217

OWNER EMAIL ADDRESS: jjones@skywaytowers.com

DRC DATE SECTION/TOWNSHIP/RANGE 05/28/17

	APPROVED	GRAND OAKS
	APPROVED WITH CONDITIONS	ON SITE PIPING
X	RESUBMITTAL REQUIRED	OVERLAY DISTRICT / ARCHITECTURAL REVIEW
	INSUFFICIENT FOR REVIEW*	PROPORTIONATE FAIR SHARE
	NO REVIEW REQUIRED	LIGHTING PLANS
		FIRE MARSHAL PLAN REVIEW & PERMIT REQUIRED

CONDITIONS/COMMENTS

1. The proposed tower location does not comply with the 3<sup>rd</sup> condition of approval in the Special Use permit (SU-CFW 24-0280) because the minimum setback from the southern property line is 1066' - 6" instead of the 1064' setback proposed on the site plan. The plans must be revised to show compliance with the minimum setback requirements.
2. The tower location on the enlarged approved plan is also 8 feet from the east side of the fenced area instead of the 7 feet shown on the proposed plan. The proposed plan must be revised to show the compound and tower location within the compound are the same as the approved site plan for SU-CFW 24-0280.

SU-CFW 24-0280 Condition 3:

The facility compound shall be located as shown on the site plan. The antenna tower shall have minimum setbacks of 27'-6" from the north parcel boundary, 1066'-6" from the south parcel boundary, 343'-1" from the east parcel boundary and 51'-11" from the west parcel boundary.

3. Requirement 14 also requires that Prior to the issuance of development permits, the permit holder shall submit documentation from a licensed structural engineer which demonstrates that, in the event of collapse, the tower is designed to fall within the confines of the subject property boundary. The required documentation must be submitted with the revision.

PRELIMINARY APPROVED:

REVIEWED BY: Sam Ball PHONE# 813-307-1876 DATE: 2-6-25

	NATURAL RESOURCES	272-5600	FIRE	276-8433
	TRANSPORTATION	272-5600	PARKS	975-2160
	SITE ENGINEERING	272-5600	STREET & ADDRESSES	744-5862
	STORMWATER	272-5600	REAL ESTATE/SURVEY	307-4783
	UTILITIES	272-5600	PUBLIC WORKS (TRAFFIC SVCS)	272-5912
X	ZONING	272-5600	SCHOOL DISTRICT	272-4690
	EPC	627-2600 EXT.1239		

# Michael F. Plahovinsak, P.E.

18301 State Route 161, Plain City, Ohio 43064  
(614) 398-6250 • mike@mfpeng.com

March 6, 2024

Skyway Towers, LLC

Re: Proposed 195-ft Monopole  
Located in Hillsborough Co., FL: Site #FL-01071 Westchase  
MFP #30324-009

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication monopole. Communication structures are designed in accordance with the Telecommunications Industry Association TIA-222, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures".

I have designed this monopole to withstand a basic wind speed of 143 mph ( $V_{ul}$ ) as recommended by TIA-222-H for Hillsborough County. *The design also conforms to the requirements of the 2023 Florida Building Code 8<sup>th</sup> Ed.*

Due to the numerous safety factors incorporated into the design standard, failure of the structure would not be expected to occur at the exact moment the design wind speed is exceeded. Therefore, it is extremely rare to encounter a failure of a monopole tower. Statistically, loads reaching 2x the design wind pressures would be required to cause a failure of the structure, where total devastation of the surrounding area would also occur. Most failures of this nature occur due to an Act of God, uncontrollable acts of vandalism, or gross neglect of routine maintenance. *A properly designed, erected and maintained monopole is not subject to collapse as a result of structural loads prescribed by Building Code.*

***Therefore, theoretically, this structure may be considered to be designed for a 0-ft fall radius based on rarity of failures, and the requirements of the Building Code and the TIA-222 Standard.***

The structure has been designed with all of the applicable factors as required by the code. Communication poles are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email [mike@mfpeng.com](mailto:mike@mfpeng.com).

Sincerely,

Michael F. Plahovinsak, P.E.  
Professional Engineer



Michael F. Plahovinsak, P.E.  
Sole Proprietor - Independent Engineer  
P.E. Licensed in 48 Jurisdictions





**Ken Hagan**

Chair

County Commissioner

District 2

October 20, 2024

Dear Land Use Hearing Officer,

I respectfully ask that you deny application SU-CFW 24-0280.

Case documents submitted by the applicant, include a 190' tower placed in the northwestern most corner of the Philippine Cultural Enrichment Complex, in the Greater Keystone/Westchase region. Likewise, the site map places the tower's construction within a mere 75' of Nine Eagles Drive, the lone public roadway serving a number of large subdivisions. For these communities, Nine Eagles Drive is the principal ingress/egress for vehicular traffic as well as the most direct and swiftest route for First Responders to serve residents in the surrounding area.

Notwithstanding the engineering feats exhibited by cellular broadcast/reception technology, there exists the possibility that the tower could fall, resulting in the obstruction of the roadway. If the roadway were to be impassable, residents could be trapped and any emergency response choked off. Although unlikely, I believe it is incumbent that threats to public safety need to be taken into consideration.

Given these concerns, I firmly believe the risk to public safety is sufficient to deny the application. However, should you determine that denial is not fully justified, then I would encourage you to order a 90-day continuance for the purpose of exploring the relocation of the tower elsewhere on the property. Perhaps, if placement occurred in the property's southeast region, behind the Bayanihan Arts and Events Center, better concealment and greater setback from the roadway, residential properties, and the public might be achievable.

Thank you for your attention to this matter. I trust that you will carefully evaluate the implications of the proposed cell tower and make a decision that prioritizes safety and addresses the legitimate concerns of the community.

Sincerely,

Commissioner Ken Hagan  
District 2

County Center 601 E. Kennedy Blvd. 2nd Floor • Tampa, Florida 33602

Telephone (813) 272-5452 Fax (813) 272-7047

[HaganK@HCFLGov.net](mailto:HaganK@HCFLGov.net) • HCFLGov.net

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# Florida House of Representatives

## Representative Traci Koster

District 66

**District Office:**  
14928 Casey Road  
Tampa, FL 33624  
(813)239-3579

**Tallahassee Office:**  
214 House Office Building  
402 South Monroe Street  
Tallahassee, FL 32399  
(850) 717-5066

Email: [traci.koster@myfloridahouse.com](mailto:traci.koster@myfloridahouse.com)

March 22, 2024

Dear Land Use Hearing Officer,

I am writing today to urge you to deny application SU-CFW 24-0280 for the tower construction in the northwest corner of the Philippine Cultural Enrichment Complex.

I have heard from my constituents along Nine Eagles Drive and their concern with the location of this tower potentially compromising access to their neighborhoods and emergency services in the event of a structure collapse. While this event may seem unlikely to occur, it is still a valid concern that would affect many of the residents within the district that I represent.

With these concerns in mind, we respectfully ask that you deny this application or order a 90-day continuance to explore relocating the tower to another location on this property that would meet the needs of the community while adequately addressing the concerns of the citizens' safety.

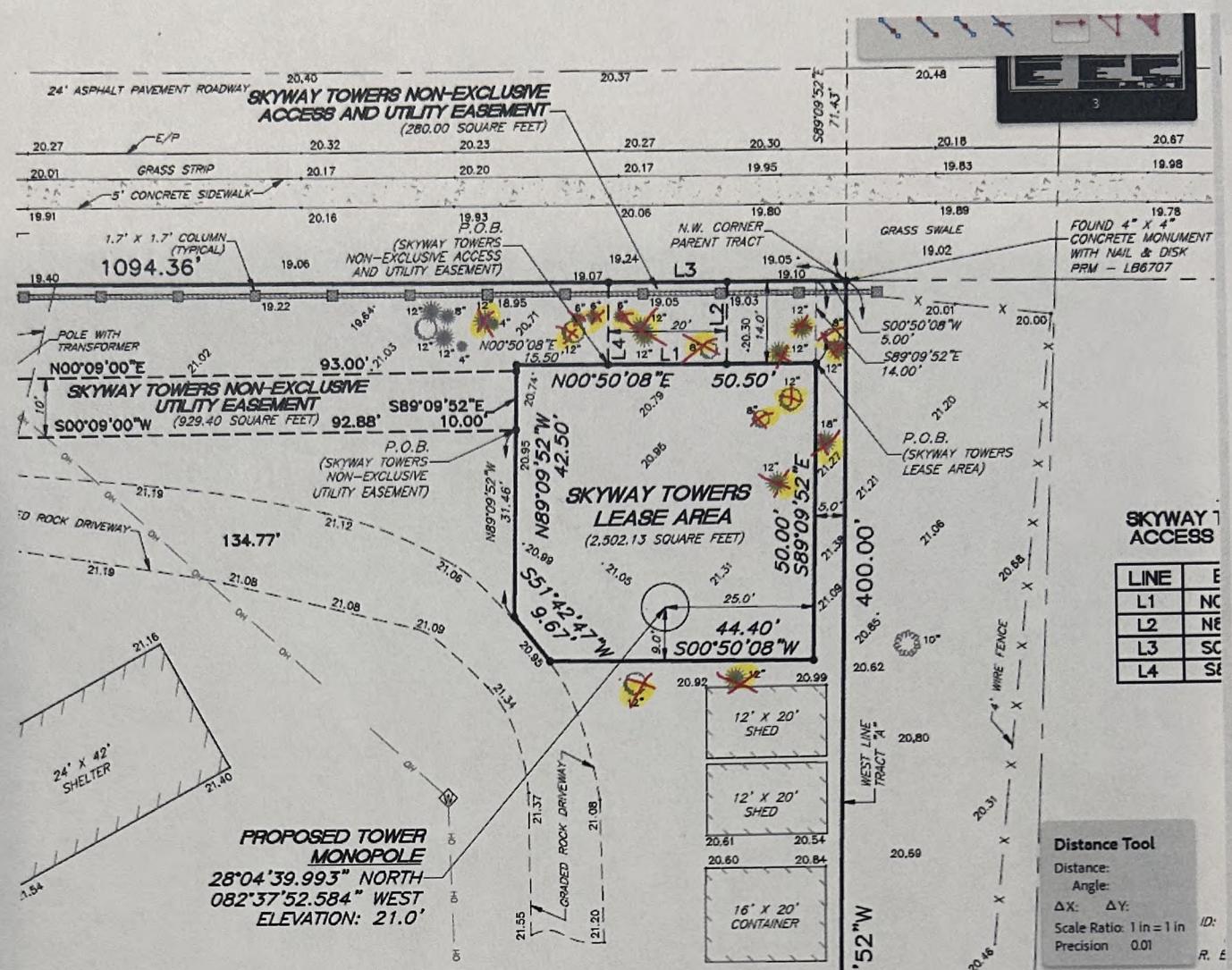
Thank you for hearing our concerns on this matter and trust that you will take these concerns into consideration while you evaluate the impact this tower may have on this community.

