



# *Waterchase Community Development District*

**April 13, 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  
 Tabitha Blackwelder, Administrative Assistant

## REGULAR MEETING AGENDA

**Monday, April 13, 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
      - i. Discussion of the FY 2027 Budget
    - B. Landscape Report..... Page 4
      - i. Consideration of LMP Nine Eagles Push Back Proposal #389493..... Page 20
      - ii. Consideration of LMP One-time Clean-Up of Culverts and Swails Proposal #389488..... Page 22
      - iii. Consideration of LMP Valve Box Replacement Proposal #388982..... Page 30
      - iv. Consideration of LMP Main Line Extension Proposal #388954 ..... Page 32
      - v. Consideration of LMP Irrigation Repairs Proposal #390633..... Page 34
      - vi. Consideration of LMP Irrigation Repairs Proposal #390640..... Page 36
    - C. Pond Report ..... Page 38
    - D. District Engineer
    - E. District Counsel
    - F. Field Inspection Report..... Page 52
    - G. District Manager
      - i. Discussion of Light Pole Painting Project
        - a. L&T Brother Inc. October 2018 Contract - Rust-Oleum Hammered Brown Revised 19..... Page 59
      - ii. Discussion of Allowing Catch and Release Fishing in CDD Ponds
  - 4. Business Items**
    - A. Acceptance of Fiscal Year 2025 Final Audit Report ..... Page 61
    - B. Consideration of Fuller Electrical Contractors Water Fountain Power Proposal #86136..... Page 91
  - 5. Business Administration**
    - A. Consideration of Minutes from the Meeting held March 9, 2026, ..... Page 92
    - B. Review of Financial Statement for the Month of February 2026 ..... Page 97
    - C. Approval of February 2026 Check Register ..... Page 108
  - 6. Supervisor Requests**
  - 7. Adjournment**

**District Office:**

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

**Meeting Location:**

Waterchase Clubhouse  
 14401 Waterchase BLVD.  
 Tampa, Florida, 33626

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*The next CDD Workshop is Monday, May 18, 2026, at 8:00 p.m.  
The next regular Board meeting is scheduled for Monday, May 11, 2026, at 6:00 p.m.*

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2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

**Meeting Location:**

Waterchase Clubhouse  
14401 Waterchase BLVD.  
Tampa, Florida, 33626

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



*A Juniper Company*

***Property Evaluation Report***

**03/21/26**

**Waterchase Master POA -  
Maintenance**

**PAULA MEANS**

**paula.means@lmppro.com**

**Evaluation Grade**

## Flower Beds



- Flowers will be installed early April.



- Some Begonias are popping back up. Please remove them.

### Item 3

Assigned To: Juniper

Noting the empty bed where there are a couple annuals present at the bullnose median of Racetrack Rd. at Waterchase intersection.



- Inframark Inspection #3 - This is also on my report and will be addressed at next visit.

## Turf Condition - Common Grounds



- This cul-du-sac on San Chaliford is actually MPOA area. However, I want to mention it here as both boards will see it. I will be interested to see what is left here once the annual Rye that was spread here by the homeowner ends its life cycle shortly. I suspect there will be little to no actual turf left.

### Item 4

Assigned To: Juniper

Treat Dollarweed at the entrance corner on Racetrack Rd. ROW at Waterchase Blvd. intersection.



- Inframark Inspection #2 - This is MPOA area. Agronomy department and Irrigation will inspect and address this issue.

## Shrub Bed Condition - Common Ground



- This Azelea group is the only one that does not look good. Please cut it to 2' and let's see if it comes back in a month. If not, I suggest we just remove it. I'd rather see nothing any day of the week than a brown stick blob.



- Azaleas look nice at the end of San Chaliford.



- When we detail this area, please remove these random plants left over.



- These homeowners continue to throw their landscape debris over the wall. Please pick up the Palm fronds that are there along Race Track Rd.

**Item 6**

Assigned To: Juniper

Diagnose and treat declining Viburnum at lift station on Meridian Point Dr.



- Inframark Inspection #6 - I am not entirely sure where this is. The picture is too close. Both Herminia and I tried to figure it out from the photo. Unless this is the one on Pond 11, it is the MPOA not the CDD, but I will locate it. I suspect the dead material is due to drought and lack of irrigation. We have just taken over the irrigation and a portion of the total evaluation was approved last week, so repairs will be going on property wide. I am not certain regarding this area, but I will find it and report back.

