



Waterchase Community Development District

March 9, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

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
Whitney Sousa, District Counsel
Tonja Stewart, District Engineer
Long Nguyen, Field Inspector
Fernand Thomas, District Accountant
Catalina Martinez, Administrative Assistant

REVISED REGULAR MEETING AGENDA

Monday, March 9, 2026 – 6:00 p.m.

-
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 ReportPage 35
 - D. District Engineer ReportPage 47
 - E. District Counsel Report
 - F. Field Inspection Report.....Page 63
 - G. District Manager
 4. **Business Items**
 - A. Consideration of Juniper Proposal #385799 for Fallen Tree on CDD Land .Page 74
 - B. Consideration of Steadfast Proposals
 - i. Compressor Rebuild for Pond 11 & Pond 12.....Page 76
 - ii. Installation of Fountain Lighting for Pond 11.....Page 77
 - C. Review of DRC Application for 12013 Meridian Point Drive.....Page 78
 5. **Business Administration**
 - A. Consideration of Minutes from the Meeting held February 9, 2026,Page 98
 - B. Review of Financial Statement for the Month of January 2026Page 103
 - C. Ratification of Arbitrage Engagement Letter for 2024 Report Series 2017Page 115
 6. **Supervisor Requests**
 7. **Adjournment**

*The next CDD Workshop is Thursday, April 23, 2026, at 8:00 p.m.
The next regular Board meeting is scheduled for Monday, April 13, 2026, at 6:00 p.m.*

District Office:

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

Meeting Location:

Waterchase Clubhouse
14401 Waterchase BLVD.
Tampa, Florida, 33626

<https://www.waterchasecdd.org/>



Property Evaluation Report

02/28/26

Waterchase Master POA - Maintenance

PAULA MEANS

paula.means@lmppro.com

Evaluation Grade

9.2

Flower Beds

9

- There are no flowers currently. We need to get rid of the weeds popping up, please.



- Beds are empty. Replacement was approved with the POA schedule at the end of March.
- There are weeds here that need to be pulled or line trimmed and sprayed, please.

Turf Condition - Common Grounds

10

- Mowing and edging look good. Turf color is consistent with conditions and season. We will start to see greening up as fertilizer takes effect and the rains start.



- Turf is unpleasant. Part due to drought, part due to weather conditions, and part due to the fact that it is much the part weeds. This has been mentioned many times. The only real solution would be to re-sod.

Shrub Bed Condition - Common Ground

10



- Grass are starting to come back. Look good!!

Drainage

10



- Culverts are clean. Nice job.



- Area still seems to be damp despite almost no rain.



- Damp area



- East culvert also is clear.

Lake Areas / Conservation areas

9



- Pond 5 good



- Pond 5



- Pond 5 good



- Pond 6 good



- Pond 6



- Pond 7 - Please remember that we are only to cut the side of the retention pond on the East by the fence. The other side is now the homeowner's responsibility. If there are any questions please refer them to call John Weaver.



- This area next to the stream is nicely kept. Thank you.



- End of San Chaliford street. Looks clean. The Jatropha and Azeleas are coming back nicely. Please remove anything that proves to not have survived in 2-3 weeks once the plants have had a chance to regenerate.
- PLEASE DO NOT ALLOW THE FAKAHATCHEE GRASSES to come back here. Brandon did a really good job of removing it, and I would hate to see all of that work go bad.



- Park-ish area looks good. Annual rye planted by homeowner is pretty.



- This is a better photo of annual rye.



- Very few weeds on berm area. Please just keep up with herbicide applications.



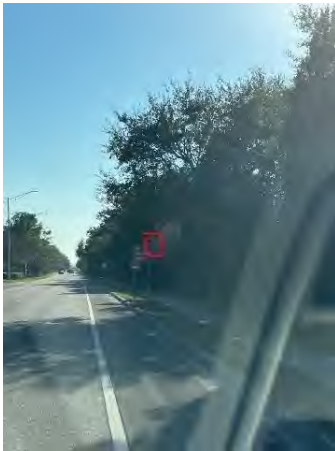
- Pond 16 good.



- Pond 16

Trees - Common Ground

8



- The photo is difficult to see, but there is a tree branch that is partially blocking this sign on RTR.



- Some of these Cedar trees are starting to encroach on the sidewalk at RTR. Could you please take the power polesaw and trim up to 10' so that someone doesn't get hit in the face. Thank you!



- This is on RTR and is just a different shot of the Cedars encroaching on the sidewalk. Please trim just as high as 10'.

Overall Maintenance Condition

9

- Both sidewalks on Nine Eagles and Race Track Road have good elevation.



- Clearance for sidewalk on RTR is good.



- Good



- Race Track Rd. has A LOT of debris that seems to A. be falling from the Palms behind the wall and B. Looks like the homeowners are possibly throwing it over instead of taking it to the street. I am sorry for this, but could you please pick it up?



- Nine Eagle CDD looks nice, clean, and clear of any obstructions. Thank you.

LMP

A Juniper Company

MARCH GARDENING TIPS – COMPILED BY PAULA

IN TAMPA, MARCH IS THE ULTIMATE "CHANGING OF THE GUARD" FOR YOUR GARDEN. THE RISK OF FROST TYPICALLY PASSES BY MARCH 1ST, MAKING IT THE IDEAL TIME TO SWAP YOUR FADING WINTER CROPS FOR HEAT-LOVING SPRING VARIETIES BEFORE THE INTENSE SUMMER HUMIDITY ARRIVES.

<https://gardeningsolutions.ifas.ufl.edu>

IRRIGATION ALERT

The Southwest Florida Water Management District (District) Governing Board voted to declare a Modified Phase II "Severe" Water Shortage due to dry conditions across the region, which requires all residents in Hillsborough County, including those on private wells, to follow one-day-per-week watering restrictions. The restrictions are in effect from Feb. 8, 2026, through July 1,

Know your watering days (One-day-per-week from Feb. 8 - July 1, 2026)

If your address (house number) ends in:

- 0 or 1, water only on Mondays
- 2 or 3, water only on Tuesdays
- 4 or 5, water only on Wednesdays
- 6 or 7, water only on Thursdays
- 8 or 9, water only on Fridays
- Common areas with or without street addresses, locations with no address, and locations with mixed addresses (such as office complexes and shopping centers) can only water on Fridays.

Know your watering times

All watering must be done either between midnight and 8 AM or between 6 PM and midnight, and only once on your designated day.

Violations may result in fines from Hillsborough County Code Enforcement

SPRING PLANTING (MARCH TO MAY)

Spring in Tampa marks the perfect time to start planting a wide variety of crops, thanks to the milder temperatures and increased rainfall. Spring is ideal for warm-weather vegetables like tomatoes, peppers, and beans, which thrive as the temperatures rise. Flowers such as marigolds, zinnias, and sunflowers also flourish during this season, adding vibrant color to your garden. Knowing what to plant in each season in Tampa helps ensure that your crops grow successfully. As spring arrives, we recommend

preparing your soil by adding compost and ensuring proper drainage. With the right care, you'll enjoy a healthy, productive garden throughout the warmer months.

<https://treemart.com/seasonal-planting-guide>.

CRITICAL MAINTENANCE TASKS

Pruning: “This is the time for hard cutbacks of ornamental shrubs. This cutback, called rejuvenation cut, helps encourage the plant to push new, healthy basal growth. Ensure that you see new growth and that fear of cold is past before doing this. Cutting back before the potential cold threat is over or plants recovery has begun can cause more damage than good.” - *NOTE FROM PAULA*

Cut back any remaining cold-damaged limbs from winter. However, wait to prune spring-flowering shrubs like azaleas and gardenias until after they finish blooming to avoid cutting off this year's flowers.

Fertilizing: Apply a balanced, slow-release fertilizer to trees, shrubs, and roses as they begin their spring growth spurt.

Mulching: Maintain a 2–4 inch layer of mulch to suppress weeds and retain soil moisture during this typically dry season.

Pest Watch: As it warms up, keep an eye out for aphids, caterpillars, and slugs. Check the undersides of leaves regularly for eggs.

greenthumbnursery.com

Local Gardening Events (March 2026)

If you're looking for hands-on help or local advice, several events are happening in the Tampa area:

Event	Date & Time	Location	Cost
Backyard Beekeeping 101	Mar 1, 1:00 PM	Sweetwater Organic Farm	\$38
Gardening Together Workshop	Mar 3, 3:30 PM	Robert W. Saunders, Sr. Library	Free
Vegetable Gardening for Central FL	Mar 7, 11:00 AM	Seminole Heights Library	Free
Butterfly Gardening Workshop	Mar 12, 10:00 AM	UF/IFAS Extension Seffner	\$10
Spring Equinox Planting Party	Mar 20, 6:00 PM	Gulf Grove Therapy	\$15



A Juniper Company

Property Evaluation Report

02/21/26

Waterchase Master POA - Maintenance

PAULA MEANS

paula.means@lmppro.com

Evaluation Grade

10.0

Flower Beds

- New Spring annuals will be ready in March and approval has been received for the changeout. I need to know if there are any color/type requests, please.



- These random Flax Lily will be removed as well as the same ornamental grass that is in the fountain area.



- After -The random Flax were removed from this area.



- After - Flax removed



- There is a Palm volunteering it's services here in the Flax bed. Please remove it. It is over by the entry to the children's playground.



- I don't know exactly at this point what is going on with some beds of annuals. Some look good and some stink. This one stinks. This one I blame on irrigation. Herminia, please pull what is left that hasn't already degraded itself. I'd rather see nothing.



- Many annual beds are coming back from the freeze. Petunias and Pansies are winter hardy. Some areas got a bit more damage and may not return, but this bed looks good.



- These Blue Daze will be cut to 1" and allowed to flush back out on 2.25.26. For future reference, as much as I like Blue Daze and everyone went wildfire over it 3 years ago when it got planted EVERYWHERE and the price went up exponentially, it does not do amazing in most instances (in my experience.) I am not saying that it cannot do well. I have a property (MY PERSONAL HOUSE) that it does great with no attention. However, most of my experience is that every few months it becomes Grey Daze. It can generally rejuvenate with a hard cutback, but it is a difficult plant to upkeep.



- I have pulled the Begonias from the front two tips on Race Track Rd. median. They melted in the cold. Tip.. Begonias are almost like a succulent and due to their high water content, they are highly effected by extreme cold, but they are also highly effected by the drought. They look GREAT when they are happy, but these were not happy. I spoke with David, and the decision was to leave them empty and fill them with the next flower rotation in March with the rest of the property.

Turf Condition - Common Grounds



- Some areas are better than others. We have submitted an aeration proposal. Also, fertilization should start to take effect shortly as the rains return.
- Recovery will take a little time.



- Unhappy turf. I suggest artificial or re-sodding.

Shrub Bed Condition - Common Ground



- After - Pool entry walk



- Before - YUCK YUCK YUCK



- After - SOOO MUUUCHH BETTER!!!



- Before - SADNESS



- Before Cutbacks -



- After cutbacks - Suggested to David to remove ornamental grasses completely as they are the wrong plant for this location. They grow WAY too tall, and will never look good with constant cutbacks because the tips will always be brown.



- This is the renovation rendering/estimate that I previously submitted. David has asked for a quote to remove the grasses, remove rock and lay weedblock, add rock back and spray with adhesive. Once we remove the grasses, we will need more plant material around the fountain. I'm open to whatever you would like, but as I mentioned in my previously delivered explanation, we need to have material that is sun and drought tolerant due to the conditions it will be living with ie. hot rocks, glare/heat off the roadway concrete, and direct, full sun all day.



- After - I decided to cut back the shrub row in the parking lot. The Viburnum actually looked a bit better (believe it or not) when we went back to remove them. We will monitor and fingers crossed that they flush out at the bottom. That is A LOT of shrubs to replace so it is financially wise to try to fix this before we have to remove/replace. We will monitor. Even just hard cut back, it looks much better.



- Before - Parking lot Viburnum have been hard cutback to encourage basal growth.



- After- Vines in shrub row at front of clubhouse. This will be an ongoing removal event, but currently we look much better. Keep up the good work, Herminia!



- IMG_8052[1].JPG



- After - Dead walkway shrubs removed. Gabriel, Amazing job!!! Your crew is made of awesome sauce!! Thank you.
- Mentioned under Enhancement opportunities... We could skip adding a privacy shrub back into this area along the fence by filling the inside empty bed with Philodendron. I think this would provide a much cleaner look unless you would like to hide the fencing. In which case, we could replace the shrub row.



- After - Mayhem removed from this area. Sometimes nothing is better than dead or random "stuff".



- These will be removed 2.25.26 Meridian at Mirasol



- This freeze damage to the top of the shrubs is difficult to see and not want to chop it off. Trust me. I feel the same. HOWEVER, as mentioned in the freeze information that I sent out, we need to wait just about 2 weeks more to give not only the plant a chance to rejuvenate before we stress it out, but also, to ensure that we don't get another spanking from Mother Nature. That darned groundhog did warn us that the season was not quite over.