Thank you

A handwritten signature in black ink, appearing to read "Traci Koster".

Traci Koster, State Representative  
Florida House of Representatives, District 66

**Committees: Choice & Innovation, Children Families Seniors, Health & Human Services, Health Care Appropriations, Education & Employment**



- See LDC section 4.01.06.A. for more information.

2. Show barricade symbols around all trees to be retained. Provide the attached tree barricade detail on the construction plans.
  - See LDC section 4.01.14.A.6 for more information.
3. “During land alteration and construction activities, it shall be unlawful to remove vegetation by grubbing or to place soil deposits, debris, solvents, construction material, machinery or other equipment of any kind within the dripline of a tree to remain on the site unless otherwise approved by the County.”
  - Provide the above note on the construction plans.
  - See LDC section 4.01.06.B.2 for more information.
4. “All trimming undertaken on a tree protected by the provisions of the Land Development Code shall be in accordance with the American National Standards Institute (ANSI) A-300 Pruning Standards.”
  - a. Provide this note on the construction plans.
  - b. See LDC section 4.01.06.B.5 for more information. .
5. Provide a method of erosion control on the construction plans.
  - a. **If silt fencing is to be used as the erosion control it must be shown on the plans.**
  - b. See LDC section 4.01.05A for more information.
6. Any exposed soils must be stabilized with vegetative material.
  - a. Vegetation other than sod may be used. No more than 50% of the sod species used may be shallow-rooted species, like St. Augustine.
  - b. Note on the plans the type of stabilization that will be used.
  - c. See LDC section 4.01.05.D for more information.

**MINUTES OF MEETING  
WATERCHASE  
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of the Waterchase Community  
2 Development District was held on January 12, 2026 at 6:04 p.m. at the Waterchase Clubhouse,  
3 14401 Waterchase Boulevard, Tampa, Florida.

5 Present and constituting a quorum were:

7	Ian Watson	Chairperson
8	Salvatore Mancini	Vice Chairperson
9	Michael Acheson	Assistant Secretary
10	G. Arnie Daniels	Assistant Secretary
11	Chris Rizzo	Assistant Secretary

13 Also present, either in person or via communication media technology, were:

14	John Weaver *online	District Manager
15	Mark Vega	District Manager
16	Tonja Stewart *online	District Engineer
17	Paula Means	LMP
18	Long Nguyen	Field Inspection Coordinator

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

## **FIRST ORDER OF BUSINESS**

## Roll Call

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

## **SECOND ORDER OF BUSINESS**

## Audience Comments

26 The Homeowners Association Security Liaison requested that signs be placed on District  
27 property. Following discussion, the Board reached consensus to allow the Homeowners  
28 Association to install the requested signs.

*Mr. Mancini joined the meeting at this time.*

### THIRD ORDER OF BUSINESS

## Staff Reports

## **A. District Accountant Report**

33 The Board reached consensus to include the financials in the agenda package.

## B. Landscape Report

It was noted that the new landscape contract has not yet been executed.

1. Consideration of Mulch Proposal
2. Consideration of Herbicide Application Proposal

40 Following discussion, the Board reached consensus to not install mulch on the Race  
41 Track Road center median.

42  
43 On MOTION by Mr. Mancini, seconded by Mr. Rizzo, with all in  
44 favor, Proposal #379248, in the amount of \$317.10, for a Garlon  
45 application on Brazilian pepper was approved. 5-0

47 **D. District Engineer**  
48 A discussion ensued with Ms. Stewart regarding erosion concerns on the pond banks.

49 Ms. Stewart was directed to review erosion along Meridian Pointe Drive across the pond  
50 at the only bridge located along the sidewalk.

52                   **E. District Counsel Report**  
53                   There were no items to report

55 There were no items to report.  
56

55                   **C. Pond Report**  
56                   There was no report in the agenda to discuss.

58                   **F. Field Inspection Report.**  
59                   The Board reviewed.

61           **G. District Manager**  
62            **1. Discussion Adding Financials to the Agenda Package**  
63            This item was discussed earlier in the meeting.

## **FOURTH ORDER OF BUSINESS**

## **Business Items**

## A. Consideration of Resolution 2026-02, General Election

68 On MOTION by Mr. Watson seconded by Mr. Mancini, with all in  
69 favor, Resolution 2026-02, General Election, was adopted. 5-0

**71 B. Consideration of Resolution 2026-03, Designating Officers of the District**

73 On MOTION by Mr. Watson seconded by Mr. Rizzo, with all in  
74 favor, Resolution 2026-03, Designating Officers of the District was  
75 adopted. 5-0

## **FIFTH ORDER OF BUSINESS**

## **Business Administration**

- A. Consideration of Minutes from the Meeting held December 8, 2025
- B. Consideration of the Minutes from the Workshop held December 17, 2025

On MOTION by Mr. Daniels seconded by Mr. Rizzo, with all in favor, the Business Administration items were approved. 5-0

## **SIXTH ORDER OF BUSINESS**

## Supervisors' Requests

86 Mr. Rizzo requested that Mr. Montagna revise the proposal to account for the quantity of  
87 poles and revise the color to Rust-Oleum Hammered Bronze. It was further noted that the labor  
88 required for the project would consist of six men for twenty-five days.

Mr. Mancini requested that Audience Comments be included at the end of the agenda.

## **SEVENTH ORDER OF BUSINESS**

## Adjournment

There being no further business,

On MOTION by Mr. Daniels seconded by Mr. Watson, with all in favor, the meeting was adjourned at 7:18 p.m. 5-0

---

Ian Watson  
Chairperson

**MINUTES OF MEETING  
WATERCHASE  
COMMUNITY DEVELOPMENT DISTRICT**

The workshop meeting of the Board of Supervisors of the Waterchase Community Development District was held January 22, 2026 at 6:00 p.m. at the Waterchase Clubhouse, 14401 Waterchase Boulevard, Tampa, Florida.

Present and constituting a quorum were:

Ian Watson	Chairperson
Salvatore Mancini	Vice Chairperson
G. Arnie Daniels	Assistant Secretary ( <i>via phone</i> )
Chris Rizzo	Assistant Secretary

Also present were:

Mark Vega	District Manager
John Weaver	District Manager
Nathaniel Montagna	Field Services
David McCombs	Resident/HOA Vice President
Residents	

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

An official announcement was made introducing Mr. John Weaver as the Inframark District Supervisor. His contact information was provided for District-related matters, including his email address at [jweaver@inframark.com](mailto:jweaver@inframark.com)

Discussion then turned to landscaping matters. It was noted that LMP would be fully engaged and assuming comprehensive responsibilities beginning February 16, 2026. Until that time, LMP will continue to address Community Development District-only items. LMP is currently onsite throughout the entire Homeowners Association property conducting early-stage cleanup efforts.

With respect to ponds, the Board discussed the approval of new low-noise aerators. All ponds have been approved for installation with the exception of Pond 5, which was recently replaced. The aerators are anticipated to be installed within the next month.

Storm drain matters were also addressed. The Community Development District requested that Mr. David Grant include signage or directives related to prohibiting parking, landscaping placement, and dumping in or around storm drains within the community.

35       Lighting issues were discussed next. It was reported that there were two instances of  
36   multiple light outages within the past month, both of which were caused by faulty photocells.  
37   These issues have since been repaired. It was reiterated that residents should report any issues with  
38   light poles to Mr. John Weaver at [jweaver@inframark.com](mailto:jweaver@inframark.com) and should include the pole number or  
39   the closest address when submitting a report. Additionally, the Community Development District  
40   has requested a proposal from Inframark to strip and repaint all light and street poles within the  
41   community. Once received, the proposal will be provided to the Homeowners Association for  
42   consideration and approval with respect to the poles under their responsibility.

43       During audience comments, a question was raised regarding the continuation of invasive  
44   species removal within the community. In response, it was noted that the budget would need to be  
45   reviewed and that there may be potential to pursue a smaller-scale invasive control program, such  
46   as targeted spraying, as a cost-saving alternative to full removal.