## Drainage



- Drainage stump grinding proposal has been submitted as well as a proposal to do one time clean ups per request on culvert areas.
- I am uncertain who that proposal should go to for the culverts as they are not a part of either the CDD or MPOA scope so I submitted to both.



- East exit corner on Nine Eagles continues to hold water.



- Tom- Whatever irrigation you had these flags marking are no longer marked on the entry to the Odd Park at the end of San Chaliford.

### Item 13

Assigned To: Juniper

Pa

Noting drains are being kept clear and look good after a little bit of rain on Nine Eagles Dr. intersection.



- Noted.

## Amenity Areas



- Nine Eagles sidewalk is clear. Looks good.
- Proposal has been submitted to push back conservation area further to allow exit visibility.



- Nine Eagles going West sidewalk is clear.



- Odd Park is nicely maintained with almost NO weeds. Thank you.



- Annual Rye is starting to fade here.



- Race Track Rd. sidewalk is good. There are a couple of branches that are starting to be a little low.



- This is part of the MPOA, but I want to mention it here because I have repeated questions from people regarding this area and the trees. A proposal has been submitted to trim these trees. I am just awaiting the HOA approval.

## Lake Areas / Conservation areas



- Pond 16 - good job



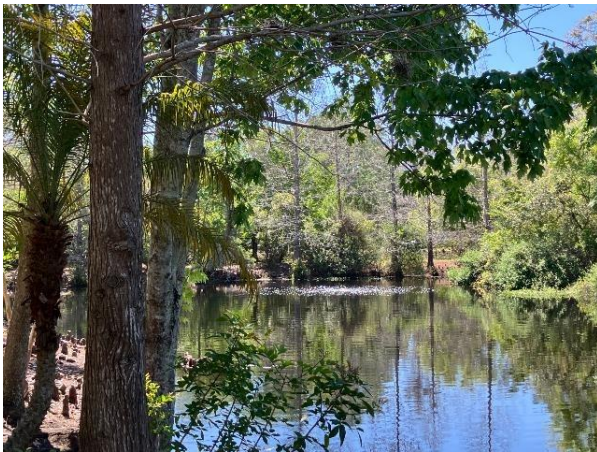
- Pond 15 - good job



• Pond 8 - good



• Pond 5 - good



• Pond 6 - good



• Pond 6 - good



- Streambed bank on Meridian bridge. Looks good. Please line trim a bit closer to the edge while dry.



- Pond 5 - good



- Meridian Brazilian Pepper area had Garlon applied, and it has clearly worked. We will work to keep it pushed back as it currently is.



- Pond 7 - good



- Garlon worked wonders on the Brazilian Pepper on Meridian.

#### Item 14

Assigned To: Juniper

Look at pushing back the preserve on entrance and exit corners of Nine Eagles Dr. at Meridian Point Dr. intersection for possible line of sight issues.



- Inframark Report #14 - A proposal was submitted. However, after speaking to Ian and Frank, they stated that it was OK with the cutbacks we did within the maintenance hours.

Assigned To: Juniper

Push back Brazilian Peppers to the preserve line on Meridian Point Dr. between Chatsworth Manor Cir. and Turning Leaf Ct.



- Inframark Report #7 - We will cut back in portions during visits. If you would like to do a Garlon treatment on this side as well, let me know.

#### Item 4

Assigned To: Juniper

Remove Brazilian Pepper in bed on bank of pond 1. Also remove a vine over hanging monument pillar at pond 1.



- Inframark Inspection #4 - This is the MPOA area, but we will address.

## Item 5

Assigned To: Juniper

Asking if a proposal has been generated to remove the large Brazilian pepper on pond 1?



- Inframark Inspection #1 - This is MPOA. I will address.

## Trees - Common Ground



- Jatropha looks good with the new flowers starting to bloom.
- Spanish Moss needs to be removed where reachable, please.



- Please remove Spanish Moss within reach.



- Please remove Spanish Moss within reach.



- The Japanese Blueberry have suckers starting to sprout. Please cut them off.

## Overall Maintenance Condition



- Herminia- These Virginia Creeper vines are popping up here at the end of San Chaliford at the entry to the odd park area. I pulled them out by the roots in several locations, but they will be back. Please keep an eye out. For those who do not know, vines above all other weeds are ENORMOUSLY difficult to get a hold of once they sprout up. They will take over areas completely if left to their own.



- Odd Park looks neatly mowed. Good job. Please be careful, though. I see the conservation area starting to encroach.

**Item 15**

Assigned To: Juniper

Remove a down branch by the walking bridge on Nine Eagles Dr. ROW.