- Please remove the random.
- This will be removed by crew 2.25.26



- BLUUUGGHH. Missed Ornamental grasses will be cut back during the course of each visit until completed. This particular one on the Waterchase roadway will be cut back on 2.25.26



- AFTER - Great job to Herminia's crew. This area was not Disney. Crinum lilies are now clean.



- After - Same area now has the ornamental grasses cut back (this is Mirabella entry FYI)



- OUTSTANDING JOB, Herminia. All dead Wax Myrtle have been removed from Mirabella utility box.



- Same as previous

Amenity Areas



- Mulch has been approved for refresh in March after annuals are installed.



- A man that lives in 11646 Meridian stopped me about the dead Pine trees in the park next to his house. I had mentioned them in my last report. The one that had crumbled had been removed . There are three more dead Pines that I have my arborist making a proposal for flush cut. The man said he had spoke with someone and that the person said they would let "the landscape company" know. I suspect that since the broken one is gone that that is all that they did. It is a legitimate gripe. It is not only a danger to his home, but also to any human or animal that might be under them when they collapse. Pine trees are currently under attack from not only the weevils, but also Pitch Canker, so these dead Pines will not be the last.
- The red circles on the ground are what was picked up presumably by the other company.



- Front monument dead plants will be removed starting 2.25.26. SOOO MANY



- IMG_8006[1].JPG



- IMG_8007[1].JPG



- IMG_8008[1].JPG



- IMG_8009[1].JPG



- This area will have the randoms removed and suckers cleared 2.25.26



- Ugly, dead on median will be removed 2.25.26



- Liriope will be cut back to 1" 2.25.26



- Dead Azelea removal scheduled 2.25.26

Trees - Common Ground



- Front Monument Oaks need major cutbacks off of sign. I will submit a proposal. The caliper is above scope.



- Property wide ESPECIALLY BAD on the roadway between the entrance and guard shack. This is at the clubhouse. We need to get rid of suckers.



- I am not sure what your intention is with the Crape Myrtles throughout property. I can see from the "knuckles" that they have been overpruned them in the past. I am not a fan of pruning them at all or if pruned, only pencil pruning which is the proper way to do it. If you would like a proposal to prune them, I can certainly submit one, I would just like to know if you prefer the pencil or knuckle cut.



- Palms are nicely trimmed



- Palms look clean.



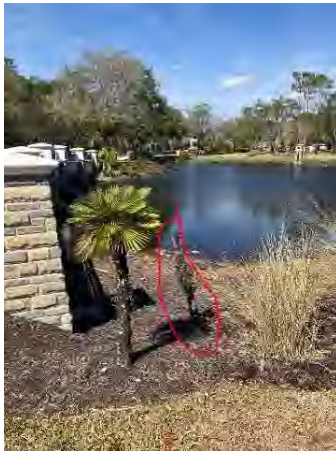
- Please remove Spanish Moss as high as you can reach it up to 10' property wide.



- Palms are clean



- This is a better photo of the area that I will send an estimate to trim the front monument Oaks back off of the structure.



- Dead Palmetto will be removed 2.25.26

Overall Maintenance Condition



- After - Herminia's crew cleaned up the back entry Crinum Lily. Looks MUCH cleaner. I submitted a proposal to re-do this area. The Crinum Lily is just not the best plant for this location. It is a very high profile area, and in my opinion, Crinum Lily never really look polished. I do like them.. don't get me wrong, but I feel there are better options for a specimen plant here.



- Before - Wild and terrifying.



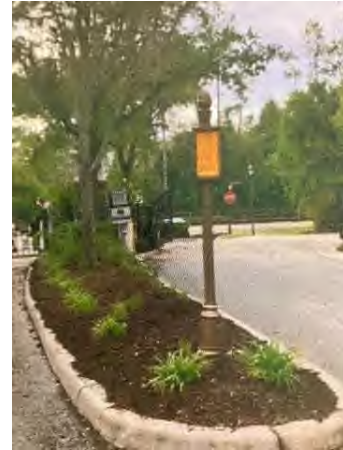
- Rendering of proposed new look previously submitted.



- Back entrance currently.



- Possible revamp



- Back entry island currently



- Possible design refresh



- Before - Witches Broom has been removed. However, there are more that have spread up the road that need to be eradicated, please. Also, these ornamental grasses need to be cutback as well.

Community Enhancements



- I don't want to take this out without permission. Again, wrong plant/wrong place. These Palmettos will spread, which would be great for this space if they didn't have thorns and are directly at children's eye height. Request permission to eliminate.



- I suggest to fill this area with Philodendrons after irrigation is fixed. I suspect that it once had them, and they died due to lack of water. They would look nice in this area and will fill in quickly. They would also eliminate the need to add a hedge row to the outside of the fence line by the walkway past the basketball courts.



- Need to fill in this area with new. I can propose at the board's request.



- Need fills

LMP

A Juniper Company



Waterchase CDD Aquatics

Inspection Date:

2/27/2026 11:49 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

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

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

SITE: 2

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

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

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

Inspection Report

SITE: 3

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

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

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

SITE: 11

Condition: ☐Excellent ☒Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

Ongoing treatments via boat have made progress in clearing submerged growth. Regular shoreline treatments will continue to further this progress. No other nuisance growth observed.

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

Inspection Report

SITE: 15

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

No algae or nuisance grasses observed. Routine monitoring and treatment as needed will continue.
Any shoreline growth is terrestrial and will drown once water levels rise.

<u>WATER:</u>	☒ Clear	☐ Turbid	☐ Tannic
<u>ALGAE:</u>	☒ N/A	☐ Subsurface Filamentous	☐ Surface Filamentous
		☐ Planktonic	☐ Cyanobacteria
<u>GRASSES:</u>	☒ N/A	☐ Minimal	☐ Moderate
		☐ Substantial	
<u>NUISANCE SPECIES OBSERVED:</u>			
	☐ Torpedo Grass	☐ Pennywort	☐ Babytears
	☐ Hydrilla	☐ Slender Spikerush	☒ Other: Water lilies
			☐ Chara

SITE: 18

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

No algae or nuisance grasses observed. Routine monitoring and treatment as needed will continue.
One washout is starting to form. I will continue to monitor and recommend repairs if needed.

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

Inspection Report

SITE: 20

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

One small section of submerged algae present. An algaecide treatment by a technician will make quick work of clearing this.
No nuisance grass observed.

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

SITE: 21

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

The persistence of the material on the surface is leading me to believe it is not algae, rather some kind of detritus. Heavy, prolonged rain will be the only thing that can clear it.
Other previous algal growth has been cleared. No other nuisance growth observed.

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

Inspection Report

SITE: 22

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:
 No algae or nuisance grasses observed. Routine monitoring and treatment as needed will continue.

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

SITE: 24

Condition: ☐Excellent ☒Great ☐Good ☐Poor ☐Mixed Condition ☒Improving



Comments:
 Prior herbicide treatments have started to take effect on the clusters of shoreline grasses. Technicians will continue to monitor and re-treat if decay does not progress.
 No algae observed.

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

Inspection Report

MANAGEMENT SUMMARY



February has made for interesting conditions affecting ponds. 25°F lows, 85°F highs, 40-degree daily temperature swings, and only three days of rain so far have given us six months of typical Florida climatic conditions in under four weeks. Near-record cold and drought have killed many beneficial aquatic plants, lessening the nutrient abatement they provide. Couple this with the sudden temperature spike, and we have almost ideal conditions for algal blooms. Technicians have geared back up for these conditions and started heavy algaecide applications where needed before growing season officially returns. Fortunately, grass growth has remained minimal which is offering more time to combat algae.

All ponds inspected, and several other noted while driving around, are in great overall condition. Lack of rain is painfully evident in smaller ponds as many are nearly dry. Efforts made over the winter to prevent emergent growth have been greatly successful during this period of low rainfall. Less water also means higher potency when applying algaecides which has also kept most algal growth in check.

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: -





Printed: Feb 27, 2026

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Feb 6, 2026

Job: SE1079 Waterchase CDD

Title:

Added By: Joshua Britto

Log Notes:

Property in over all good health.

Chara treated from available shores in pond 11, and minor grasses over drain.

Pond 7, trash removed

Pond 19, treated for algae and mixed nuisance vegetation, recommend kayak for grass island.

Pond 24, treated for shore line weeds.

Pond 1, treated for minor Lillie's.

Pond 21, treated rushes to prevent monoculture.

Pond 23, treated for minor torpedo grass.

Pond 5, minor grasses treated

Treated minor millfoil near bridge in creek.

Pond 3, treated for minor grasses.

Weather Conditions:

Partly cloudy with mist and fog

Fri, Feb 6, 2026, 1:18 PM



60°F

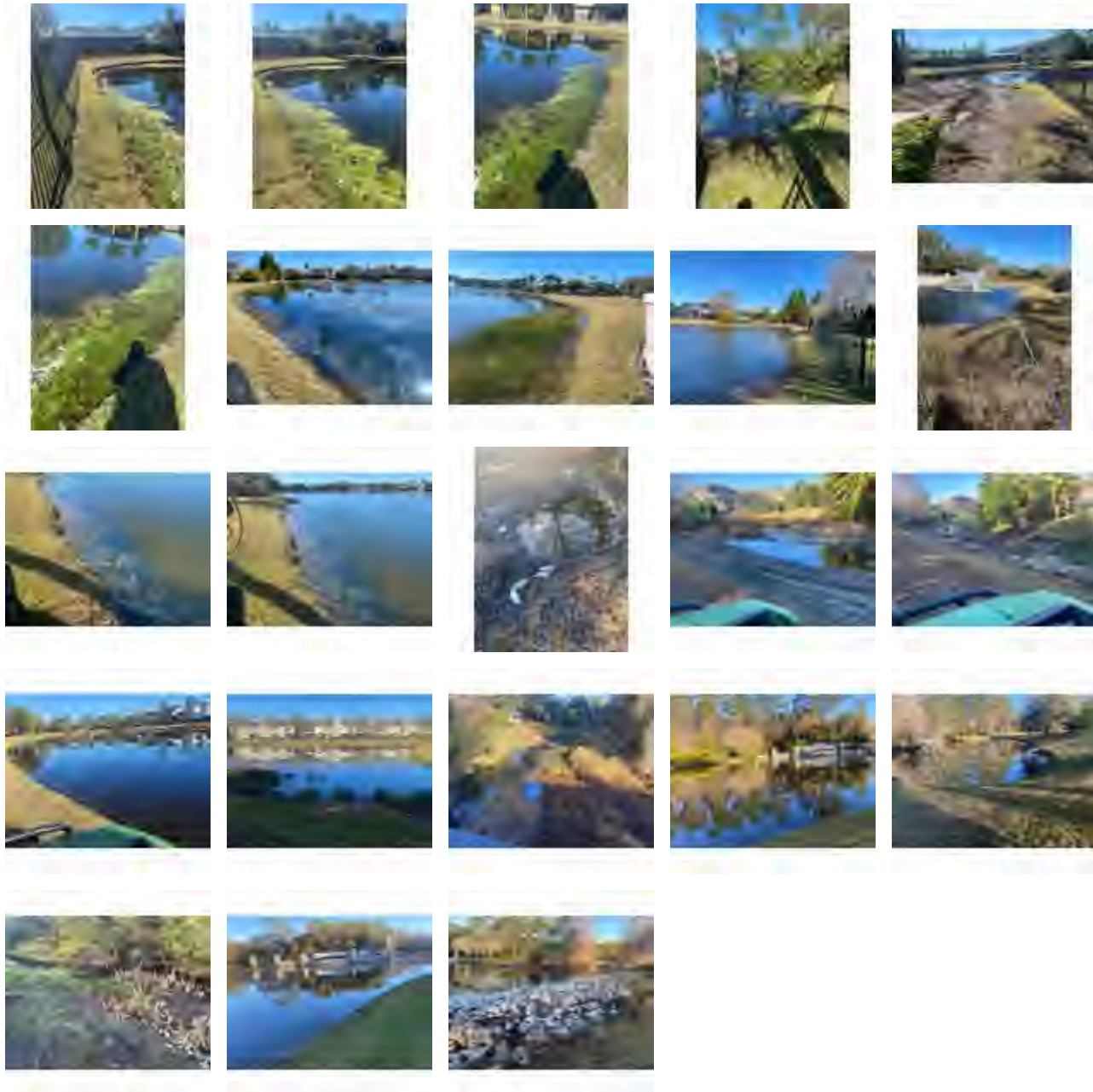
33°F

Wind: 14 mph

Humidity: 97%

Total Precip: 0"

Attachments: 23





Printed: Feb 27, 2026

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Feb 20, 2026

Job: SE1079 Waterchase CDD**Title:****Added By:** David Smeltz**Log Notes:**

Treated ponds for:(Grasses,Alage,submerged vegetation)

1,2,11,12,5,6,7,14,13,8,19,16

-Special boat treatment on pond 11 for chara.