47       There being no further business, the joint workshop meeting was adjourned at 8:15 p.m.

48  
49  
50  
51  
52

---

Ian Watson  
Chairperson

*Waterchase  
Community  
Development  
District*

*Financial Report*

*December 31, 2025*

**CLEAR PARTNERSHIPS**



**WATERCHASE**

Community Development District

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**WATERCHASE  
Community Development District**

**Financial Statements**

**(Unaudited)**

*December 31, 2025*

**Balance Sheet**  
December 31, 2025

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2017 DEBT SERVICE FUND</b>		<b>TOTAL</b>
<b>ASSETS</b>				
Cash - Checking Account	\$ 446,597	\$ -	\$ -	\$ 446,597
Accounts Receivable	31	-	-	31
Due From Other Funds	-	106,758	-	106,758
Investments:				
Money Market Account	764,595	-	-	764,595
Reserve Fund	-	67,816	-	67,816
Revenue Fund	-	813,133	-	813,133
Prepaid Items	361	-	-	361
Utility Deposits - TECO	2,724	-	-	2,724
<b>TOTAL ASSETS</b>	<b>\$ 1,214,308</b>	<b>\$ 987,707</b>	<b>\$ -</b>	<b>\$ 2,202,015</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 7,559	\$ -	\$ -	\$ 7,559
Accrued Expenses	7,465	-	-	7,465
Due To Other Funds	106,758	-	-	106,758
<b>TOTAL LIABILITIES</b>	<b>121,782</b>		<b>-</b>	<b>121,782</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Prepaid Items	361	-	-	361
Deposits	2,724	-	-	2,724
<b>Restricted for:</b>				
Debt Service	-	987,707	-	987,707
<b>Assigned to:</b>				
Operating Reserves	99,778	-	-	99,778
Reserves-Aeration & Fountains	75,000	-	-	75,000
Reserves- Lake Embank/Drainage	557,582	-	-	557,582
Reserves - Tree Removal & Replacement	55,000	-	-	55,000
Reserves - Streetlights	75,000	-	-	75,000
<b>Unassigned:</b>	<b>227,081</b>		<b>-</b>	<b>227,081</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,092,526</b>	<b>\$ 987,707</b>	<b>\$ -</b>	<b>\$ 2,080,233</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,214,308</b>	<b>\$ 987,707</b>	<b>\$ -</b>	<b>\$ 2,202,015</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 20,000	\$ 5,000	\$ 9,863	\$ 4,863
Special Assmnts- Tax Collector	394,867	258,365	345,938	87,573
Special Assmnts- Discounts	(15,795)	(10,324)	(13,880)	(3,556)
<b>TOTAL REVENUES</b>	<b>399,072</b>	<b>253,041</b>	<b>341,921</b>	<b>88,880</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	24,000	6,000	7,000	(1,000)
FICA Taxes	1,836	459	536	(77)
ProfServ-Arbitrage Rebate	600	600	-	600
ProfServ-Dissemination Agent	1,000	1,000	-	1,000
ProfServ-Engineering	20,000	5,000	5,169	(169)
ProfServ-Legal Services	9,000	2,250	35	2,215
ProfServ-Mgmt Consulting	66,985	16,746	16,746	-
ProfServ-Special Assessment	9,000	9,000	9,000	-
ProfServ-Trustee Fees	4,337	4,337	4,337	-
ProfServ-Web Site Development	1,076	269	-	269
Auditing Services	5,600	5,600	-	5,600
Website Compliance	2,500	2,500	269	2,231
Postage and Freight	350	87	4	83
Insurance - General Liability	7,960	7,960	7,337	623
Legal Advertising	2,500	625	-	625
Misc-Bank Charges	50	12	236	(224)
Misc-Assessment Collection Cost	7,897	5,162	6,641	(1,479)
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>164,866</b>	<b>67,782</b>	<b>57,485</b>	<b>10,297</b>
<b>Field</b>				
Field Services	8,000	2,000	2,000	-
Contracts-Wetland Mitigation	12,000	3,000	3,000	-
Contracts-Lakes	21,440	5,360	5,160	200
Contracts-Canal Maint/Cleaning	10,000	2,500	2,500	-
Contracts-Aquatic Midge Mgmt	7,500	1,875	1,875	-
Contracts-RTR Landscaping	58,516	14,629	22,166	(7,537)
Electricity - Streetlights	30,250	7,562	7,570	(8)
Electricity - Fountain	2,000	500	431	69
R&M-Fountain	5,000	1,250	-	1,250

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Irrigation	5,000	1,250	177	1,073
R&M-Lake	7,500	1,875	7,692	(5,817)
R&M-Streetlights	42,000	10,500	26,739	(16,239)
Invasive Plant Removal	10,000	2,500	4,290	(1,790)
R&M Landscape	10,000	2,500	3,730	(1,230)
Aerators - R&M	5,000	1,250	400	850
<b>Total Field</b>	<b>234,206</b>	<b>58,551</b>	<b>87,730</b>	<b>(29,179)</b>
<b>TOTAL EXPENDITURES</b>	<b>399,072</b>	<b>126,333</b>	<b>145,215</b>	<b>(18,882)</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	126,708	196,706	69,998
Net change in fund balance	\$ -	\$ 126,708	\$ 196,706	\$ 69,998
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>895,820</b>	<b>895,820</b>	<b>895,820</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 895,820</b>	<b>\$ 1,022,528</b>	<b>\$ 1,092,526</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 200	\$ 50	\$ 4,130	\$ 4,080
Special Assmnts- Tax Collector	737,129	515,990	645,788	129,798
Special Assmnts- Discounts	(29,485)	(20,640)	(25,906)	(5,266)
<b>TOTAL REVENUES</b>	<b>707,844</b>	<b>495,400</b>	<b>624,012</b>	<b>128,612</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	14,743	10,320	12,398	(2,078)
<b>Total Administration</b>	<b>14,743</b>	<b>10,320</b>	<b>12,398</b>	<b>(2,078)</b>
<b>Debt Service</b>				
Principal Debt Retirement	554,000	-	-	-
Interest Expense	132,184	66,092	66,092	-
<b>Total Debt Service</b>	<b>686,184</b>	<b>66,092</b>	<b>66,092</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>700,927</b>	<b>76,412</b>	<b>78,490</b>	<b>(2,078)</b>
Excess (deficiency) of revenues				
Over (under) expenditures	6,917	418,988	545,522	126,534
Net change in fund balance	\$ 6,917	\$ 418,988	\$ 545,522	\$ 126,534
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>442,185</b>	<b>442,185</b>	<b>442,185</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 449,102</b>	<b>\$ 861,173</b>	<b>\$ 987,707</b>	

**WATERCHASE  
Community Development District**

**Supporting Schedules**

*December 31, 2025*

**WATERCHASE**

Community Development District

**Non-Ad Valorem Special Assessments**  
**(Hillsborough County Tax Collector - Monthly Collection Distributions)**  
**For the Fiscal Year Ending September 30, 2026**

Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Tax Coll Cost	Gross Amount Received	Assmnts		Allocation By Fund				
					Net Amt Assmnts	General Fund	Debt Service Fund				
Assmnts Levied FY2026				\$1,131,996			\$394,867		\$737,129		
Allocation %				100%			35%		65%		
11/07/25	\$ 15,993	\$ 890	\$ 326	\$ 17,209	\$ 5,579	\$ 6,003	\$ 11,206				
11/14/25	\$ 99,025	\$ 4,210	\$ 2,021	\$ 105,256	\$ 34,542	\$ 36,716	\$ 68,540				
11/21/25	\$ 60,094	\$ 2,555	\$ 1,226	\$ 63,875	\$ 20,962	\$ 22,281	\$ 41,594				
12/05/25	\$ 593,846	\$ 25,249	\$ 12,119	\$ 631,214	\$ 207,147	\$ 220,182	\$ 411,031				
12/03/25	\$ 129,988	\$ 5,527	\$ 2,653	\$ 138,167	\$ 45,343	\$ 48,196	\$ 89,971				
12/19/25	\$ 33,959	\$ 1,353	\$ 693	\$ 36,005	\$ 11,846	\$ 12,559	\$ 23,445				
<b>TOTAL</b>	<b>\$ 932,904</b>	<b>\$ 39,784</b>	<b>\$ 19,039</b>	<b>\$ 991,726</b>	<b>\$ 325,419</b>	<b>\$ 345,938</b>	<b>\$ 645,788</b>				
% COLLECTED					88%		88%		88%		

**Cash and Investment Report***December 31, 2025***General Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Acct - Operating	Valley Bank	Public Funds Checking	n/a	3.83%	\$ 446,597
					<b>GF Subtotal</b> <u><u>\$ 446,597</u></u>
Money Market Account	BankUnited	Business MMA	n/a	3.40%	\$ 764,595
					<b>GF Subtotal</b> <u><u>\$ 764,595</u></u>

**Debt Service Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2017 Reserve Fund	US Bank	US Bank Open End CP	n/a	3.75%	\$ 67,816
Series 2017 Revenue Fund	US Bank	US Bank Open End CP	n/a	3.75%	\$ 813,133
					<b>DS Subtotal</b> <u><u>\$ 880,949</u></u>
					<b>Total</b> <u><u>\$ 2,092,142</u></u>

# Bank Account Statement

Waterchase CDD

Bank Account No. 3101  
Statement No. 12-25

Statement Date 12/31/2025

<b>G/L Account No. 101001 Balance</b>	446,597.25	<b>Statement Balance</b>	453,235.17
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	453,235.17
<b>Subtotal</b>	446,597.25	<b>Outstanding Checks</b>	-6,637.92
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	446,597.25
<b>Ending G/L Balance</b>	446,597.25		

## Outstanding Checks

11/28/2025	Payment	100082	COMPLETE IT	Inv: 18328	-89.70
12/19/2025	Payment	1019	U.S. BANK	Payment of Invoice 004949	-4,336.94
10/16/2025	Payment	300008	TAMPA ELECTRIC-ACH	Inv: 092625-ACH	-2,211.28
<b>Total Outstanding Checks</b>					-6,637.92