- Inframark Report #15 - Will remove next visit

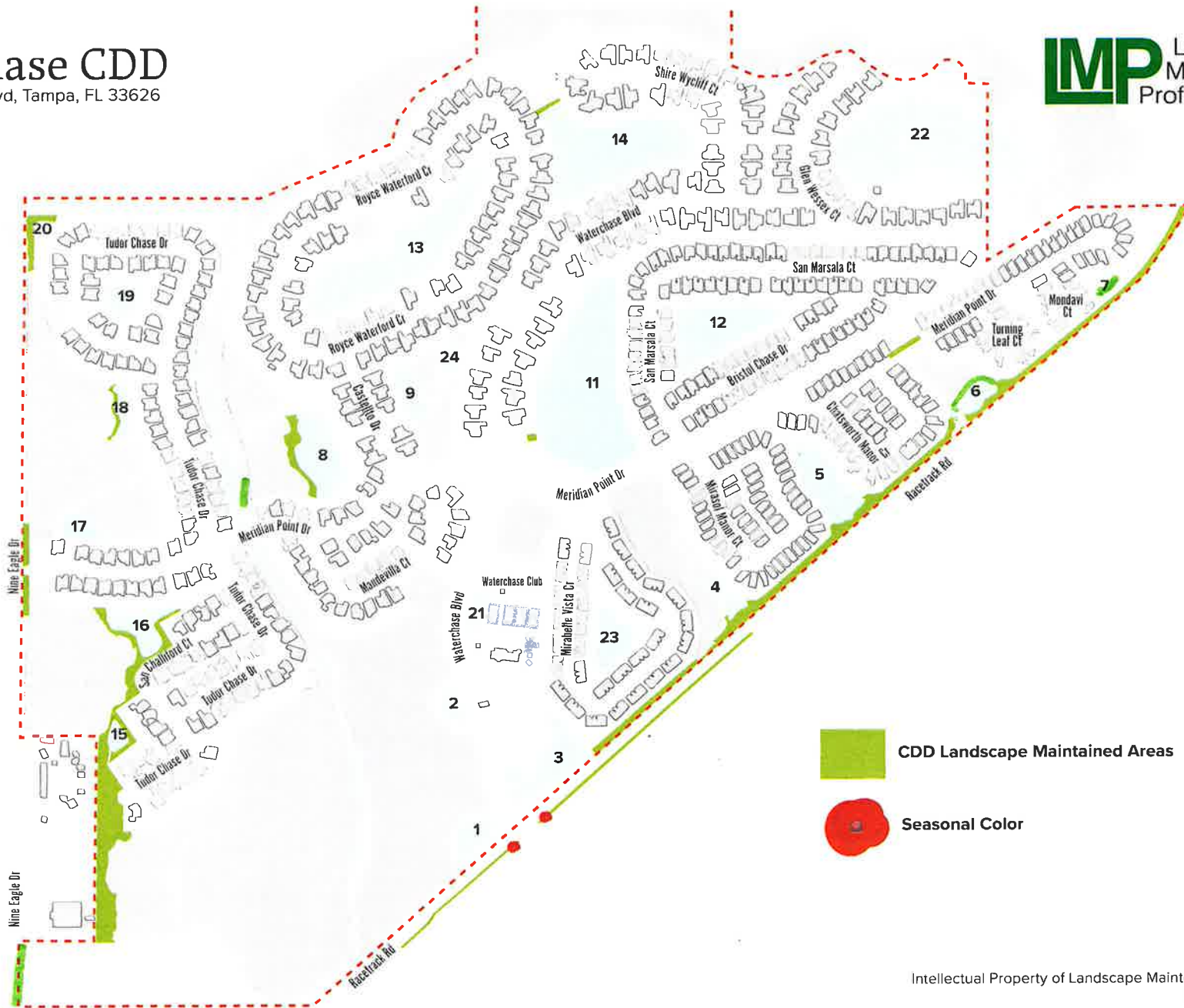
The logo consists of the letters 'LMP' in a bold, green, sans-serif font. The 'L' and 'M' are connected at the base, and the 'P' is positioned to the right of the 'M'. A horizontal green line is positioned directly below the letters.


**LMP**


***A Juniper Company***

# Waterchase CDD

14401 Waterchase Blvd, Tampa, FL 33626



 CDD Landscape Maintained Areas

 Seasonal Color



## Proposal

**Proposal No.:** 389493

**Proposed Date:** 03/12/26

PROPERTY:	FOR:
Waterchase Master POA - Maintenance David Grant 14401 Waterchase Blvd Tampa, FL 33626	Nine Eagles Conservation Pushback for Visual Imparement

Per CDD board meeting on 3/9/26...