-Trash removal performed

-shelf on 13 treated for cattails

Weather Conditions:

Hazy

Fri, Feb 20, 2026, 9:00 AM

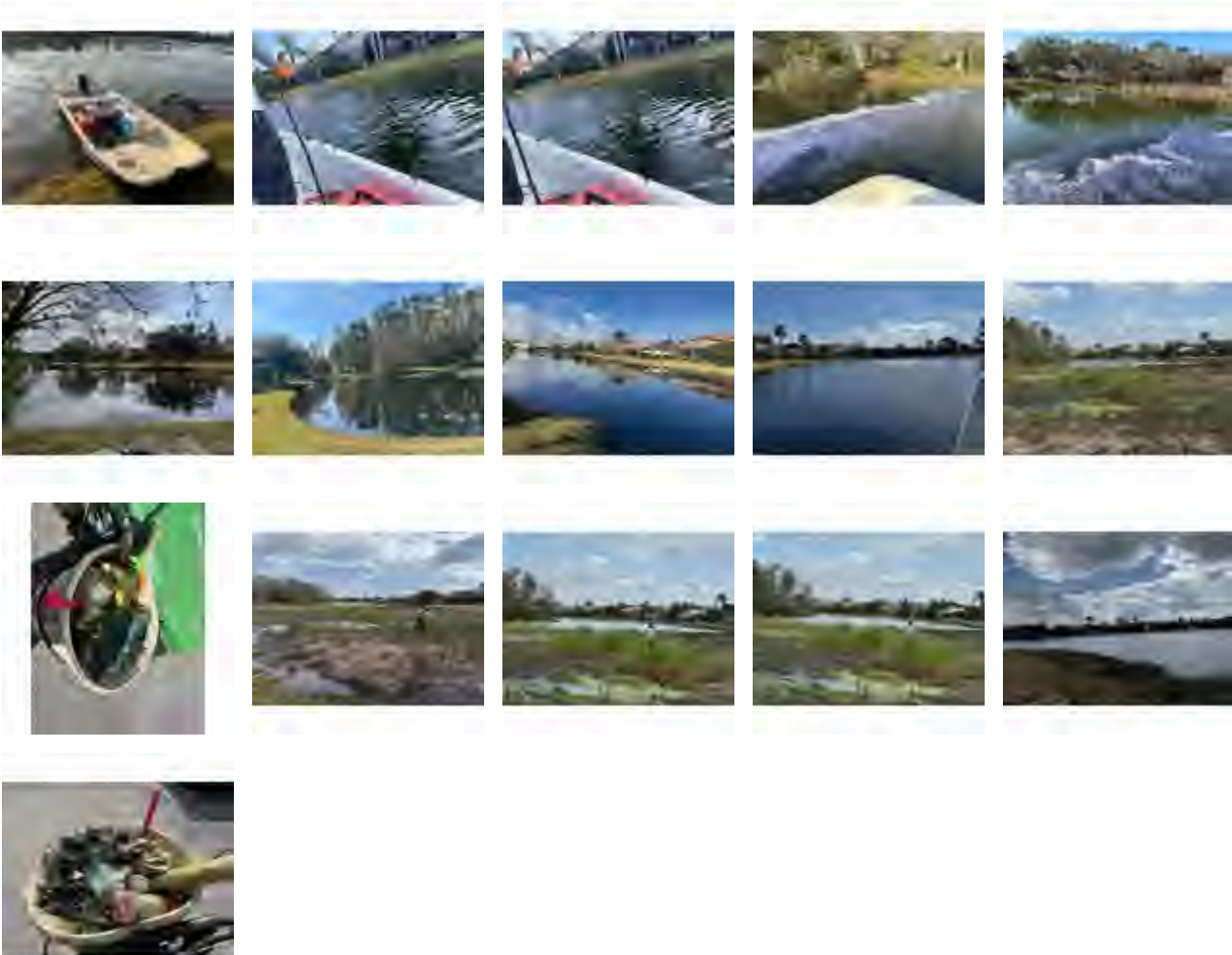
**85°F****65°F**

Wind: 11 mph

Humidity: 98%

Total Precip: 0"

Attachments: 16





Stantec Consulting Services, Inc.
777 S Harbour Island Boulevard, Suite 600 Tampa, FL 33602

FIELD REPORT

PROJECT NAME: Waterchase CDD
PROJECT NUMBER: 238202080
COUNTY: Hillsborough County
OBSERVATION DATE(s): January 29, 2026
RECORDED BY: Tyson Waag, P.E.

Description of weather over period covered:

Mid 80s, Sunny partly cloudy

Activities:

Tyson Waag, P.E. with Stantec arrived on site to perform a stormwater pond observation for the entire community. Walking each of the pond perimeters, the pond banks, the inlet piping/structures, the outlet weir/control structures were observed for condition and planned functionality.

The following deficiencies were noted:

(A community Pond Structure Map is included with field notes is included after the photos section)

- At **Pond 2** there is sediment buildup at the mouth of the drain inlet and the outfall weir structure has washed out on the left side of the structure. The sediment build up does not appear to be affecting flow into the pond.
- At **Pond 4** the outfall control structure is overgrown and requires clearing and maintenance.
- At **Pond 6** the outfall weir structure is overgrown on the back side and requires clearing and maintenance. The skimmer mounting poles are broken and requires repair.
- At **Pond 8** there is minor erosion at the control structure and the skimmer is broken.
- At **Pond 9** there is minor erosion on the back side of the control structure. At the Northwest corner of the pond, it appears a resident installed a French drain that discharges near the top of the pond bank on CDD property.
- At **Pond 11** the control structure weir inlet is clogged, and the top grate has fallen into the control structure. The grate appeared to be intact and just needs to be reset.
- On Waterchase Blvd between 14711 and 14715, the curb line leading up to the drain inlet is holding water. Water appeared to be flowing from the ground near community tree. This has potential to be associated with the roadway underdrain.
- At **Pond 16** the skimmer is broken on one side and there is minor erosion around the back side of the structure. The erosion is not affecting the operation of the structure.
- At **Pond 18** there are areas of erosion on the east and northeast portions of the pond. The erosion appears to be downspout related.
- At **Pond 19** there is a minor spot of pond bank erosion and minor erosion around the back side of the control structure.
- At **Pond 20** there is erosion around the drain inlet pipe that is affecting CDD and private property. Water sources appear to be from resident irrigation.
- The erosion repair with the catch basin at Double Branch Canal and Meridan Point Dr bridge has experienced further erosion, and sediment has deposited in the canal.

Contractors, subcontractors, and county/district officials: N/A

Equipment on-site: N/A

Materials on-site: N/A

Engineering Recommendations:

At this time, the District Engineer, Tonja Stewart, P.E., recommends:

1. That the Board seek a proposal for the washout at Pond 2 and to monitor the sediment build-up at the inlet pipe.
2. That the Board discusses clearing and cleaning the Pond 4 outfall structure with their pond maintenance vendor.
3. That the Board seek a proposal for the skimmer repair at Pond 6 and discuss the concern with overgrowth on the back side of the weir structure.
4. That the Board seek a proposal for the skimmer repair at Pond 8 and to monitor erosion concerns.
5. That the Board monitors the erosion occurring behind the control structure and to consult District Counsel on the installation of the French drain on CDD property.
6. That the Board discuss cleaning the fish grate on the Pond 11 control structure and seek a proposal to reset the control structure top grate.
7. That the Board consider seeking a proposal to repair the settling curb on Waterchase Blvd between 14711 and 14715. This is not considered a priority.
8. That the Board seek a proposal for the skimmer repair at Pond 16 and to monitor erosion concerns.
9. That the Board seek proposals for the erosional concerns at Pond 18 and to discuss downspout erosion and community education.
10. That the Board monitor the erosion concerns at Pond 19
11. That the Board consider repairing the erosion occurring at Pond 20. Erosion has worsened since last being mentioned in April 2024.

Photo 1- Displays **Pond 2** weir structure left side washout and sediment build up at the drain inlet. Sediment deposit did not appear to affect water flow.



Photo 2 – Displays **Pond 4** control structure overgrown and requires maintenance.



Photo 3 – Displays **Pond 6** overgrowth on the back side of the weir structure and the broken skimmer (poles broken, skimmer blade still useable).



Photo 4 – Displays **Pond 7** sediment build up at the drainage inlet. Silt build up does not appear to be impeding flow.



Photo 5 – Displays **Pond 8** control structure with a broken skimmer and minor erosion on the back side of the structure. The pond equatic plants are greatly helping reduce erosional issues.



Photo 6 – Displays **Pond 9** control structure with minor erosion on the back side of the structure and the french drain installed on CDD property at the NW corner of the pond. The french drain appeared to be coming from 12046 Royce Waterford Cir



Photo 7 – Displays **Pond 11** outfall control structures' clogged weir opening and displaced top grates. The two halves of the grate have fallen into the structure.



Photo 8 – In association with **Pond 11**, near a drainage inlet on Waterchase Blvd between 14711 and 14715, pooling water was observed along the curb. Water appeared to be supplied by clogged underdrain near community tree (second photo).



Photo 9 – Displays **Pond 16** outfall control structure with the skimmer broken on one side. Structure pipe has experienced some erosion but it does not affect the operation of the structure.



Photo 10 – Displays **Pond 18** areas of pond bank erosion in the NE corner of the pond. Erosion appears to be caused by point sources from downspouts on the corner of the pond.



Photo 11 – Displays **Pond 19** area of minor pond band erosion and minor erosion on the back side of the control structure.



Photo 12 – Displays **Pond 20** pond bank erosion around drain inlet. Erosion is affecting CDD and private property. Water source appears to come from resident irrigation.



Photo 13 – Displays current condition of the erosion repair with catch basin at Double Branch Canal and Meridan Point Dr. Area around catch basin has eroded and erosional channel has formed. Sediment has deposited in Double Branch Canal.



[illegible]

Permit-Seal

Client/Project

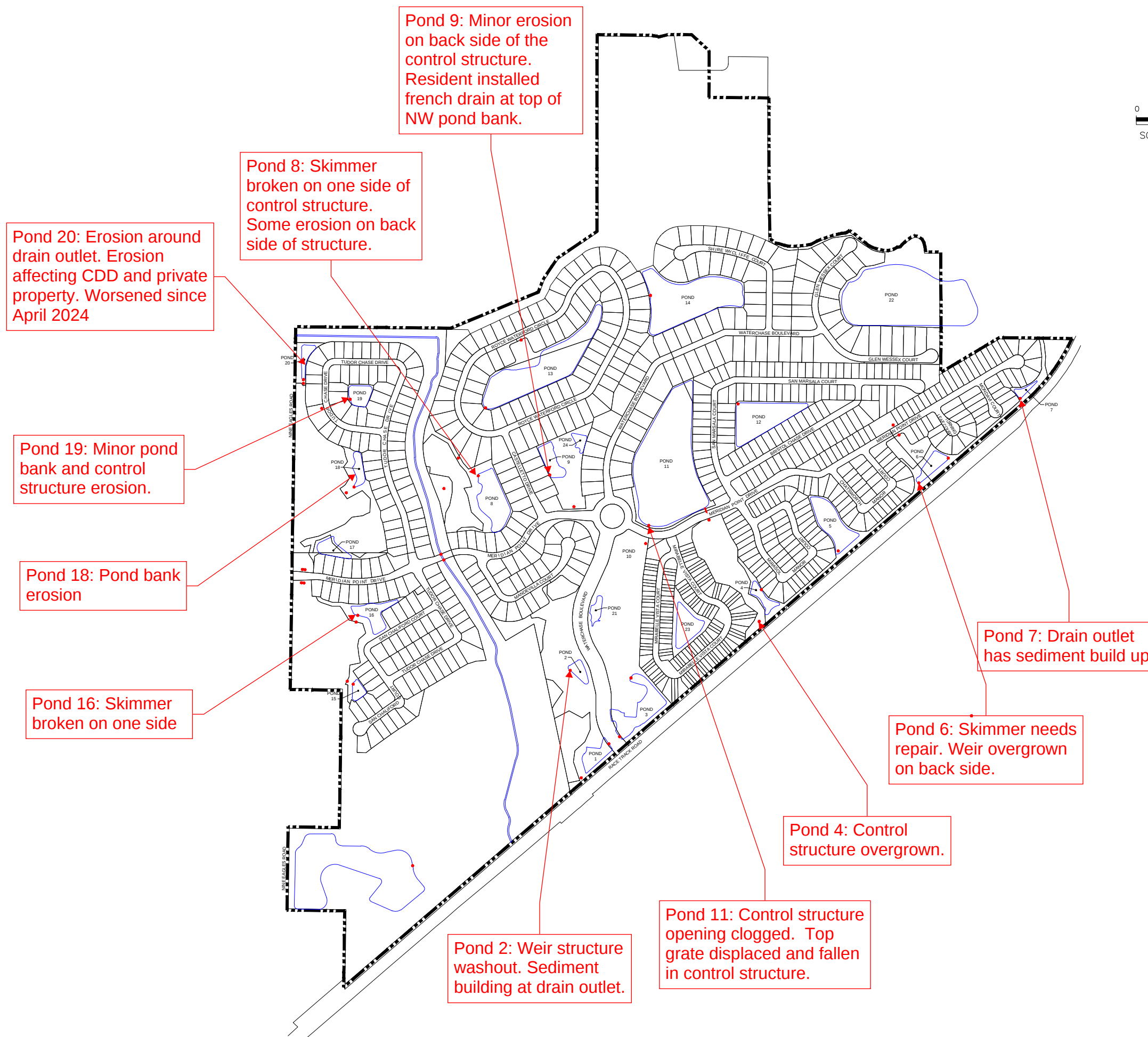
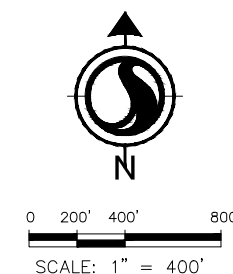
WATERCHASE COMMUNITY
DEVELOPMENT DISTRICT