**WATERCHASE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>							
<b>CHECK # 100084A</b>							
001	12/16/25	LANDSCAPE MAINTENANCE PROFESSIONALS LLC	370491	Addendum 2 December 2025	Contracts-RTR Landscaping	534346-53901	\$328.20
001	12/16/25	LANDSCAPE MAINTENANCE PROFESSIONALS LLC	370492	Landscape maintenance December 2025	Contracts-RTR Landscaping	534346-53901	\$8,440.00
001	12/16/25	LANDSCAPE MAINTENANCE PROFESSIONALS LLC	371102	Irrigation Repairs	R&M-Irrigation	546041-53901	\$176.84
							<b>Check Total</b> <u>\$8,945.04</u>
<b>CHECK # 100085A</b>							
001	12/16/25	FULLER ELECTRICAL CONTRACTORS	15810R1	LIGHT POOL REPAIR, SIX NEW LIGHT POLES	R&M-Streetlights	546095-53901	\$15,000.00
							<b>Check Total</b> <u>\$15,000.00</u>
<b>CHECK # 100086</b>							
001	12/16/25	INFRAMARK LLC	165632	DEC 2025 MGMT FEES	ProfServ-Mgmt Consulting	531027-51201	\$5,582.08
001	12/16/25	INFRAMARK LLC	165632	DEC 2025 MGMT FEES	Field Services	531122-53901	\$666.67
001	12/16/25	INFRAMARK LLC	165632	DEC 2025 MGMT FEES	ProfServ-Special Assessment	531038-51301	\$9,000.00
							<b>Check Total</b> <u>\$15,248.75</u>
<b>CHECK # 100087</b>							
001	12/16/25	STANTEC CONSULTING SERVICES INC	2488678	Engineering Services thru 102525	ProfServ-Engineering	531013-51501	\$2,172.25
							<b>Check Total</b> <u>\$2,172.25</u>
<b>CHECK # 100088</b>							
001	12/16/25	STEADFAST ENVIRONMENTAL	SA-17842	DEC 1, POND MAINTENANCE/QUARTERLY AERATION MAINTENANCE	R&M-Streetlights	546095-53901	\$1,720.00
001	12/16/25	STEADFAST ENVIRONMENTAL	SA-17842	DEC 1, POND MAINTENANCE/QUARTERLY AERATION MAINTENANCE	Contracts-Lakes	534084-53901	\$200.00
							<b>Check Total</b> <u>\$1,920.00</u>
<b>CHECK # 1015</b>							
001	12/05/25	LANDSCAPE MAINTENANCE PROFESSIONALS LLC	356304	9/4/25 IRRIGATION REPAIRS	R&M-Irrigation	546041-53901	\$75.06
							<b>Check Total</b> <u>\$75.06</u>
<b>CHECK # 1019</b>							
001	12/19/25	U.S. BANK	7979745	TRUSTEE FEES 11/01/25-10/31/26	ProfServ-Trustee Fees	531045-51301	\$4,025.00
001	12/19/25	U.S. BANK	7979745	TRUSTEE FEES 11/01/25-10/31/26	Prepaid Items	155000	\$311.94
							<b>Check Total</b> <u>\$4,336.94</u>
							<b>Fund Total</b> <u>\$47,698.04</u>
<b>SERIES 2017 DEBT SERVICE FUND - 203</b>							
<b>CHECK # 1016</b>							
203	12/05/25	WATERCHASE CDD C/O US BANK	11212025-5000	FY25 DS COLLECTION	Due From Other Funds	131000	\$39,131.46
							<b>Check Total</b> <u>\$39,131.46</u>
<b>CHECK # 1017</b>							
203	12/15/25	WATERCHASE CDD C/O US BANK	12092025-5000	FY2025 DS Assessment Collections	Due From Other Funds	131000	\$74,896.70
							<b>Check Total</b> <u>\$74,896.70</u>
<b>CHECK # 1018</b>							
203	12/15/25	WATERCHASE CDD C/O US BANK	12092025-5000-1	FY2025 DS Assessment Collections	Due From Other Funds	131000	\$386,698.22
							<b>Check Total</b> <u>\$386,698.22</u>
							<b>Fund Total</b> <u>\$500,726.38</u>
							<b>Total Checks Paid</b> <u>\$548,424.42</u>



LLS Tax Solutions Inc.  
1645 Sun City Center Plz.,  
#5027  
Sun City Center, FL 33571  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

January 15, 2026

Mr. David Wenck  
Waterchase Community Development District  
c/o Inframark Infrastructure Management Services  
5645 Coral Ridge Dr., #407  
Coral Springs, Florida 33076

**\$8,129,000 Waterchase Community Development District (Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2017 (“Bonds”)**

Dear Mr. Wenck:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the five-year period ended October 25, 2022 (“Computation Period”). This report indicates that there is no cumulative rebatable arbitrage liability as of October 25, 2022.

The Bonds were also reviewed for compliance with IRS Yield Restrictions rules as described in Treasury Regulation §1.148-2.

The next annual arbitrage rebate calculation date is October 25, 2023. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at [liscott@llstax.com](mailto:liscott@llstax.com).

Sincerely,

*Linda L. Scott*

Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank.

# *Waterchase Community Development District*

*\$8,129,000 Waterchase Community Development District  
(Hillsborough County, Florida) Capital Improvement  
Revenue Refunding Bonds, Series 2017*

*For the period ended October 25, 2022*



LLS Tax Solutions Inc.  
1645 Sun City Center Plz.,  
#5027  
Sun City Center, FL 33571  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

January 15, 2026

Waterchase Community Development District  
c/o Inframark Infrastructure Management Services  
5645 Coral Ridge Dr. #407  
Coral Springs, Florida 33076

Re: \$8,129,000 Waterchase Community Development District (Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2017 ("Bond")

Waterchase Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bond for the period ended October 25, 2022 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebatable Arbitrage for the Bond for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bond and investment earnings information on the proceeds of the Bond during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebatable Arbitrage of \$(19,837.96) at October 25, 2022. As such, no amount must be on deposit in the Rebate Fund.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebatable Arbitrage for the Bond for the Computation Period based on the information provided to us. The Rebatable Arbitrage has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"), as applicable to the Bond and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

*LLS Tax Solutions Inc.*

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULES**

Waterchase Community Development District

January 15, 2026

(Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2017

For the period ended October 25, 2022

### **NOTES AND ASSUMPTIONS**

1. The issue date of the Bond is October 26, 2017.
2. The end of the first Bond Year for the Bond is October 25, 2018.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bond that are subject to rebate under Section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatable Arbitrage for the Bond, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bond.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatable Arbitrage for the Bond, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bond.
7. Ninety percent (90%) of the Rebatable Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatable Arbitrage as of the Next Computation Date will not be the Rebatable Arbitrage reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bond are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatable Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148 of the Code, we have assumed that (a) the Bond constitute a single issue, and (b) no other Bond are required to be aggregated with the Bond.

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULES**

Waterchase Community Development District

January 15, 2026

(Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2017

For the period ended October 25, 2022

### **NOTES AND ASSUMPTIONS (cont'd)**

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose Bond issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of Bond is at least five years and the rates of interest on the Bond are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bond qualifies as a bona fide debt service fund, and that this provision applies to the Bond.
11. The Bonds are being issued to, together with other legally available moneys of the District: (i) currently refund the District's Capital Improvement Revenue Refunding Bonds, Series 2007, which are currently Outstanding in the aggregate principal amount of \$7,955,000 (the "Refunded Bonds"), (ii) fund a deposit to the Series 2017 Reserve Account, (iii) pay the costs of issuance of the Bonds and (iv) pay a portion of the interest to become due on the Bonds.

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULES**

Waterchase Community Development District

January 15, 2026

(Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2017

For the period ended October 25, 2022

### **DEFINITIONS**

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bond) of all scheduled payments of principal and interest to be paid over the life of the Bond, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebatable Arbitrage on certain prescribed dates.
5. *Rebatable Arbitrage*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bond is sold to the public. For this purpose, 10% is a substantial portion.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND  
DESCRIPTION OF SCHEDULES**

Waterchase Community Development District

January 15, 2026

(Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2017

For the period ended October 25, 2022

**SOURCE INFORMATION**

Bond

Source

Closing Date

Form 8038G

Issue Price

Form 8038G

Principal and Interest Payment Amounts

Trust Statements

Investments

Source

Principal and Interest Receipt Amounts  
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULES**

Waterchase Community Development District

January 15, 2026

(Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2017

For the period ended October 25, 2022

### **DESCRIPTION OF SCHEDULES**

#### **SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION**

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebatable Arbitrage.

#### **SCHEDULE 2 - BOND YIELD CALCULATION**

Schedule 2 sets forth the Bond Yield through the computation date of October 25, 2022.

The Bond Yield has been computed using an actuarial method whereby such yield, when used in computing the present worth of all payments of principal and interest paid on the Bond, on the basis of a year consisting of 360 days, produces an amount equal to the purchase price of the Bond. The purchase price of the Bond is the initial offering price to the public (excluding bond houses and brokers), at which price a substantial amount of the Bond were sold, less the cost of insurance premiums paid at the issue date of the Bond, if applicable. Premiums paid to insure the issue is treated as interest paid on the issue, provided that the present value of the premiums is less than the present value of the interest reasonably expected to be saved.

For variable rate Bond, the yield is determined using the actual amounts of principal and interest on the Bond through the computation date.