Proposal to push back the conservation area on Nine Eagles on both the East and West sides of the entry/exit 3' due to visual impairment. On the exit side, the pushback will go from the stop sign at entry to the beginning of the bridge. On the entrance side, the pushback will go from the entry side to the first light pole. This includes removal and disposal of the plant material and is a one time push back that will be maintained at the new line once cleared by the maintenance team. Photographs will be attached separately.

ITEM	QTY	UOM	TOTAL
<b>Conservation Cut Back</b>			
<b>Site Prep</b>			\$1,735.00
Bed Prep - Plant, Sod, Debris Removal	24.00	HR	
Debris by the truck	0.50	1	
<b>Fuel Surcharge</b>			
<b>Fuel Surcharge 5.0%</b>			\$86.75
Fuel Surcharge	1.00	EA	
<b>Total:</b>			<b>\$1,821.75</b>

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 in 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**



**Proposal**

**Proposal No.:** 389488  
**Proposed Date:** 03/10/26

PROPERTY:	FOR:
Waterchase Master POA - Maintenance David Grant 14401 Waterchase Blvd Tampa, FL 33626	One Time Clean-up of Culverts and Swails

Proposal to clean four culverts and both swales that have partially filled with mud and leaves to allow free and clear drainage from the sidewalk area on Nine Eagles. This is a one time and per request event. Note.. There is a large stump on the entry side swale that is impeding the flow of water as seen in the photo. The water is being forced to divert around it an causing a build up issue at the point of contact with this stump. I suggest that this be stump ground as a separate proposal.

Pictures provided separately.

ITEM	QTY	UOM	TOTAL
<b>Nine Eagles Conservation Area</b>			
<b>Site Prep</b>			<b>\$672.50</b>
Culvert and Swale Cleaning	9.00	HR	
Debris by the truck	0.25	1	
<b>Total:</b>			<b>\$672.50</b>

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\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

**Paula Means**

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**From:** Paula Means  
**Sent:** Tuesday, March 10, 2026 7:25 AM  
**To:** Paula Means  
**Subject:** Cul2



Sent from my iPhone





Sent from my iPhone



**Paula Means**

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**From:** Paula Means  
**Sent:** Tuesday, March 10, 2026 7:24 AM  
**To:** Paula Means  
**Subject:** Cul







## Proposal

**Proposal No.:** 388982

**Proposed Date:** 03/08/26

PROPERTY:	FOR:
Waterchase Master POA - Maintenance David Grant 14401 Waterchase Blvd Tampa, FL 33626	Racetrack Rd Islands Drip and spray

Location racetrack Rd Islands

Must replace a broken valve box. Must replace a broken 6" spray head with nozzle. Need to replace 3 plugged or missing nozzles. need to repair broken drip line and remove excess drip line from the pine trees.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Irrigation Renovation</b>					
<b>Lateral Components</b>					<b>\$463.48</b>
Irrigation Tech Labor	5.00	HR	\$75.00	\$375.00	
NDS Standard Valve Box Round 10 in. Black Box/Green Lid Overlapping ICV - 111BC	1.00	EA	\$35.25	\$35.25	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00	EA	\$19.65	\$19.65	
Rain Bird XF Coupling 17 mm	14.00	EA	\$0.96	\$13.44	
Rainbird Drip Line 500' Roll "by the ft."	4.00	FT	\$1.10	\$4.40	
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	0.20	BG	\$22.00	\$4.40	
Hunter PRO Nozzle 10 ft. Radius Half Circle 10 ft 180 Degree	4.00	EA	\$2.46	\$9.84	
Maxijet Winged 1 Piece Jet Nozzle Red 180 Degree Half Circle Flat Spray	2.00	EA	\$0.75	\$1.50	

**Total: \$463.48**

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.

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\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**



## Proposal

**Proposal No.:** 388954

**Proposed Date:** 03/05/26

PROPERTY:	FOR:
Waterchase Master POA - Maintenance David Grant 14401 Waterchase Blvd Tampa, FL 33626	San Chaliford Ct berm

Location San Chaliford Ct berm. The irrigation to the berm has been disconnected.