Tampa, Florida

Title

CONTROL STRUCTURE MAP

Project No. 215600357	Scale 1" = 400'	
Drawing No. X10	Sheet 1 of 1	Revision 0





Waterchase CDD

Field Inspection Report - February 2026

Friday, February 27, 2026

Prepared For Board Of Supervisors

19 Items Identified

19 Items Incomplete

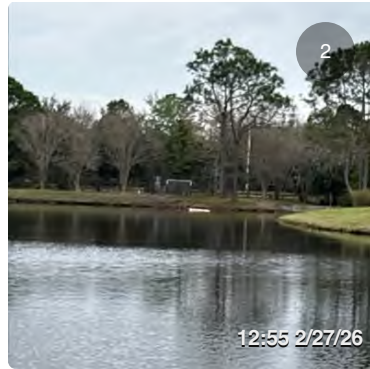
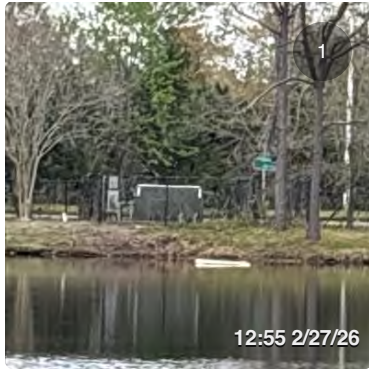
John Fowler

Inframark

Item 1

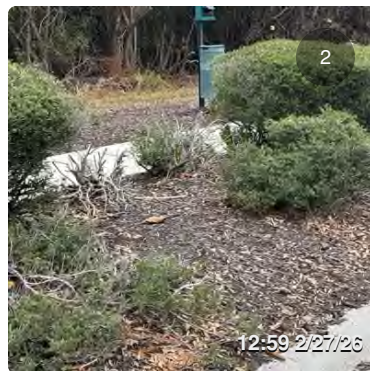
Assigned To: Aquatics

Possibly lake bank renovation on pond #5.

**Item 2**

Assigned To: Juniper

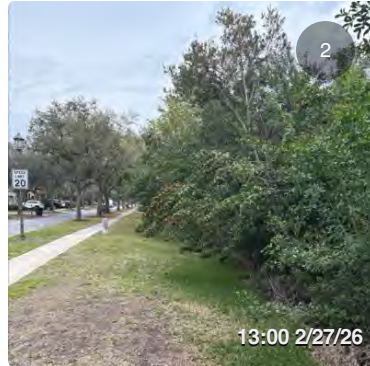
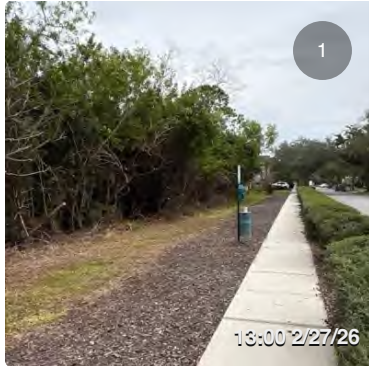
Diagnose and treat Ilex Shillings on Meridian Point Dr. ROW located between Chatsworth Manor Cir. and Turning Leaf Ct.



Item 3

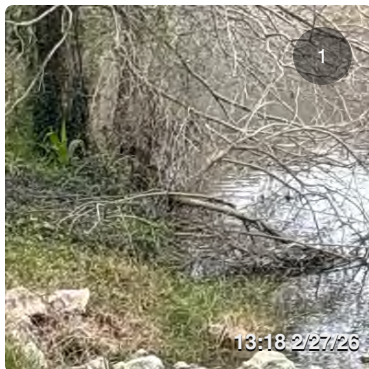
Assigned To: Juniper

Noting Brazilian Peppers were cut back on Meridian Point Dr. North ROW but still needs to be pushed back where over growing CDD turf on South ROW. This is located between Chatsworth Manor Cir. and Turning Leaf Ct.

**Item 4**

Assigned To: Aquatics

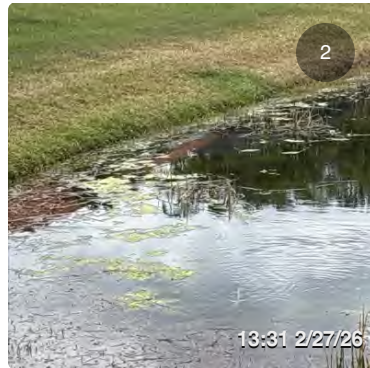
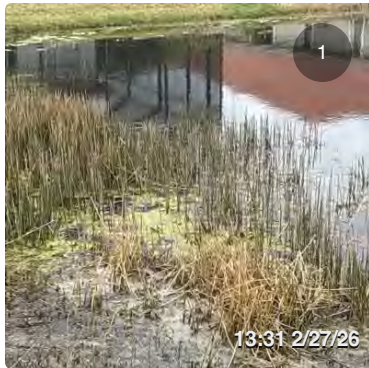
Dead Bald Cypress in pond 11 that should be removed. This is on the portion of Meridian Point Dr. ROW.



Item 5

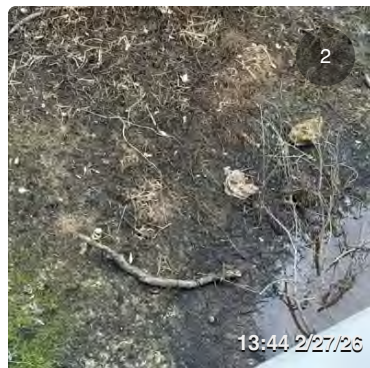
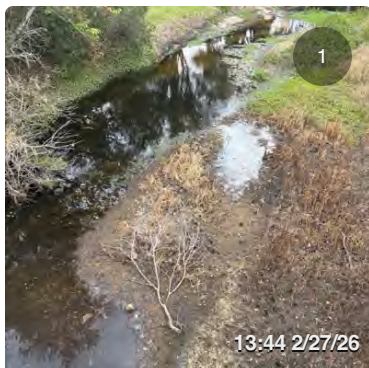
Assigned To: Aquatics

Treat algae and non-desirable grassy weeds along the edge of pond 14.

**Item 6**

Assigned To: Juniper or Aquatics

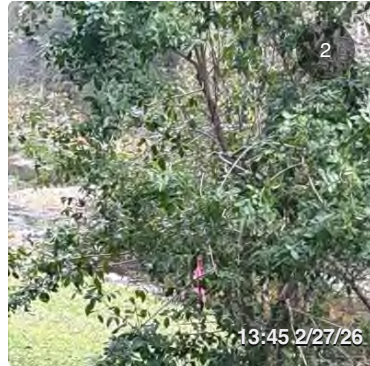
There are a couple branches that should be picked up underneath the bridge on Meridian point Drive to ensure proper flow when rainy season comes. This is on the Eastside of bridge.



Item 7

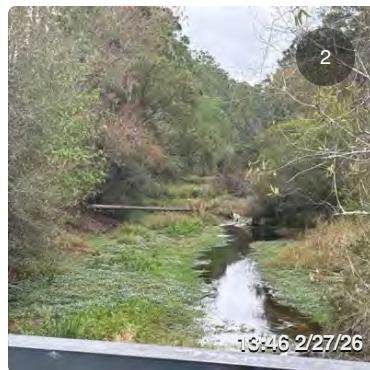
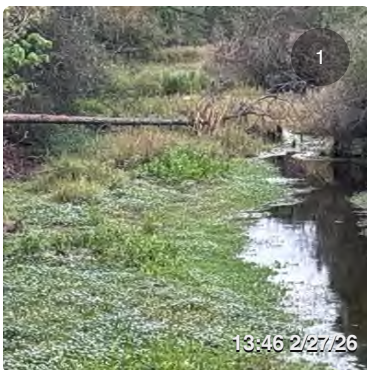
Assigned To: Juniper

There appears to be a couple Brazilian Peppers flagged along the top edge of this riverbank. Are these scheduled to be removed? This is at the Northeast end of the bridge on Meridian Point Dr.

**Item 8**

Assigned To: Board

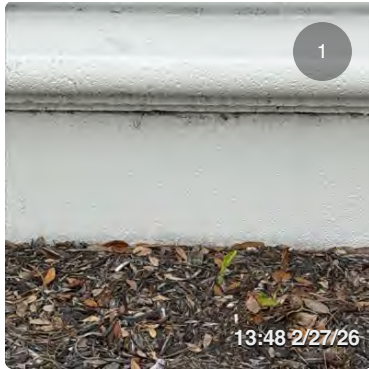
On the other side of the bridge, there is a dead Pine tree fallen on the bank of the creek. Asking if we should have this removed before the rainy season for proper flow? This is Westside of bridge.



Item 9

Assigned To: Board

Noting the bridge is starting to accumulate dirt. Asking if you would like a proposal for pressure washing from our maintenance department?

**Item 10**

Assigned To: Aquatics

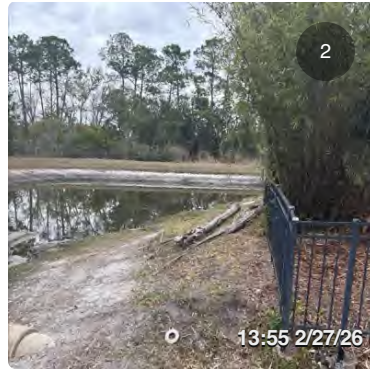
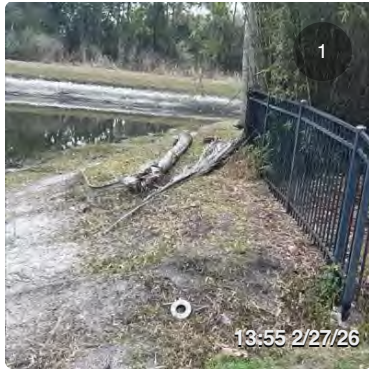
Pick up debris in pond 20 before rainy season begins.



Item 11

Assigned To: Board

Noting a dead downed palm tree behind the house on Lake 20 that could roll into the lake if not removed.

**Item 12**

Assigned To: Board

Noting a possible irrigation break for the house behind pond 20, 14835 Tudor Chase Dr. that is starting to cause erosion issues.



Item 13

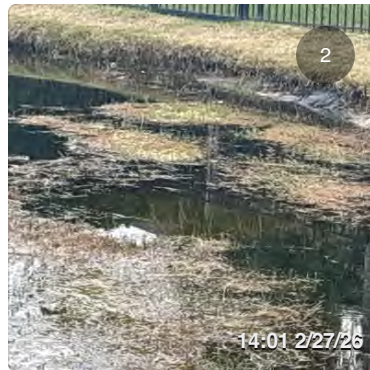
Assigned To: Aquatics

Treat non-desirable grassy weeds in pond 19.

**Item 14**

Assigned To: Aquatics

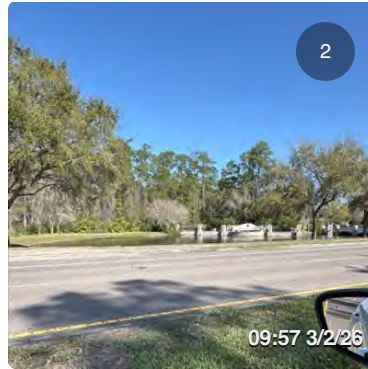
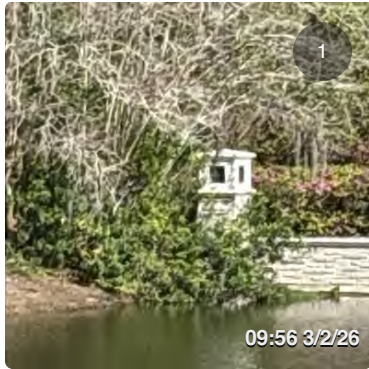
Treat algae growing in pond #19.