\$8,129,000 WATERCHASE COMMUNITY DEVELOPMENT DISTRICT (HILLSBOROUGH COUNTY, FLORIDA)  
 CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2017

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

10 / 26 / 2017 ISSUE DATE  
 10 / 26 / 2017 BEGINNING DATE  
 10 / 25 / 2022 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE OF COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.1220%	ALLOWABLE EARNINGS
10 / 26 / 2017	INITIAL DEPOSIT		0.00	67,815.85	79,170.64	11,354.79
11 / 2 / 2017	RESERVE FUND		2.26	0.00	0.00	0.00
12 / 4 / 2017	RESERVE FUND		11.30	0.00	0.00	0.00
1 / 3 / 2018	RESERVE FUND		11.68	0.00	0.00	0.00
2 / 2 / 2018	RESERVE FUND		11.69	0.00	0.00	0.00
3 / 2 / 2018	RESERVE FUND		10.55	0.00	0.00	0.00
4 / 3 / 2018	RESERVE FUND		11.69	0.00	0.00	0.00
4 / 17 / 2018	RESERVE FUND		0.00	(59.17)	(68.07)	(8.90)
5 / 2 / 2018	RESERVE FUND		14.04	0.00	0.00	0.00
6 / 1 / 2018	RESERVE FUND		14.60	0.00	0.00	0.00
6 / 4 / 2018	RESERVE FUND		0.00	(14.60)	(16.73)	(2.13)
7 / 2 / 2018	RESERVE FUND		14.13	0.00	0.00	0.00
7 / 3 / 2018	RESERVE FUND		0.00	(14.13)	(16.15)	(2.02)
8 / 1 / 2018	RESERVE FUND		17.43	0.00	0.00	0.00
8 / 2 / 2018	RESERVE FUND		0.00	(17.43)	(19.87)	(2.44)
8 / 29 / 2018	RESERVE FUND		0.00	(14.04)	(15.97)	(1.93)
9 / 4 / 2018	RESERVE FUND		17.53	0.00	0.00	0.00
9 / 5 / 2018	RESERVE FUND		0.00	(17.53)	(19.93)	(2.40)
10 / 1 / 2018	RESERVE FUND		16.96	0.00	0.00	0.00
10 / 2 / 2018	RESERVE FUND		0.00	(16.96)	(19.24)	(2.28)
11 / 1 / 2018	RESERVE FUND		17.52	0.00	0.00	0.00
11 / 2 / 2018	RESERVE FUND		0.00	(17.52)	(19.82)	(2.30)
12 / 3 / 2018	RESERVE FUND		16.95	0.00	0.00	0.00
12 / 4 / 2018	RESERVE FUND		0.00	(16.95)	(19.12)	(2.17)
1 / 2 / 2019	RESERVE FUND		17.52	0.00	0.00	0.00
1 / 3 / 2019	RESERVE FUND		0.00	(17.52)	(19.72)	(2.20)
2 / 1 / 2019	RESERVE FUND		17.52	0.00	0.00	0.00
2 / 4 / 2019	RESERVE FUND		0.00	(17.52)	(19.66)	(2.14)
3 / 1 / 2019	RESERVE FUND		15.82	0.00	0.00	0.00
3 / 4 / 2019	RESERVE FUND		0.00	(15.82)	(17.71)	(1.89)
4 / 1 / 2019	RESERVE FUND		17.52	0.00	0.00	0.00
4 / 2 / 2019	RESERVE FUND		0.00	(17.52)	(19.57)	(2.05)
5 / 1 / 2019	RESERVE FUND		16.95	0.00	0.00	0.00
5 / 2 / 2019	RESERVE FUND		0.00	(16.95)	(18.88)	(1.93)
6 / 3 / 2019	RESERVE FUND		17.52	0.00	0.00	0.00
6 / 4 / 2019	RESERVE FUND		0.00	(17.52)	(19.46)	(1.94)
7 / 1 / 2019	RESERVE FUND		16.95	0.00	0.00	0.00
7 / 2 / 2019	RESERVE FUND		0.00	(16.95)	(18.78)	(1.83)
8 / 1 / 2019	RESERVE FUND		14.60	0.00	0.00	0.00

\$8,129,000 WATERCHASE COMMUNITY DEVELOPMENT DISTRICT (HILLSBOROUGH COUNTY, FLORIDA)  
 CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2017

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

10 / 26 / 2017 ISSUE DATE  
 10 / 26 / 2017 BEGINNING DATE  
 10 / 25 / 2022 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE OF COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.1220%	ALLOWABLE EARNINGS
8 / 2 / 2019	RESERVE FUND		0.00	(14.60)	(16.14)	(1.54)
9 / 3 / 2019	RESERVE FUND		87.60	0.00	0.00	0.00
9 / 4 / 2019	RESERVE FUND		0.00	(87.60)	(96.55)	(8.95)
10 / 1 / 2019	RESERVE FUND		80.25	0.00	0.00	0.00
10 / 2 / 2019	RESERVE FUND		0.00	(80.25)	(88.24)	(7.99)
11 / 1 / 2019	RESERVE FUND		75.64	0.00	0.00	0.00
11 / 4 / 2019	RESERVE FUND		0.00	(75.64)	(82.94)	(7.30)
12 / 2 / 2019	RESERVE FUND		64.99	0.00	0.00	0.00
12 / 3 / 2019	RESERVE FUND		0.00	(64.99)	(71.09)	(6.10)
1 / 2 / 2020	RESERVE FUND		67.16	0.00	0.00	0.00
1 / 3 / 2020	RESERVE FUND		0.00	(67.16)	(73.27)	(6.11)
2 / 3 / 2020	RESERVE FUND		67.16	0.00	0.00	0.00
2 / 4 / 2020	RESERVE FUND		0.00	(67.16)	(73.08)	(5.92)
3 / 2 / 2020	RESERVE FUND		60.46	0.00	0.00	0.00
3 / 3 / 2020	RESERVE FUND		0.00	(60.46)	(65.62)	(5.16)
4 / 1 / 2020	RESERVE FUND		22.63	0.00	0.00	0.00
4 / 2 / 2020	RESERVE FUND		0.00	(22.63)	(24.50)	(1.87)
5 / 1 / 2020	RESERVE FUND		1.13	0.00	0.00	0.00
5 / 2 / 2020	RESERVE FUND		0.00	(1.13)	(1.22)	(0.09)
6 / 1 / 2020	RESERVE FUND		1.02	0.00	0.00	0.00
6 / 2 / 2020	RESERVE FUND		0.00	(1.02)	(1.10)	(0.08)
7 / 1 / 2020	RESERVE FUND		0.90	0.00	0.00	0.00
7 / 2 / 2020	RESERVE FUND		0.00	(0.90)	(0.97)	(0.07)
8 / 3 / 2020	RESERVE FUND		0.60	0.00	0.00	0.00
8 / 4 / 2020	RESERVE FUND		0.00	(0.60)	(0.64)	(0.04)
9 / 1 / 2020	RESERVE FUND		0.29	0.00	0.00	0.00
9 / 2 / 2020	RESERVE FUND		0.00	(0.29)	(0.31)	(0.02)
10 / 1 / 2020	RESERVE FUND		0.28	0.00	0.00	0.00
10 / 2 / 2020	RESERVE FUND		0.00	(0.28)	(0.30)	(0.02)
11 / 2 / 2020	RESERVE FUND		0.29	0.00	0.00	0.00
11 / 3 / 2020	RESERVE FUND		0.00	(0.29)	(0.31)	(0.02)
12 / 1 / 2020	RESERVE FUND		0.28	0.00	0.00	0.00
12 / 2 / 2020	RESERVE FUND		0.00	(0.28)	(0.30)	(0.02)
1 / 4 / 2021	RESERVE FUND		0.29	0.00	0.00	0.00
1 / 5 / 2021	RESERVE FUND		0.00	(0.29)	(0.31)	(0.02)
2 / 1 / 2021	RESERVE FUND		0.29	0.00	0.00	0.00
2 / 2 / 2021	RESERVE FUND		0.00	(0.29)	(0.31)	(0.02)
3 / 1 / 2021	RESERVE FUND		0.26	0.00	0.00	0.00
3 / 2 / 2021	RESERVE FUND		0.00	(0.26)	(0.27)	(0.01)

\$8,129,000 WATERCHASE COMMUNITY DEVELOPMENT DISTRICT (HILLSBOROUGH COUNTY, FLORIDA)  
 CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2017

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

10 / 26 / 2017 ISSUE DATE  
 10 / 26 / 2017 BEGINNING DATE  
 10 / 25 / 2022 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE OF COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.1220%	ALLOWABLE EARNINGS
4 / 1 / 2021	RESERVE FUND		0.29	0.00	0.00	0.00
4 / 2 / 2021	RESERVE FUND		0.00	(0.29)	(0.30)	(0.01)
5 / 3 / 2021	RESERVE FUND		0.28	0.00	0.00	0.00
5 / 4 / 2021	RESERVE FUND		0.00	(0.28)	(0.29)	(0.01)
6 / 1 / 2021	RESERVE FUND		0.29	0.00	0.00	0.00
6 / 2 / 2021	RESERVE FUND		0.00	(0.29)	(0.30)	(0.01)
7 / 1 / 2021	RESERVE FUND		0.28	0.00	0.00	0.00
7 / 2 / 2021	RESERVE FUND		0.00	(0.28)	(0.29)	(0.01)
8 / 2 / 2021	RESERVE FUND		0.29	0.00	0.00	0.00
8 / 3 / 2021	RESERVE FUND		0.00	(0.29)	(0.30)	(0.01)
9 / 1 / 2021	RESERVE FUND		0.29	0.00	0.00	0.00
9 / 2 / 2021	RESERVE FUND		0.00	(0.29)	(0.30)	(0.01)
10 / 1 / 2021	RESERVE FUND		0.28	0.00	0.00	0.00
10 / 4 / 2021	RESERVE FUND		0.00	(0.28)	(0.29)	(0.01)
11 / 1 / 2021	RESERVE FUND		0.29	0.00	0.00	0.00
11 / 2 / 2021	RESERVE FUND		0.00	(0.29)	(0.30)	(0.01)
12 / 1 / 2021	RESERVE FUND		0.28	0.00	0.00	0.00
12 / 2 / 2021	RESERVE FUND		0.00	(0.28)	(0.29)	(0.01)
1 / 3 / 2022	RESERVE FUND		0.29	0.00	0.00	0.00
1 / 4 / 2022	RESERVE FUND		0.00	(0.29)	(0.30)	(0.01)
2 / 1 / 2022	RESERVE FUND		0.29	0.00	0.00	0.00
2 / 2 / 2022	RESERVE FUND		0.00	(0.29)	(0.30)	(0.01)
3 / 1 / 2022	RESERVE FUND		0.26	0.00	0.00	0.00
3 / 2 / 2022	RESERVE FUND		0.00	(0.26)	(0.27)	(0.01)
4 / 1 / 2022	RESERVE FUND		0.29	0.00	0.00	0.00
4 / 4 / 2022	RESERVE FUND		0.00	(0.29)	(0.30)	(0.01)
5 / 2 / 2022	RESERVE FUND		0.28	0.00	0.00	0.00
5 / 3 / 2022	RESERVE FUND		0.00	(0.28)	(0.28)	0.00
6 / 1 / 2022	RESERVE FUND		0.29	0.00	0.00	0.00
6 / 2 / 2022	RESERVE FUND		0.00	(0.29)	(0.29)	0.00
7 / 1 / 2022	RESERVE FUND		0.28	0.00	0.00	0.00
7 / 2 / 2022	RESERVE FUND		0.00	(0.28)	(0.28)	0.00
8 / 1 / 2022	RESERVE FUND		0.29	0.00	0.00	0.00
8 / 2 / 2022	RESERVE FUND		0.00	(0.29)	(0.29)	0.00
9 / 1 / 2022	RESERVE FUND		0.29	0.00	0.00	0.00
9 / 2 / 2022	RESERVE FUND		0.00	(0.29)	(0.29)	0.00
10 / 3 / 2022	RESERVE FUND		0.28	0.00	0.00	0.00
10 / 4 / 2022	RESERVE FUND		0.00	(0.28)	(0.28)	0.00
		67,815.85	859.66	66,956.19	78,218.95	11,262.76

\$8,129,000 WATERCHASE COMMUNITY DEVELOPMENT DISTRICT (HILLSBOROUGH COUNTY, FLORIDA)  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2017

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

10 / 26 / 2017 ISSUE DATE  
10 / 26 / 2017 BEGINNING DATE  
10 / 25 / 2022 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE OF COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.1220%	ALLOWABLE EARNINGS
10 / 26 / 2017	INITIAL DEPOSIT		0.00	244,078.12	284,945.48	40,867.36
10 / 26 / 2017	COST OF ISSUANCE		0.00	(40,000.00)	(46,697.42)	(6,697.42)
10 / 26 / 2017	COST OF ISSUANCE		0.00	(17,000.00)	(19,846.40)	(2,846.40)
10 / 26 / 2017	COST OF ISSUANCE		0.00	(101,612.50)	(118,626.05)	(17,013.55)
10 / 26 / 2017	COST OF ISSUANCE		0.00	(20,322.50)	(23,725.21)	(3,402.71)
10 / 26 / 2017	COST OF ISSUANCE		0.00	(5,250.00)	(6,129.04)	(879.04)
10 / 26 / 2017	COST OF ISSUANCE		0.00	(3,500.00)	(4,086.02)	(586.02)
10 / 26 / 2017	COST OF ISSUANCE		0.00	(20,750.00)	(24,224.29)	(3,474.29)
10 / 26 / 2017	COST OF ISSUANCE		0.00	(25,000.00)	(29,185.89)	(4,185.89)
10 / 27 / 2017	COST OF ISSUANCE		0.00	(250.00)	(291.83)	(41.83)
11 / 1 / 2017	COST OF ISSUANCE		0.00	(6,170.90)	(7,201.03)	(1,030.13)
11 / 3 / 2017	COST OF ISSUANCE		0.35	0.00	0.00	0.00
12 / 4 / 2017	COST OF ISSUANCE		0.70	0.00	0.00	0.00
1 / 3 / 2018	COST OF ISSUANCE		0.73	0.00	0.00	0.00
2 / 2 / 2018	COST OF ISSUANCE		0.72	0.00	0.00	0.00
3 / 2 / 2018	COST OF ISSUANCE		0.66	0.00	0.00	0.00
4 / 3 / 2018	COST OF ISSUANCE		0.73	0.00	0.00	0.00
4 / 26 / 2018	COST OF ISSUANCE		0.00	(4,226.11)	(4,857.88)	(631.77)
4 / 26 / 2018	COST OF ISSUANCE		0.72	0.00	0.00	0.00
4 / 27 / 2018	COST OF ISSUANCE		0.00	(0.72)	(0.83)	(0.11)
		0.00	4.61	(4.61)	73.59	78.20
		67,815.85	864.27	66,951.58	78,292.54	11,340.96
ACTUAL EARNINGS			864.27			
ALLOWABLE EARNINGS			11,340.96			
REBATABLE ARBITRAGE				(10,476.69)		
FUTURE VALUE OF 10/25/2018 COMPUTATION DATE CREDIT				(1,924.27)		
FUTURE VALUE OF 10/25/2019 COMPUTATION DATE CREDIT				(1,898.49)		
FUTURE VALUE OF 10/25/2020 COMPUTATION DATE CREDIT				(1,872.50)		
FUTURE VALUE OF 10/25/2021 COMPUTATION DATE CREDIT				(1,836.01)		
COMPUTATION DATE CREDIT				(1,830.00)		
CUMULATIVE REBATABLE ARBITRAGE				(19,837.96)		

\$8,129,000 WATERCHASE COMMUNITY DEVELOPMENT DISTRICT (HILLSBOROUGH COUNTY, FLORIDA)  
 CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2017

SCHEDULE 2 - BOND YIELD CALCULATION

10 / 26 / 2017 ISSUE DATE  
 10 / 26 / 2017 BEGINNING OF COMPUTATION PERIOD  
 10 / 25 / 2022 COMPUTATION DATE

DATE	TRANSACTION	BOND YIELD
11 / 1 / 2017	3,499.99	3.1220%
5 / 1 / 2018	125,999.50	124,009.49
5 / 1 / 2018	432,000.00	425,177.09
11 / 1 / 2018	119,303.50	115,614.49
5 / 1 / 2019	119,303.50	113,837.47
5 / 1 / 2019	446,000.00	425,565.98
11 / 1 / 2019	112,390.50	105,592.88
5 / 1 / 2020	112,390.50	103,969.89
5 / 1 / 2020	460,000.00	425,535.52
10 / 30 / 2020	105,260.50	95,885.68
5 / 3 / 2021	105,260.50	94,387.53
5 / 3 / 2021	475,000.00	425,934.48
11 / 1 / 2021	97,898.00	86,451.14
5 / 2 / 2022	97,898.00	85,115.04
5 / 2 / 2022	489,000.00	425,149.19
10 / 25 / 2022	95,722.49	81,993.81
10 / 25 / 2022	5,827,000.00	4,991,281.84
	<u>9,223,926.98</u>	<u>8,129,000.00</u>
TARGET VALUE		<u>8,129,000.00</u>



LLS Tax Solutions Inc.  
1645 Sun City Center Plz.,  
#5027  
Sun City Center, FL 33571  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

January 15, 2026

Mr. David Wenck  
Waterchase Community Development District  
c/o Inframark Infrastructure Management Services  
5645 Coral Ridge Dr., #407  
Coral Springs, Florida 33076

**\$8,129,000 Waterchase Community Development District (Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2017 (“Bonds”)**

Dear Mr. Wenck:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the two-year period ended October 25, 2024 (“Computation Period”). This report indicates that there is no cumulative rebatable arbitrage liability as of October 25, 2024.

The Bonds were also reviewed for compliance with IRS Yield Restrictions rules as described in Treasury Regulation §1.148-2.

The next annual arbitrage rebate calculation date is October 25, 2025. We have provided an engagement letter for the next three computation periods ending October 25, 2025, October 25, 2026, and October 25, 2027, for you to sign and return. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at [liscott@llstax.com](mailto:liscott@llstax.com).

Sincerely,

*Linda L. Scott*

Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank.

# *Waterchase Community Development District*

*\$8,129,000 Waterchase Community Development District  
(Hillsborough County, Florida) Capital Improvement  
Revenue Refunding Bonds, Series 2017*

*For the period ended October 25, 2024*



LLS Tax Solutions Inc.  
1645 Sun City Center Plz.,  
#5027  
Sun City Center, FL 33571  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

January 15, 2026

Waterchase Community Development District  
c/o Inframark Infrastructure Management Services  
5645 Coral Ridge Dr. #407  
Coral Springs, Florida 33076

Re: \$8,129,000 Waterchase Community Development District (Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2017 ("Bond")

Waterchase Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bond for the period ended October 25, 2024 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebatable Arbitrage for the Bond for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bond and investment earnings information on the proceeds of the Bond during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebatable Arbitrage of \$(26,324.92) at October 25, 2024. As such, no amount must be on deposit in the Rebate Fund.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebatable Arbitrage for the Bond for the Computation Period based on the information provided to us. The Rebatable Arbitrage has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"), as applicable to the Bond and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

*LLS Tax Solutions Inc.*

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULES**

Waterchase Community Development District

January 15, 2026

(Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2017

For the period ended October 25, 2024

### **NOTES AND ASSUMPTIONS**

1. The issue date of the Bond is October 26, 2017.
2. The end of the first Bond Year for the Bond is October 25, 2018.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bond that are subject to rebate under Section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatable Arbitrage for the Bond, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bond.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatable Arbitrage for the Bond, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bond.
7. Ninety percent (90%) of the Rebatable Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatable Arbitrage as of the Next Computation Date will not be the Rebatable Arbitrage reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bond are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatable Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148 of the Code, we have assumed that (a) the Bond constitute a single issue, and (b) no other Bond are required to be aggregated with the Bond.