Item 15

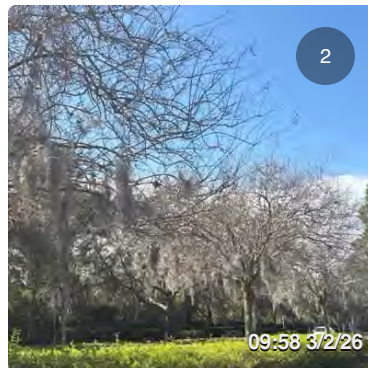
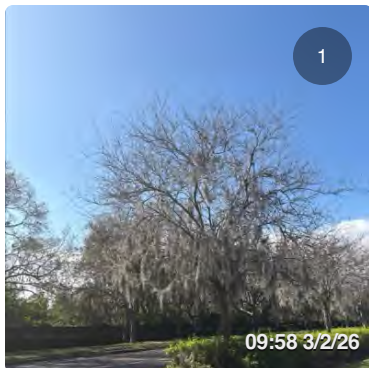
Assigned To: Juniper

Need a proposal to remove a Brazilian Pepper growing under the Crepe Myrtle's at pond 1 on exit corner of Racetrack Road and Waterchase Boulevard.

**Item 16**

Assigned To: Juniper

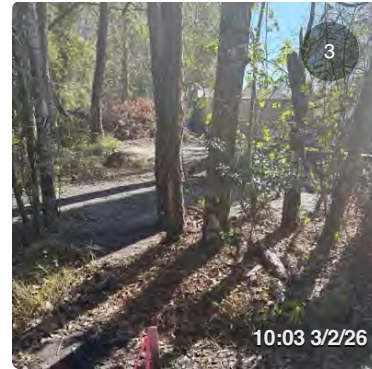
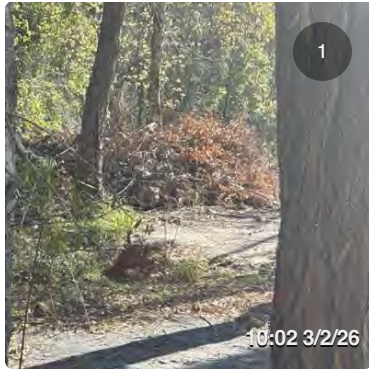
Remove low lying Spanish Moss in the Crepe Myrtle's in the median on Racetrack Road.



Item 17

Assigned To: Board

Pile of debris that needs to be removed from construction at the Philippine Cultural Center on 9 Eagles Dr.

**Item 18**

Assigned To: Juniper

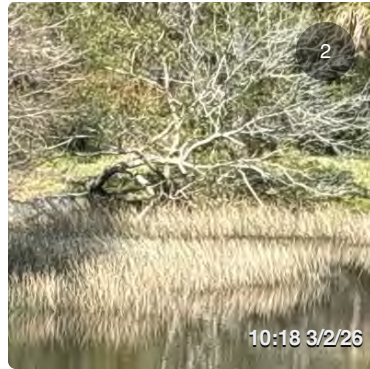
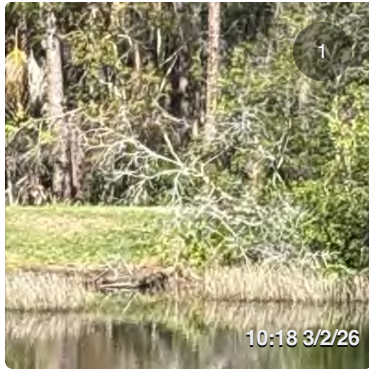
Noting need to clear a little bit of dirt in concrete swales at the entrance and exit corners of 9 Eagles Dr. Also, need a proposal to repair ruts.



Item 19

Assigned To: Aquatics

Noting a downed tree and broken dead branches that should be considered for removal on pond bank 2.





Proposal

Proposal No.: 385799

Proposed Date: 02/16/26

PROPERTY:	FOR:
Waterchase Master POA - Maintenance David Grant 14401 Waterchase Blvd Tampa, FL 33626	Conservation Tree on CDD Land

Proposal per request..

Cutback two trees that have fallen in conservation area into CDD area on San Chaliford by pond 16.



ITEM	QTY	UOM	TOTAL
South of Pond 16			
Site Prep			\$430.00
Bed Prep - Plant, Sod, Debris Removal	3.00	HR	
Debris by the truck	0.50	1	
Total:			\$430.00

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
2/10/2026	3/12/2026	

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
Repair of Four 3/4 HP Vertex Compressors in the cabinet that feeds pond #11 & pond #12. Compressors will be rebuilt with factory rebuild kits.	4.00	276.25	1,105.00

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 **1,105.00**

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): _____



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
2/10/2026	3/12/2026	

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
Installation of Rail Power Supply - 15Volt for for fountain lighting 4SU DIN			
Installation of 30 AMP 6 Circuit terminal block AC/DC 600V.	1.00	885.00	885.00

NOTE- Installation of these components will deliver power to the fountain lights. At this point the technician will be able to assess the condition of the lights (light bulbs, etc)
An additional proposal MAY be required if anything is found faulty at this time.

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 885.00

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): _____

Home Owner Information

Name:	Kyle McClain
Address:	12013 Meridian Point Dr.
Village:	Aberdeen
Home Phone:	—
Cell Phone:	813-283-1986
E-Mail:	kmcclain@gmail.com

Application Received Date: 1/30/20

DRC ID#: 2026-014

Mod#1: Fence

Mod#2:

Mod#3:

Mod#4:

Mod#5:

Mod#6:

☒ Initial Request
-or- Resubmit/Initial

☐ Change Request
Prior to Project Completion

☐ Appeal

**Property Manager
Receipt
Acknowledgement:**

☒ Administrative Fee Attached to Application \$ 50

#107

For Applications submitted BEFORE commencement of the modification

<i>Modification / Checklist Description</i>	<i>Fee for General Processing Required For: ~ Initial Application ~ Resubmit/Initial ~ Change Request (Non-Refundable)</i>	<i>Fee for Final Inspection Required For: ~ Initial Application ~ Appeal (Refundable if Initial Application or Appeal is Disapproved)</i>	<i>Total Fee Required At Time Of Initial Application</i>
Any Modification NOT Listed Below	\$25	\$25	\$50
Pool and/or Spa Building Addition *	\$100	\$50	\$150

* Additional Fee for Consultants May Apply

See following page for Fee Schedule for Applications submitted
AFTER commencement of the modification:

Revision: 3.2	Status: Final – Effective May 1, 2025	
Design Review Manual Compatibility:	Version 3.1	Effective Date: May 1, 2025

For Applications submitted AFTER commencement of the modification:

Modification / Checklist Description	Fee for General Processing Required For: ~ Initial Application ~ Resubmit/Initial ~ Change Request (Non-Refundable)	Fee for Final Inspection Required For: ~ Initial Application ~ Appeal (Refundable if Initial Application or Appeal is Disapproved)	Total Fee Required At Time Of Initial Application
Any Modification NOT Listed Below	\$50	\$50	\$100
Pool and/or Spa Building Addition * * Additional Fee for Consultants May Apply	\$200	\$100	\$300

Note: The amounts stated for Fees reflect the minimum amount per Master Application. If you are submitting multiple checklists, the amount associated with the modification that has a higher fee applies. (Applies to both Fee Schedules)

Additional Non-Refundable Fee - Periodic Inspection(s) – Each Modification is subject to a Periodic Inspection(s) of not more than one per month, at a cost of \$25.00 per inspection (unless the fee charged by a third party is higher). Upon completion of the Periodic Inspection, the Property Manager will inform the Home Owner of the required Fee which must be promptly submitted by the Home Owner to the Property Manager. (Applies to both Fee Schedules)

Project Schedule

Estimated Start Date: 2/9/26
Estimated Completion Date: 2/19/26

Modifications must be completed No Later Than the Not-to-Exceed Timeframes identified below. If your project will require additional time, attach explanation for DRC review.

After DRC Approval, should unanticipated delays arise which will cause the schedule to extend beyond the Estimated Completion date above, the Home Owner should submit a request to the DRC for a time extension, along with a revised schedule.

Revision: 3.2	Status: Final – Effective May 1, 2025	
Design Review Manual Compatibility:	Version 3.1	Effective Date: May 1, 2025

Modification Categories - Check all applicable boxes and attach completed Checklist(s)

**Not-to-Exceed
Timeframe for
Completion**
(Beginning on Home Owner
Estimated Start Date)

☐ Accessory Structures (Includes Gazebos, Pavilions, Cabanas, Pergolas)	60
☐ Awnings and Shutters (Decorative, Hurricane Shutters, Hurricane Panels).....	60
☐ Building Addition.....	270 (9mos)
☐ Doors – Front Entry	60
☐ Driveway and Walkway.....	60
☒ Fence, Privacy Wall (Structural), and Planter (Structural).....	60
☐ Fireplace (Interior) and Chimney.....	60
☐ Gutters.....	60
☐ Landscape (Includes Fountain, Non-Structural Planters, Trees, Major Replacements).....	30
And Earthwork (Includes French or Pool Drain, Retaining Wall, Concrete Edging, Grading, Berm).....	60
☐ Notice of Completion.....	30 *
☐ Other.....	60
☐ Outdoor Kitchen (Built-In), Fireplace (Built-In), and Fire Pit (Built-In).....	60
☐ Paint Color Change to Exterior Base, Trim, and/or Door Front Entry.....	60
☐ Play Equipment (Non-Portable).....	60
☐ Pool and Spa.....	120 (4mos)
☐ Porches, Patios, and Lanai.....	120 (4mos)
☐ Roofing.....	60
☐ Satellite Dishes	60
☐ Screened Enclosure.....	60
☐ Solar Collector Panels.....	60
☐ Windows, Window Embellishments, and Reflective Film.....	60

* Submit Notice of Completion no later than 30 days after the Not-to-Exceed Timeframe for Completion

Note: All Days are based on "Calendar" Days

Home Owner Comments:

Backyard black aluminum fence
Following next-door neighbors example,
continuing line along easement

☐ Check here if Comments are continued on attached page(s)

Revision: 3.2	Status: Final – Effective May 1, 2025	
Design Review Manual Compatibility:	Version 3.1	Effective Date: May 1, 2025

Home Owner Certification:

Home Owner certifies that the applicant is indeed the registered owner of the property and the information contained herein to be true and correct.

If approved by the DRC, Home Owner agrees to complete modifications in accordance with this Application and the Design Review Manual. Home Owner also confirms that contractor personnel have been advised they must adhere to the Construction Site Standards outlined in the Design Review Manual. All changes must be submitted to the DRC for review and approval in advance by submitting a "Change Request". Home Owner agrees to cooperate with a Final Inspection; and if applicable, a Periodic Inspection(s) at not more than one per month.

As specified on page 1 of the Master Application, Home Owner understands that the Administrative Fee schedule includes refundable and non-refundable segments.

The Home Owner understands that a "Notice of Completion" checklist and submittals must be furnished to the Property Manager No Later Than 30 calendar days after the Not-to-Exceed timeframe established above for project completion.

As specified in the DRC Operating Policy and the Design Review Manual - If the Home Owner fails to submit a Notice of Completion and required submittals; and/or the Modification is not in compliance with the DRC Manual and the approved DRC Application, the following sanctions may apply: monetary fines, suspension of the right to vote and the right to use Common Areas, and exclusion from the Property of any contractor, subcontractor, agent or other invitee who fails to comply. Any suspension of use of Common Area (other than private streets and other Common Areas necessary to access the Owner's Lot), may include revocation of privileges to obtain access through any gatehouse by use of an automated entry device, as example, electronic access card, remote control or bar code.

Home Owner Signature:



Date of Application:

1/30/26

Printed Name of Home Owner:

Kyle McClain

Revision: 3.2	Status: Final – Effective May 1, 2025	
Design Review Manual Compatibility:	Version 3.1	Effective Date: May 1, 2025

This Page for DRC Use Only:

DRC Decision:

- ☐ *Approved as Submitted*
- ☐ *Approved with Stipulations*
- ☐ *Disapproved*

12013 MPD
DRC 2026-014
Fence.

☐ *Stipulations*

☐ *Disapproved Reasons*

Comittee Member Vote:

Name _____	Yes _____	No _____
Name _____	Yes _____	No _____
Name _____	Yes _____	No _____
Name _____	Yes _____	No _____
Name _____	Yes _____	No _____

DRC Name and Signature:

*Date of
DRC Decision:*

Name (Printed): _____

Signature: _____

Revision: 3.2	Status: Final – Effective May 1, 2025	
Design Review Manual Compatibility:	Version 3.1	Effective Date: May 1, 2025



Fence, Privacy Wall and Planter

Form and Checklist

Name	Kyle McClain
Address	12013 Meridian Point Dr.
Village	Aberdeen
Date	1/30/26

Design Approval:

In order to create a sense of privacy between Lots, Home Owners are encouraged to draw upon landscape devices, such as planting composition, berms and limited privacy walls. The use of fencing is discouraged, except for safety purposes around swimming pools and spas.

The location and design details of all fences, walls and planters shall be submitted for approval by the DRC as part of the design review process. Perimeter fences shall conform to a standard design established by the DRC. All other types of fences, walls and planters are considered custom in nature and, in addition to showing the location, design documents shall include elevations with full details and finishes, such as colors, caps, specialty bands, tile inserts or decorative embellishments.

Fence classifications, locations and types will be reviewed on a case-by-case basis. The view of fencing from the street, adjoining lots or common areas will be taken into consideration in the DRC review process.

Fences intended to serve as dog runs are not permitted on any Lot.

Type of Fence Classification (Select all that apply to your request):

☒ Perimeter Fence – Select only if applies to your modification. Perimeter Fences may be used to enclose portions of side and rear yards.

Select One of the Next Two Categories:

☒ Interior Lot – Confirm: fence may extend from a point 10'-0" behind the façade of a structure to the side property line on each side and, thereafter, to the rear property line

☐ Corner Lot – Confirm: on the interior side yard of a corner lot, a perimeter fence may extend from a point 10'-0" behind the façade of a structure to the side yard property line and, thereafter, to the rear property line. On the street side yard of a corner lot, a perimeter fence may extend from the rear corner of a

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DRM Checklist References: 4.12		

structure to the Maximum Buildable Area line (setback), and, thereafter, along the Maximum Buildable Area line (setback) to the rear property line.

Select One for Height:

- ☒ Height – Confirm: 4'-0" to 6'-0" – for lots with no swimming pool; or lots with a swimming pool and a screen enclosure
- ☐ Height – Confirm: 5'-0" – for lots with a swimming pool and NO screen enclosure.

Select Both Categories:

- ☐ Confirm: Design shall be open-picket in style and conform to a standard design, finish, color, height, post, and gate details as provided below.
- ☒ Confirm if this applies to your Lot: For lots which back onto a lake, pond, creek or conservation area, prior approval must be obtained from the CDD and attached to this Application.

- ☐ Pool Fence – Select only if this applies to your modification: If a screen enclosure is not constructed, pools and in-ground spas shall be protected by a pool fence.

Select One of the Next Two Categories:

- ☐ Interior Lot – Confirm: Fence may extend from a point 10'-0" behind the façade of a structure to the side property line on each side and, thereafter, to the rear property line
- ☐ Corner Lot – Confirm: On the interior side yard of a corner lot, a perimeter fence may extend from a point 10'-0" behind the façade of a structure to the side yard property line and, thereafter, to the rear property line. On the street side yard of a corner lot, a pool fence may extend from the rear corner of a structure to the Maximum Buildable Area line (setback), and, thereafter, along the Maximum Buildable Area line (setback) to the rear property line.

Select Both Categories:

- ☐ Confirm: Height – 5'-0"
- ☐ Confirm: Design shall be open-picket in style and conform to a standard design, finish, color, height, post, and gate details as provided below.

- ☐ Privacy Wall – Select only if this applies to your modification: Limited applications – (for example – central courtyard or atrium).

Select One (or more if applicable) of the Next Three Categories:

- ☐ Front Yard – Confirm if this applies to your modification: For the sole purpose of screening a bathroom, a privacy wall may extend up to 8'-0" beyond the front plane of the structure, but not more than 5'-0" beyond the Maximum Buildable Area (setback) in the front yard.
- ☐ Interior Lot – Only to the extent necessary to satisfy its intended purpose as determined by the DRC, a privacy wall for an interior lot may be located between a point 10'-0" behind the front plane of a structure and the rear of a structure and extending to the side property line.

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☐ Corner Lot – The requirements above for an Interior Lot apply to the interior side yard of a corner lot. However, along the street side yard, a privacy wall may extend to and along the line of the Maximum Buildable Area (setback) only to the extent necessary to satisfy its intended purpose as determined by the DRC.

Select All Three Categories:

- ☐ Confirm: Height – 5'-0" Maximum
- ☐ Gate Materials Select One: ☐ Wood or ☐ Painted Aluminum
- ☐ Wall Materials Select One:
- ☐ Stone ☐ Brick ☐ Concrete Block (with stucco, stone or brick applications).

Materials, finishes and colors must be compatible with the exterior of the home.

☐ Service Fence – Select only if applies to your modification. Service Fence to screen service equipment (for example – air conditioner compressor, pool/spa equipment, utility connections, garbage receptacles and log storage from the street, adjoining lots or common areas).

Select All Three Categories:

- ☐ Confirm: Height – 5'-0" Maximum
- ☐ Wall Materials Select One:
- ☐ Stone ☐ Brick ☐ Concrete Block (with stucco, stone or brick applications).

Materials, finishes and colors must be compatible with the exterior of the home.

- ☐ Confirm: Slabs located inside service fences shall be designed for positive drainage and shall not impede site drainage between lots.

☐ Decorative Walls and/or Planters – Select if applies to your modification. Limited applications – (for example – define entry walks or outdoor spaces for landscape purposes).

Select All Three Categories:

- ☐ Confirm: Height – 3'-0" Maximum
- ☐ Confirm: Within the Maximum Buildable Area of a Lot.
- ☐ Wall Materials Select One:
- ☐ Stone ☐ Brick ☐ Concrete Block (with stucco, stone or brick applications).

Materials, finishes and colors must be compatible with the exterior of the home.

☐ Underground Electric Fence – Select only if you are installing an Underground Electric Fence

- ☐ Confirm: Electric Fences are permitted, but may not extend beyond the boundary of any Lot. Underground electron fences may not extend beyond the permitted area of perimeter fences and are specifically prohibited in the front yard.

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Location and Application Submittals:

Due to site conditions, swale grades and drainage requirements, locations may become more restrictive as may be determined by the DRC on a case-by-case basis.

The location of fences, wall and planters are subject to easements of record. If fences, walls and planters are approved within easements of record by the DRC, the Home Owner at his or her expense shall be responsible for the prompt removal and replacement of any such improvements and related landscaping as may be required for access by government authorities, utility companies or any other authorized entities.

If any fencing is approved in writing by the DRC and installed within the City Easement on a Lot, the fencing must contain two (2) 6'-0" wide swing gates centered within the portion of the City Easement lying parallel with the boundaries of such Owner's Lot.

- ☒ Attach Photograph(s) from different views – Identify proposed location(s)
- ☒ Attach Site Plan and Fence Layout Plan – As a minimum, depicting the following: Proposed location/layout, side and rear yard setbacks, easements, and other existing improvements.

Will your fencing modification be installed within the City Easement?

- ☒ No ☐ Yes (if yes, refer to the Design Review Manual Exhibit for Approved swing gate design)

☒ Confirm: No fence, regardless of type, will be located directly on the property line.

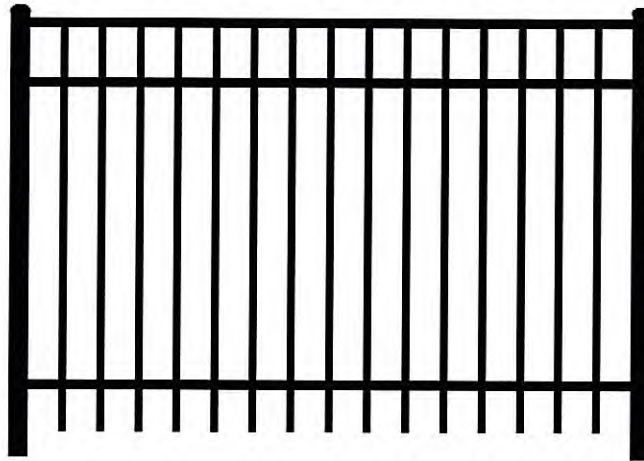
☒ Confirm if this applies to your modification and approval documents are attached to your application – For lots which back onto a pond, lake, creek or conservation area. Any easement or setback restrictions involving Community Development District (CDD), local governments, and/or Southwest Florida Management District are the sole responsibility of the Home Owner to secure such required approvals. Copies of approval documents must be provided with the initial application in order for the modification(s) requested to be considered by the DRC. Any application that does not include copies of approvals will be disapproved by the DRC. (Upon receipt of the approval documents, the Home Owner may resubmit the Master Application at a later date.)

Perimeter and Pool Fence Specifications:

- ☒ Attach Manufacturer Brochure, Literature, Photograph
- ☒ Confirm: Fence will meet the Criteria and Elevation Picture identified on next page:

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ITEM	STANDARD
Manufacturer	Jerith/ Style #202 or Equal
Material	Extruded aluminum
Pickets	5/8" sq. x .050" thick
Picket Spacing	3 13/16" (see below for Puppy Guard)
Finials	None
Scrolls	None
Ball Caps	Yes
Top Rail	1" sq. x .055" thick
Intermediate Rail	1" sq. x .055" thick
Bottom Rail	1" sq. x .055" thick
Section Posts	2" sq. x .0600" thick
Post Spacing	72 1/2" on center
Color	Black
Finish	Polyester powder coating or electrostatic paint
Height	4'0" to 6'0" [varies by classification]
Single Gate Width	36" [minimum]/ 48" [recommended]
	Gates for pool fences must be equipped with self-closing and self-latching devices.



Note: Puppy guard applications are permissible – Maximum Height – 12" above ground

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Privacy Wall, Service Fence, or Decorative Wall/Planter Application Submittals:

- ☐ Attach Manufacturer Brochure, Literature, Photograph
☐ Attach Finish Color(s) Sample/Chip, or Photograph
☐ Other – (Subject to DRC Approval): Specify: _____

Other Associated Modifications: (Select those that apply and attach completed Checklist)

- ☐ Landscape
☐ Pool and Spa
☐ Porches, Patios and Lanai
☐ Play Equipment
☐ Accessory Structure (Gazebo, Pavilion, Cabana, Pergola)
☐ Lighting

Permit:

If a Permit is required by the City, County or State, it is incumbent upon the Home Owner to ensure that a Permit is issued and shall provide the Property Manager a copy of the Permit with the Notice of Completion.

Will your modification require a Permit?

- ☒ No
☐ Yes

Work Performance:

Please indicate who will be performing the work:

- ☐ Self without Contractor
☒ Single Contractor
☐ Multiple Contractors (Provide separate attachment for other contractors)

Must Select if Contractor Personnel will perform work:

- ☒ Confirm: Contractor personnel have been advised and must adhere to the Waterchase Construction Site Standards, outlined in the Design Review Manual.

Contractor (Primary) Information:

Contractor Company Name Fence Outlet
 Representative Name Tammy Brown
 Address: 201 S Falkenberg Rd Tampa, FL 33619
 Phone Number: 407-507-6641

- ☒ Attach Copy of License(s)

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Attach Copy of Insurance Certificates –

- ☒ Certificate of Liability
- ☒ Declaration Workmen's Compensation

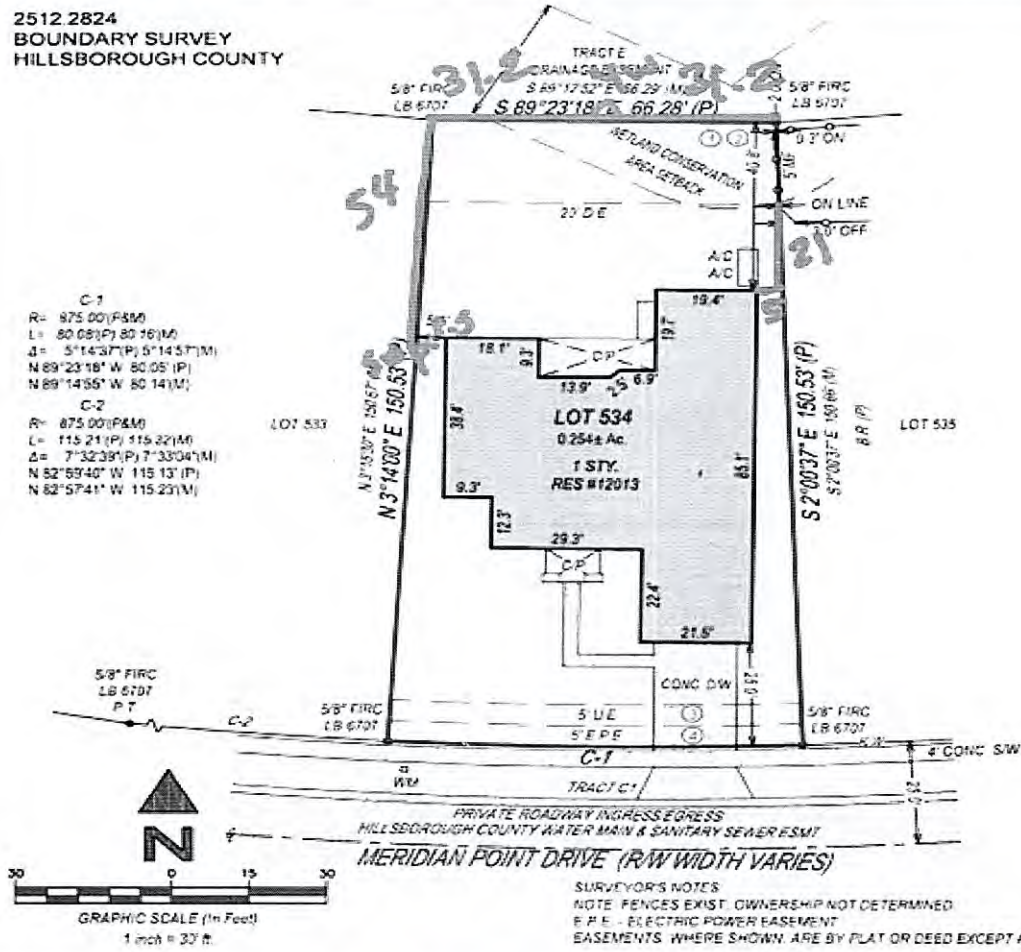
Notice of Completion Checklist:

Within 30 days of completion, it is the responsibility of the Home Owner to complete and provide the Property Manager a "Notice of Completion" checklist and required attachments to facilitate a final. Required submittals include as-built photograph(s), as-built drawings (if room addition), Permit and/or Certificate of Occupancy (if required by the local authority).