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULES**

Waterchase Community Development District

January 15, 2026

(Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2017

For the period ended October 25, 2024

### **NOTES AND ASSUMPTIONS (cont'd)**

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose Bond issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of Bond is at least five years and the rates of interest on the Bond are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bond qualifies as a bona fide debt service fund, and that this provision applies to the Bond.
11. The Bonds are being issued to, together with other legally available moneys of the District: (i) currently refund the District's Capital Improvement Revenue Refunding Bonds, Series 2007, which are currently Outstanding in the aggregate principal amount of \$7,955,000 (the "Refunded Bonds"), (ii) fund a deposit to the Series 2017 Reserve Account, (iii) pay the costs of issuance of the Bonds and (iv) pay a portion of the interest to become due on the Bonds.

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULES**

Waterchase Community Development District

January 15, 2026

(Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2017

For the period ended October 25, 2024

### **DEFINITIONS**

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bond) of all scheduled payments of principal and interest to be paid over the life of the Bond, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebatable Arbitrage on certain prescribed dates.
5. *Rebatable Arbitrage*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bond is sold to the public. For this purpose, 10% is a substantial portion.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND  
DESCRIPTION OF SCHEDULES**

Waterchase Community Development District

January 15, 2026

(Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2017

For the period ended October 25, 2024

**SOURCE INFORMATION**

Bond

Source

Closing Date

Form 8038G

Issue Price

Form 8038G

Principal and Interest Payment Amounts

Trust Statements

Investments

Source

Principal and Interest Receipt Amounts  
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULES**

Waterchase Community Development District

January 15, 2026

(Hillsborough County, Florida) Capital Improvement Revenue Refunding Bonds, Series 2017

For the period ended October 25, 2024

### **DESCRIPTION OF SCHEDULES**

#### **SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION**

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebatable Arbitrage.

#### **SCHEDULE 2 - BOND YIELD CALCULATION**

Schedule 2 sets forth the Bond Yield through the computation date of October 25, 2024.

The Bond Yield has been computed using an actuarial method whereby such yield, when used in computing the present worth of all payments of principal and interest paid on the Bond, on the basis of a year consisting of 360 days, produces an amount equal to the purchase price of the Bond. The purchase price of the Bond is the initial offering price to the public (excluding bond houses and brokers), at which price a substantial amount of the Bond were sold, less the cost of insurance premiums paid at the issue date of the Bond, if applicable. Premiums paid to insure the issue is treated as interest paid on the issue, provided that the present value of the premiums is less than the present value of the interest reasonably expected to be saved.

For variable rate Bond, the yield is determined using the actual amounts of principal and interest on the Bond through the computation date.

\$8,129,000 WATERCHASE COMMUNITY DEVELOPMENT DISTRICT (HILLSBOROUGH COUNTY, FLORIDA)  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2017

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

10 / 26 / 2017 ISSUE DATE  
10 / 26 / 2022 BEGINNING DATE  
10 / 25 / 2024 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE OF COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 4.0416%	ALLOWABLE EARNINGS
10 / 26 / 2022	BEGINNING BALANCE		0.00	67,815.85	73,457.79	5,641.94
11 / 1 / 2022	RESERVE FUND		0.29	0.00	0.00	0.00
11 / 2 / 2022	RESERVE FUND		0.00	(0.29)	(0.31)	(0.02)
12 / 1 / 2022	RESERVE FUND		0.28	0.00	0.00	0.00
12 / 2 / 2022	RESERVE FUND		0.00	(0.28)	(0.30)	(0.02)
1 / 3 / 2023	RESERVE FUND		0.29	0.00	0.00	0.00
1 / 4 / 2023	RESERVE FUND		0.00	(0.29)	(0.31)	(0.02)
2 / 1 / 2023	RESERVE FUND		0.29	0.00	0.00	0.00
2 / 2 / 2023	RESERVE FUND		0.00	(0.29)	(0.31)	(0.02)
3 / 1 / 2023	RESERVE FUND		0.26	0.00	0.00	0.00
3 / 2 / 2023	RESERVE FUND		0.00	(0.26)	(0.28)	(0.02)
4 / 3 / 2023	RESERVE FUND		0.29	0.00	0.00	0.00
4 / 4 / 2023	RESERVE FUND		0.00	(0.29)	(0.31)	(0.02)
5 / 1 / 2023	RESERVE FUND		0.28	0.00	0.00	0.00
5 / 2 / 2023	RESERVE FUND		0.00	(0.28)	(0.30)	(0.02)
6 / 1 / 2023	RESERVE FUND		0.29	0.00	0.00	0.00
6 / 2 / 2023	RESERVE FUND		0.00	(0.29)	(0.31)	(0.02)
6 / 27 / 2023	RESERVE FUND		0.07	0.00	0.00	0.00
7 / 3 / 2023	RESERVE FUND		155.33	0.00	0.00	0.00
7 / 3 / 2023	RESERVE FUND		0.00	(155.33)	(163.70)	(8.37)
8 / 1 / 2023	RESERVE FUND		105.63	0.00	0.00	0.00
8 / 1 / 2023	RESERVE FUND		141.21	0.00	0.00	0.00
8 / 2 / 2023	RESERVE FUND		0.00	(246.84)	(259.30)	(12.46)
8 / 22 / 2023	RESERVE FUND		0.00	(0.07)	(0.07)	0.00
9 / 1 / 2023	RESERVE FUND		308.14	0.00	0.00	0.00
9 / 5 / 2023	RESERVE FUND		0.00	(308.14)	(322.51)	(14.37)
10 / 2 / 2023	RESERVE FUND		298.20	0.00	0.00	0.00
10 / 3 / 2023	RESERVE FUND		0.00	(298.20)	(311.13)	(12.93)
11 / 1 / 2023	RESERVE FUND		308.19	0.00	0.00	0.00
11 / 2 / 2023	RESERVE FUND		0.00	(308.19)	(320.52)	(12.33)
12 / 1 / 2023	RESERVE FUND		296.07	0.00	0.00	0.00
12 / 4 / 2023	RESERVE FUND		0.00	(296.07)	(306.82)	(10.75)
1 / 2 / 2024	RESERVE FUND		304.28	0.00	0.00	0.00

\$8,129,000 WATERCHASE COMMUNITY DEVELOPMENT DISTRICT (HILLSBOROUGH COUNTY, FLORIDA)  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2017

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

10 / 26 / 2017 ISSUE DATE  
10 / 26 / 2022 BEGINNING DATE  
10 / 25 / 2024 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE OF COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 4.0416%	ALLOWABLE EARNINGS
1 / 3 / 2024	RESERVE FUND		0.00	(304.28)	(314.32)	(10.04)
2 / 1 / 2024	RESERVE FUND		301.56	0.00	0.00	0.00
2 / 2 / 2024	RESERVE FUND		0.00	(301.56)	(310.51)	(8.95)
3 / 1 / 2024	RESERVE FUND		282.15	0.00	0.00	0.00
3 / 4 / 2024	RESERVE FUND		0.00	(282.15)	(289.49)	(7.34)
4 / 1 / 2024	RESERVE FUND		301.68	0.00	0.00	0.00
4 / 2 / 2024	RESERVE FUND		0.00	(301.68)	(308.56)	(6.88)
5 / 1 / 2024	RESERVE FUND		291.87	0.00	0.00	0.00
5 / 2 / 2024	RESERVE FUND		0.00	(291.87)	(297.54)	(5.67)
6 / 3 / 2024	RESERVE FUND		301.60	0.00	0.00	0.00
6 / 4 / 2024	RESERVE FUND		0.00	(301.60)	(306.36)	(4.76)
7 / 1 / 2024	RESERVE FUND		291.87	0.00	0.00	0.00
7 / 2 / 2024	RESERVE FUND		0.00	(291.87)	(295.56)	(3.69)
8 / 1 / 2024	RESERVE FUND		301.42	0.00	0.00	0.00
8 / 2 / 2024	RESERVE FUND		0.00	(301.42)	(304.21)	(2.79)
9 / 3 / 2024	RESERVE FUND		301.37	0.00	0.00	0.00
9 / 4 / 2024	RESERVE FUND		0.00	(301.37)	(303.08)	(1.71)
10 / 1 / 2024	RESERVE FUND		280.53	0.00	0.00	0.00
10 / 2 / 2024	RESERVE FUND		0.00	(280.53)	(281.25)	(0.72)
10 / 25 / 2024	INTEREST ACCRUAL		220.45	0.00	0.00	0.00
		<u>68,036.30</u>	<u>4,793.89</u>	<u>63,242.41</u>	<u>68,760.43</u>	<u>5,518.02</u>
ACTUAL EARNINGS			4,793.89			
ALLOWABLE EARNINGS			<u>5,518.02</u>			
REBATABLE ARBITRAGE				(724.13)		
FUTURE VALUE OF 10/25/2022 CUMULATIVE REBATABLE ARBITRAGE				(21,490.77)		
FUTURE VALUE OF 10/25/2023 COMPUTATION DATE CREDIT				(2,040.02)		
COMPUTATION DATE CREDIT				<u>(2,070.00)</u>		
CUMULATIVE REBATABLE ARBITRAGE				<u>(26,324.92)</u>		