- ☒ Check here that Home Owner agrees to submit a Notice of Completion as required.

Home Owner Comments:

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DRM Checklist References: 4.12		

 UNIVERSITY TITLE AGENCY			
PROPERTY ADDRESS: 12013 MERIDIAN POINT DRIVE, TAMPA, FLORIDA 33626		SURVEY NUMBER: 2512 2824	
2512 2824 BOUNDARY SURVEY HILLSBOROUGH COUNTY			
 LOT 534 0.2541 Ac. 1 STY. RES #12013 LOT 535 TRACT C-1 DRAINAGE EASEMENT S 69°17'52"E 66.29' (M) S 69°23'18"E 66.28' (P) WETLAND CONSERVATION AREA SETBACK CONC DW 5' U.E. 5' E.P.E. PRIVATE ROADWAY INGRESS/EGRESS HILLSBOROUGH COUNTY WATER MAIN & SANITARY SEWER ESMT MERIDIAN POINT DRIVE (R/W WIDTH VARIES) SURVEYOR'S NOTES NOTE: FENCES EXIST. OWNERSHIP NOT DETERMINED. E.P.E. - ELECTRIC POWER EASEMENT EASEMENTS WHERE SHOWN ARE BY PLAT OR DEED EXCEPT AS NOTED			
SURVEYORS CERTIFICATION: I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-17.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.			
POINTS OF INTEREST: 1. 5' METAL FENCE OVER 20' DRAINAGE EASEMENT 2. 5' METAL FENCE OVER WETLAND CONSERVATION AREA SETBACK 3. CONCRETE DRIVEWAY OVER 5' UTILITY EASEMENT 4. CONCRETE DRIVEWAY OVER 5' ELECTRIC POWER EASEMENT			
 C. BOYD ALLEN State of Florida Professional Surveyor and Mapper License Number 3952 Exacta Land Surveyors, LLC LDR 6291		 Exacta Land Surveyors, LLC 4005 7th St. Suite 100 Tampa, FL 33605 Phone: 813-242-1111	
DATE SIGNED: 12/18/25 FIELD WORK DATE: 12/16/2025 REVISION DATE(S): (REVO 12/18/2025)		Florida Land Title Association AFFILIATE MEMBERS	
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES			













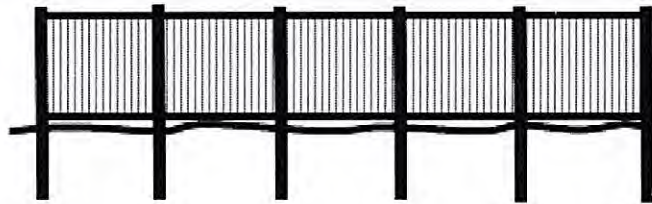
Tampa

Grading



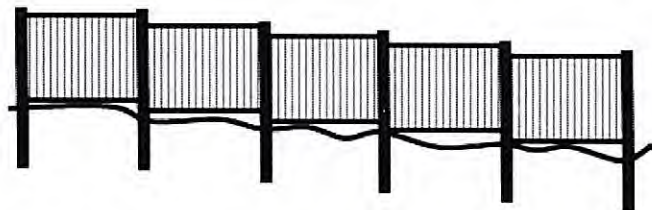
✓ Contoured Fences

As the name suggests, a contoured fence follows the lines and contours of the property precisely and is a very common choice by most customers. The top and bottom horizontal rails provide a parallel line to the ground at all points. This type of installation is a very common choice for pets and small children. However, with small changes in grade, small gaps might need to be addressed. The small gaps could be addressed by placing dirt and grass seed or small landscape vegetation to cover the small areas.



☐ Straight Top

If your yard is flat this would be a very common option for most customers. The installation of the fence on a flat yard will look like this, straight across the top, straight across the bottom, with a small gap underneath. The small gaps could be addressed by placing dirt and grass seed or small landscape vegetation to cover the small areas.



☐ Stepped Fence on Slope

If you have a steep slope to contend with, stepped fencing can be one of your options. While it doesn't provide the smooth, even lines of a regular fence, it can accommodate steep slopes without installing an excessively slanted fence line. The significant drawback of stepped fencing is that it leaves a triangular open space between each panel and the sloping ground below. If you have pets or small children, this may not be an acceptable option. So if you need a fully-enclosed fence, you can combine stepped fencing with additional landscaping and fill in the spaces with new soil and grass seed. The larger openings can also be blocked with planters or thick bushes.

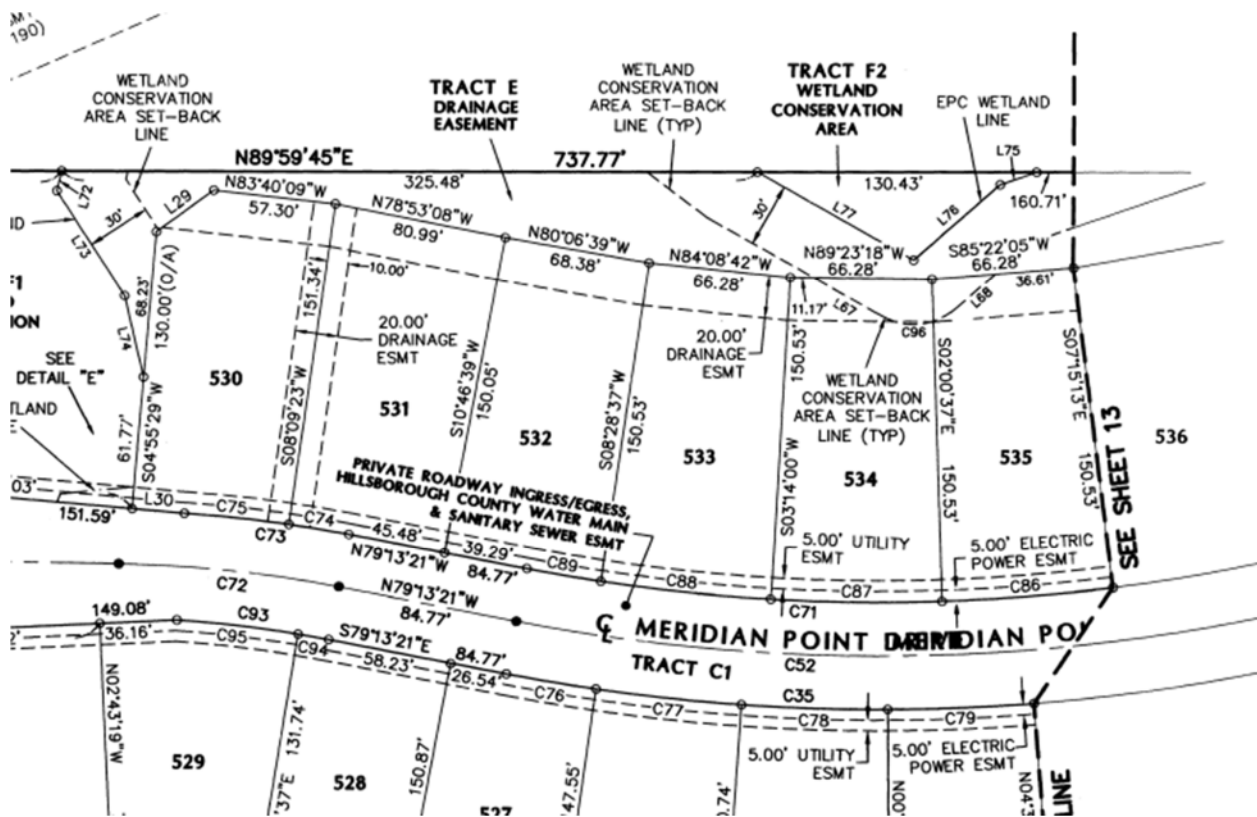
Yes, you can build in a Florida wetland conservation setback area, but it is highly regulated, requires permits from state or local agencies (like FDEP or county commissions), and often demands that you demonstrate that you have minimized environmental impact. Building typically requires a variance, mitigation, or proof that no other viable building options exist, with setbacks often ranging from 15 to 50 feet.



Hillsborough County (.gov) +3

Key details regarding building in Florida wetland setbacks:

- **Permitting:** You must obtain environmental permits from the [Florida Department of Environmental Protection \(DEP\)](#) or Water Management Districts (WMD) before local building permits are issued.
- **Mitigation Requirements:** If you impact a wetland or its buffer, you will likely be required to perform mitigation, such as enhancing other habitats, to offset the environmental damage.



**MINUTES OF MEETING
WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterchase Community Development District was held on February 9, 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
Michael Acheson	Assistant Secretary
G. Arnie Daniels	Assistant Secretary
Chris Rizzo	Assistant Secretary

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

John Weaver	District Manager
Whitney Sousa	District Counsel (<i>via Teams</i>)
Tonja Stewart	District Engineer (<i>via Teams</i>)
Long Nguyen	Field Inspection Coordinator
Fernand Thomas	District Accountant (<i>via Teams</i>)

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

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

SECOND ORDER OF BUSINESS **Audience Comments**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Accountant Report

There being no report, the next item followed.

B. Landscape Report

i. LMP/Juniper Proposals

It was reported that landscape drip lines are currently out of service in certain areas.

These locations will be identified and assessed for necessary repairs.

Follow-up actions will be coordinated to restore proper irrigation functionality.

Waterchase CDD
February 12, 2026

- Cutback Area

- The cutback area requires additional clearing. The team agreed that the boundary needs to be pushed back further to meet maintenance standards. Adjustments will be scheduled accordingly.

- February 16, 2026, Clean-up

- Cleanup operations are scheduled to begin on February 16, 2026. Initial efforts will focus on the medians, with crews assigned to address debris removal and general landscape maintenance.

C. District Engineer

A discussion ensued with Ms. Stewart regarding easement encroachment at 12013 Meridian Point Dr., boundary lines will be reviewed and verified to determine the extent of the encroachment. Appropriate action will be taken based on the findings.

D. District Counsel Report

Ms. Sousa reiterated that the HOA is currently in discussions regarding payment arrangements with Juniper for ongoing landscaping services. No final agreement has been confirmed at this time, and updates will be provided as discussions progress and a determination is made.

E. Pond Report

It was emphasized that all debris along the edges must be thoroughly removed during cleanup operations. Steadfast crew members will verify that perimeter and edge areas are cleared to maintain a clean and professional appearance.

F. Field Inspection Report

The following were discussed regarding the field inspection report.

- The Board was informed that Brazilian pepper trees have been cut back in designated areas as part of ongoing maintenance and vegetation control efforts.
- The pond located on Meridian Drive has been treated in accordance with the District's aquatic maintenance program.
- A tree located near the bridge area ponds were removed due to maintenance and safety considerations.

Waterchase CDD
February 12, 2026

- The pond located on Sand Chapel Way has also been treated as part of scheduled pond management services.

The Board discussed concerns regarding contractors operating in close proximity to District (CDD) property. It was reported that contractors have approached very near to CDD-owned areas and have spilled an excess amount of water in the vicinity.

G. District Manager

A discussion ensued on updates regarding a current resident who has submitted a nuisance complaint concerning the presence of an alligator within District ponds.

Management reported based on current assessment and applicable wildlife guidelines, the alligator does not qualify for removal at this time.

A formal resolution outlining this determination will be sent.

Further discussion was held regarding future authority should conditions change

A motion was made by Sal to authorize the Board Chair to make the determination to remove the alligator, if necessary, without requiring additional Board action.

On MOTION by Mr. Mancini, seconded by Mr. Rizzo, with all in favor, authorize the Board Chairperson to make the determination to remove the alligator, if necessary, without requiring additional Board action, was approved as discussed. 5-0

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Inframark Proposals for Soft Wash and Repairs of Street Light Poles #1053

The Board discussed the proposed light pole painting project, and it was agreed that Pole #054 will be used as a prototype. The pole will be painted and presented to the Board for review and approval prior to proceeding with the full project.

The total cost for the complete light pole painting project shall not exceed \$32,900, contingent upon Board approval of the prototype.

The Board emphasized that quality of workmanship is the primary concern and takes precedence over the speed of project completion. The pro-rated cost for the prototype pole shall not exceed \$175.

The Board will review the completed prototype at the March Board meeting.

Waterchase CDD
February 12, 2026

On MOTION by Mr. Mancini seconded by Mr. Rizzo, with all in favor, approve the prototype process and authorize the project not to exceed \$32,900, subject to prototype approval, was approved as discussed. 5-0

B. Consideration of Steadfast Removing Invasives from the Conservation Areas

On MOTION by Mr. Mancini seconded by Mr. Rizzo, with all in favor, removing invasives from the conservation areas by Steadfast, was approved as discussed. 5-0

C. Discussion on Construction of Cellular Tower

The Board discussed the status of the cell tower project and related stop work order. It was noted that, at this time, the project is not considered a District (CDD) issue.

The Board acknowledged that the District's role is limited to attending hearings related to the project.

It was further discussed that the CDD has the option to hire a permitting specialist to conduct research and monitor the project for any future impacts or issues. No additional action regarding the project is required at this time.

D. Discuss on Recent Classification of Board Members as Independent Contractors

The Board discussed the classification of recreation personnel and related insurance considerations.

Ms. Sousa expressed that insurance requirements should not infringe upon or negatively impact the benefits associated with classification as a 1099 independent contractor versus a W-2 employee.

Following discussion, the Board determined that recreation personnel will be classified as W-2 employees and compensation will be issued once per month and will be processed after the monthly workshop meeting.

On MOTION by Mr. Daniels seconded by Mr. Rizzo, with Mr. Acheson and Mr. Mancini vote AYE and Mr. Watson voting NAY approving classification as W-2 employees with monthly payment following the monthly workshop. 5-0

Waterchase CDD
February 12, 2026

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Meeting held January 12, 2026

B. Consideration of the Minutes from the Workshop held January 22, 2026

On MOTION by Mr. Daniels seconded by Mr. Rizzo, with all in favor, the regular meeting January 12, 2026, minutes and January 22, 2026, workshop and to authorize hiring a permitting specialist if needed were approved as discussed. 5-0

C. Review of Financials Statement for the Month of December 2025

D. Review of LLS Tax Solutions Arbitrage Reports

The Board discussed the need to provide landscaping services for the current period to ensure proper billing and allocation of costs. Additionally, the Board noted the importance of coordinating with the Homeowners Association (HOA) regarding any remaining backpay owed for landscaping or related services.

Management was directed to review the accounts and discuss outstanding amounts with the HOA to resolve any discrepancies. No formal action was taken at this time; the item will continue to be monitored and addressed in upcoming meetings as needed.

E. Consideration of Mulch Installation Proposal

This business item was not addressed.

SIXTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Rizzo reported that the aerator is functioning exceptionally well and operates very quietly, exceeding expectations in terms of noise reduction and efficiency.

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 8:17 p.m. 5-0

Ian Watson
Chairperson

Waterchase Community Development District

Financial Report

January 31, 2026



WATERCHASECommunity Development District

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WATERCHASE
Community Development District

Financial Statements

(Unaudited)

January 31, 2026

WATERCHASE

Community Development District

Governmental Funds**Balance Sheet**
January 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 376,678	\$ -	\$ 376,678
Cash with Fiscal Agent	-	106,758	106,758
Accounts Receivable	31	-	31
Due From Other Funds	-	24,219	24,219
Investments:			
Money Market Account	766,769	-	766,769
Reserve Fund	-	67,816	67,816
Revenue Fund	-	814,985	814,985
Prepaid Items	361	-	361
Utility Deposits - TECO	2,724	-	2,724
TOTAL ASSETS	\$ 1,146,563	\$ 1,013,778	\$ 2,160,341
<u>LIABILITIES</u>			
Accounts Payable	\$ 38,130	\$ -	\$ 38,130
Accrued Expenses	11,993	-	11,993
Due To Other Funds	24,219	-	24,219
TOTAL LIABILITIES	74,342	-	74,342
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	361	-	361
Deposits	2,724	-	2,724
Restricted for:			
Debt Service	-	1,013,778	1,013,778
Assigned to:			
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
Unassigned:	206,776	-	206,776
TOTAL FUND BALANCES	\$ 1,072,221	\$ 1,013,778	\$ 2,085,999
TOTAL LIABILITIES & FUND BALANCES	\$ 1,146,563	\$ 1,013,778	\$ 2,160,341

WATERCHASE

Community Development District

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

For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 20,000	\$ 6,667	\$ 13,480	\$ 6,813
Interest - Tax Collector	-	-	881	881
Special Assmnts- Tax Collector	394,867	303,985	359,586	55,601
Special Assmnts- Discounts	(15,795)	(12,147)	(14,290)	(2,143)
TOTAL REVENUES	399,072	298,505	359,657	61,152
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	24,000	8,000	7,000	1,000
FICA Taxes	1,836	612	536	76
ProfServ-Arbitrage Rebate	600	600	3,150	(2,550)
ProfServ-Dissemination Agent	1,000	1,000	-	1,000
ProfServ-Engineering	20,000	6,667	5,876	791
ProfServ-Legal Services	9,000	3,000	375	2,625
ProfServ-Mgmt Consulting	66,985	22,328	22,328	-
ProfServ-Special Assessment	9,000	9,000	9,000	-
ProfServ-Trustee Fees	4,337	4,337	4,337	-
ProfServ-Web Site Development	1,076	359	-	359
Auditing Services	5,600	5,600	-	5,600
Website Compliance	2,500	2,500	2,586	(86)
Postage and Freight	350	117	15	102
Insurance - General Liability	7,960	7,960	7,337	623
Legal Advertising	2,500	833	-	833
Misc-Bank Charges	50	17	336	(319)
Misc-Assessment Collection Cost	7,897	6,074	6,906	(832)
Annual District Filing Fee	175	175	175	-
Total Administration	164,866	79,179	69,957	9,222
<u>Field</u>				
Field Services	8,000	2,667	2,667	-
Contracts-Wetland Mitigation	12,000	4,000	4,000	-
Contracts-Lakes	21,440	7,147	6,880	267
Contracts-Canal Maint/Cleaning	10,000	3,333	3,333	-
Contracts-Aquatic Midge Mgmt	7,500	2,500	2,500	-
Contracts-RTR Landscaping	58,516	19,505	22,859	(3,354)
Electricity - Streetlights	30,250	10,083	9,671	412
Electricity - Fountain	2,000	667	444	223

WATERCHASE

Community Development District

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

For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Fountain	5,000	1,667	-	1,667
R&M-Irrigation	5,000	1,667	177	1,490
R&M-Lake	7,500	2,500	20,202	(17,702)
R&M-Streetlights	42,000	14,000	32,146	(18,146)
Invasive Plant Removal	10,000	3,333	4,290	(957)
R&M Landscape	10,000	3,333	3,730	(397)
Aerators - R&M	5,000	1,667	400	1,267
Total Field	234,206	78,069	113,299	(35,230)
TOTAL EXPENDITURES	399,072	157,248	183,256	(26,008)
Excess (deficiency) of revenues				
Over (under) expenditures	-	141,257	176,401	35,144
Net change in fund balance	\$ -	\$ 141,257	\$ 176,401	\$ 35,144
FUND BALANCE, BEGINNING (OCT 1, 2025)	895,820	895,820	895,820	
FUND BALANCE, ENDING	\$ 895,820	\$ 1,037,077	\$ 1,072,221	

WATERCHASE

Community Development District

Series 2017 Debt Service Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 200	\$ 67	\$ 5,982	\$ 5,915
Special Assmnts- Tax Collector	737,129	589,703	671,266	81,563
Special Assmnts- Discounts	(29,485)	(23,588)	(26,671)	(3,083)
TOTAL REVENUES	707,844	566,182	650,577	84,395
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	14,743	11,794	12,892	(1,098)
Total Administration	14,743	11,794	12,892	(1,098)
<u>Debt Service</u>				
Principal Debt Retirement	554,000	-	-	-
Interest Expense	132,184	66,092	66,092	-
Total Debt Service	686,184	66,092	66,092	-
TOTAL EXPENDITURES	700,927	77,886	78,984	(1,098)
Excess (deficiency) of revenues				
Over (under) expenditures	6,917	488,296	571,593	83,297
Net change in fund balance	\$ 6,917	\$ 488,296	\$ 571,593	\$ 83,297
FUND BALANCE, BEGINNING (OCT 1, 2025)	442,185	442,185	442,185	
FUND BALANCE, ENDING	\$ 449,102	\$ 930,481	\$ 1,013,778	

WATERCHASE
Community Development District

Supporting Schedules

January 31, 2026

Community Development District

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

					Assmnts	Allocation By Fund	
Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Tax Coll Cost	Gross Amount Received	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
01/06/26	\$ 37,193	\$ 1,174	\$ 759	\$ 39,126	\$ 12,974	\$ 13,648	\$ 25,478
TOTAL	\$ 970,096	\$ 40,957	\$ 19,798	\$ 1,030,852	\$ 338,393	\$ 359,586	\$ 671,266
% COLLECTED					91%	91%	91%

WATERCHASE

Community Development District

ALL FUNDS**Cash and Investment Report***January 31, 2026***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	3.53%	\$ 376,678
GF Subtotal					\$ 376,678
Money Market Account	BankUnited	Business MMA	n/a	3.40%	\$ 766,769
GF Subtotal					\$ 766,769

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	3.30%	\$ 67,816
Series 2017 Revenue Fund	US Bank	US Bank Open End CP	n/a	3.30%	\$ 814,985
DS Subtotal					\$ 882,801
Total					\$ 2,026,249

Bank Account Statement

Waterchase CDD

Bank Account No. 3101
Statement No. 01-26

Statement Date 01/31/2026

G/L Account No. 101001 Balance	376,677.71	Statement Balance	485,736.72
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	485,736.72
Subtotal	376,677.71	Outstanding Checks	-109,059.01
Negative Adjustments	0.00		
		Ending Balance	376,677.71
Ending G/L Balance	376,677.71		

Outstanding Checks					
11/28/2025	Payment	100082	COMPLETE IT	Inv: 18328	-89.70
10/16/2025	Payment	300008	TAMPA ELECTRIC-ACH	Inv: 092625-ACH	-2,211.28
01/29/2026	Payment	1022	WATERCHASE CDD C/O US BANK	Payment of Invoice 004969	-106,758.03
Total Outstanding Checks					-109,059.01
Outstanding Deposits					
Total Outstanding Deposits					

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

CHECK # 1020A

001	01/08/26	SALVATORE MANCINI	120825-	dinner	Misc-Contingency	549900-51301	\$69.99
Check Total							<u>\$69.99</u>

CHECK # 300011

001	01/16/26	TAMPA ELECTRIC-ACH	112625 ACH2	SVC PRD 11/21-12/22/25	Electricity - Streetlights	543013-53901	\$735.97
Check Total							<u>\$735.97</u>

CHECK # DD103

001	01/15/26	TAMPA ELECTRIC-ACH	123025ACH	SVC PRD 11/21-12/22/25	Electricity - Streetlights	543013-53901	\$2,400.17
001	01/15/26	TAMPA ELECTRIC-ACH	123025ACH	SVC PRD 11/21-12/22/25	Electricity - Fountain	543036-53901	\$151.84
001	01/15/26	TAMPA ELECTRIC-ACH	123025ACH	Credit Memo 000041	SVC PRD 11/21-12/22/25	543013-53901	(\$777.34)
001	01/15/26	TAMPA ELECTRIC-ACH	123025ACH	Credit Memo 000041	SVC PRD 11/21-12/22/25	543036-53901	(\$5.61)
Check Total							<u>\$1,769.06</u>
Fund Total							<u><u>\$2,575.02</u></u>

SERIES 2017 DEBT SERVICE FUND - 203

CHECK # 1022

203	01/29/26	WATERCHASE CDD C/O US BANK	12092025-5000-1-	FY2025 DS Assessment Collections	Due From Other Funds	131000	\$106,758.03
Check Total							<u>\$106,758.03</u>
Fund Total							<u><u>\$106,758.03</u></u>

Total Checks Paid	\$109,333.05
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LLS Tax Solutions Inc.
1645 Sun City Center Plz,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

February 19, 2026

Waterchase Community Development District
c/o Inframark Infrastructure Management Services
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Waterchase Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

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

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three-year calculation period beginning October 26, 2024, through the period ending October 25, 2027, is \$1,500, which is \$500 for each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Waterchase Community Development District

By: Linda L. Scott
Linda L. Scott, CPA

Signed by:
By: Ian Watson
96460A547E6E482...
Print Name Ian Watson
Title Chairman waterchase CDD
Date: 2/19/2026