\$8,129,000 WATERCHASE COMMUNITY DEVELOPMENT DISTRICT (HILLSBOROUGH COUNTY, FLORIDA)  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2017

SCHEDULE 2 - BOND YIELD CALCULATION

10 / 26 / 2017 ISSUE DATE  
10 / 26 / 2022 BEGINNING OF COMPUTATION PERIOD  
10 / 25 / 2024 COMPUTATION DATE

DATE	TRANSACTION	BOND YIELD
10 / 31 / 2022	90,318.50	90,268.32
5 / 1 / 2023	90,318.50	88,480.31
5 / 1 / 2023	505,000.00	494,722.09
11 / 1 / 2023	82,491.00	79,211.41
5 / 1 / 2024	82,491.00	77,642.42
5 / 1 / 2024	521,000.00	490,377.12
10 / 25 / 2024	80,199.58	74,039.84
10 / 25 / 2024	4,801,000.00	4,432,258.49
	<u>6,252,818.58</u>	<u>5,827,000.00</u>
TARGET VALUE		<u>5,827,000.00</u>

**Natural Solutions LLC**  
PO Box 712  
Menomonee Falls, WI  
53052-0712 USA  
www.mulchinstalled.com



**ADDRESS**  
Waterchase CDD  
210 N. University Dr. Suite 702  
Coral Springs, FL 33071

**SHIP TO**  
Waterchase CDD  
14401 Waterchase Blvd.  
Tampa, FL 33626

**Estimate 1097**

**DATE** 02/02/2026

**EXPIRATION DATE** 03/02/2026

**SALES REP**  
SS

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Pine	Pine Nugget Installation Service	735	54.85	40,314.75

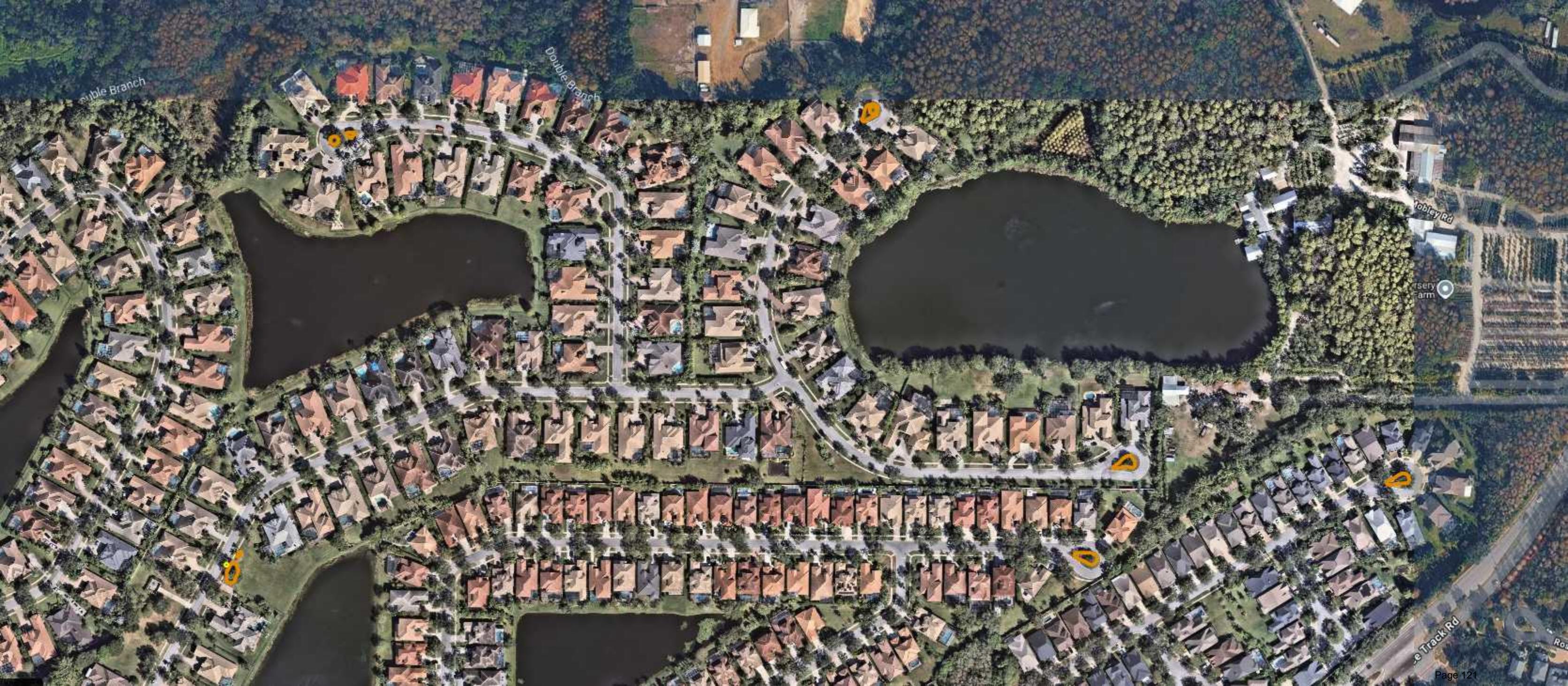
Contact Natural Solutions LLC to pay.  
This quote is for a topdressing of all existing mulch beds and  
tree rings on the attached map.

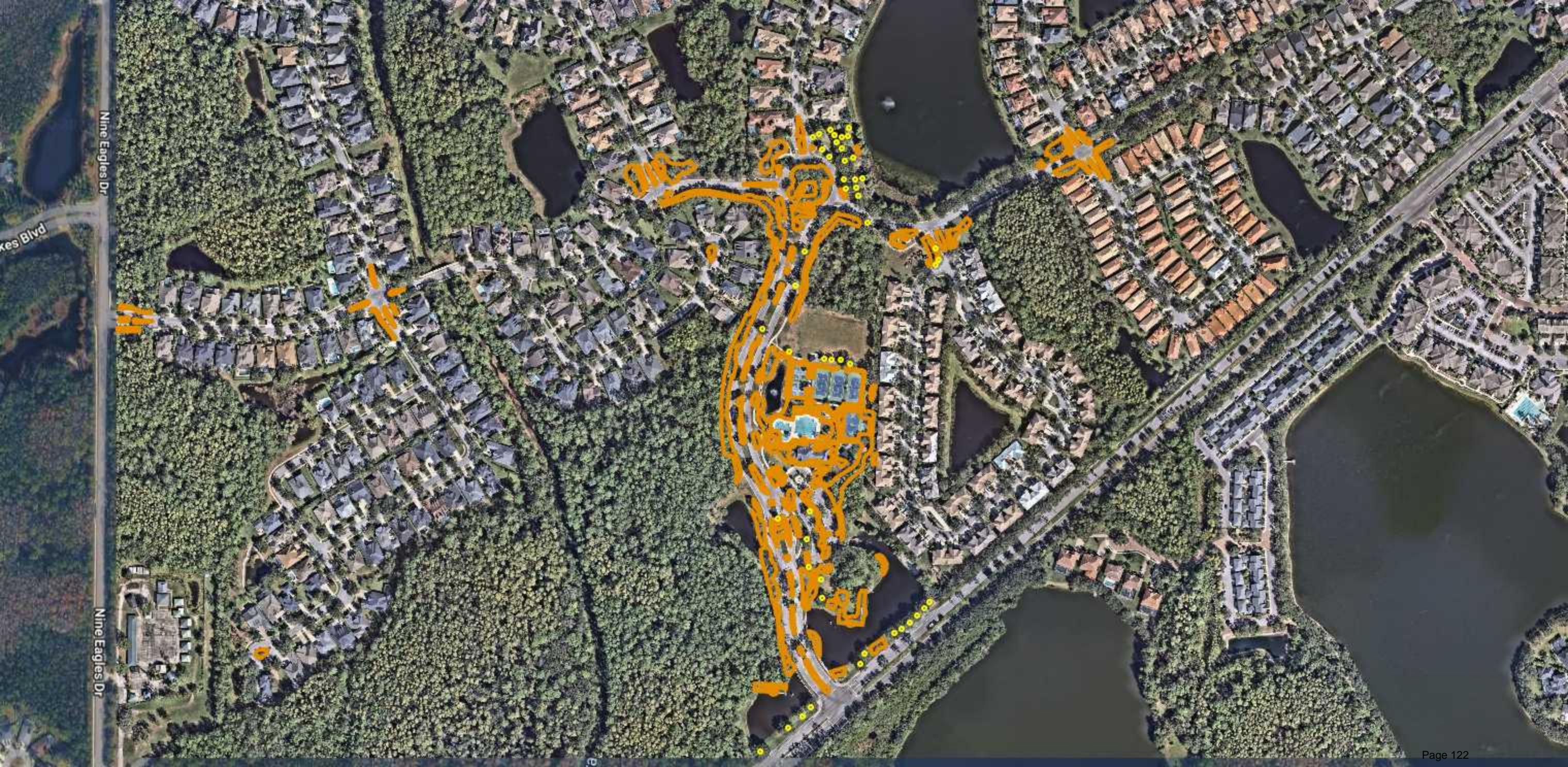
SUBTOTAL 40,314.75  
TAX 0.00

**TOTAL \$40,314.75**

Accepted By

Accepted Date





Nine Eagles Dr

kes Blvd

Nine Eagles Dr