Proposal is to extend the main to reconnect the 3 valves. To install an XCH Hybrid controller on a pressure treated post (concrete post optional but more expensive) with a solar panel kit. To install wire and DC solenoids. This replaces a defective 2 station battery timer and provides a controller for 3 zones that have been disconnected. We can propose to install just a Node200 for the two valves that have water on the defective timer. However, this activates all 5 zones.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Irrigation Renovation</b>					
<b>Lateral Components</b>					<b>\$2,359.72</b>
Irrigation Tech Labor	8.00	HR	\$75.00	\$600.00	
Hunter Battery Operated Controller XC Hybrid Fixed Indoor/Outdoor 6 Station	1.00	EA	\$425.10	\$425.10	
Hunter Solar Panel Kit for XC Hybrid Controller	1.00	EA	\$435.21	\$435.21	
Hunter Rain Sensor Wired Adjustable 1/8 - 3/4 in. Rainfall (for Conduit Mount)	1.00	EA	\$72.99	\$72.99	
4" x 4" x 8' pressure treated post	1.00	EA	\$36.06	\$36.06	
Multi Conductor Wire Black 18 Gauge 10 Conductor 1000 ft. (Sold per ft.)	70.00	FT	\$1.79	\$125.30	

DIG Universal DC Solenoid Assembly	3.00	EA	\$117.00	\$351.00
Pro-Trade Black/White Wire Connector 25 Pc Bag (PER PIECE)	10.00	EA	\$2.10	\$21.00
Sch 40 PVC Tee 1-1/4 in. Socket	2.00	EA	\$4.24	\$8.48
Sch 40 PVC 90 Degree Elbow 1-1/4 in. Socket	4.00	EA	\$3.62	\$14.48
Sch 40 PVC Reducer Bushing Flush Style 1-1/4 in. x 1 in. Spigot x Socket	2.00	EA	\$2.61	\$5.22
Sch 40 PVC Tee 1 in. Socket	3.00	EA	\$2.97	\$8.91
NDS Pro-Span PVC Expansion Repair Coupling 1-1/4 in. Socket x Spigot SLIP FIX	2.00	EA	\$51.51	\$103.02
Sch 40 PVC Coupling 1 in. Socket	3.00	EA	\$1.78	\$5.34
PVC Pipe 1 1/4 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	50.00	FT	\$2.51	\$125.50
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00	EA	\$19.65	\$19.65
Hunter PRO Nozzle 15 ft. Radius Half Circle 180 Degree	1.00	EA	\$2.46	\$2.46
<b>Total:</b>				<b>\$2,359.72</b>

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\_\_\_\_\_  
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## Proposal

**Proposal No.:** 390633

**Proposed Date:** 03/16/26

PROPERTY:	FOR:
Waterchase Master POA - Maintenance David Grant 14401 Waterchase Blvd Tampa, FL 33626	Needed Irrigation Repairs - Median Island on Racetrack Rd Separate Zone for Increased Pressure

Proposal for needed irrigation repairs at Median island on Racetrack Rd west of Waterchase Blvd - Need to separate zone for increased pressure.

ITEM	QTY	UOM	TOTAL
<b>Irrigation Renovation</b>			
<b>Lateral Components</b>			\$1,618.72
Irrigation Tech Labor	8.00	HR	
Rain Bird PESB Industrial Scrubber Valve Plastic 1-1/2 in. w/ Flow Control FIPT x FIPT	1.00	EA	
Rain Bird TBOS 9V Potted Latching Solenoid	1.00	EA	
Hunter NODE Outdoor Controller 1 Station with DC Latching Solenoid Battery Powered	1.00	EA	
Sch 40 PVC Male Adapter 1-1/2 in. MIPT x Socket	2.00	EA	
Sch 40 PVC 90 Degree Elbow 1-1/2 in. Socket	2.00	EA	
Sch 40 PVC Tee 1-1/2 in. Socket	1.00	EA	
NDS Pro-Span PVC Expansion Repair Coupling 1-1/2 in. Socket x Spigot SLIP FIX	1.00	EA	
PVC Pipe 1 1/2 in. x 20 ft. Schedule 40 Bell End (Sold per ft.)	8.00	FT	
Duracell Procell 9V Battery	2.00	1	
NDS Standard Valve Box Round 10 in. Black Box/Green Lid Overlapping ICV - 111BC	1.00	EA	

Pro-Trade Irrigation/Lighting Wire Connector 2.00 EA  
Blue/Blue 20 Pack (PER PIECE)

**Fuel Surcharge 5%** \$80.94

Fuel Surcharge 1618.72 EA

**Total: \$1,699.66**

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\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative** **Date**



**Proposal**

**Proposal No.:** 390640  
**Proposed Date:** 03/16/26

PROPERTY:	FOR:
Waterchase Master POA - Maintenance David Grant 14401 Waterchase Blvd Tampa, FL 33626	Needed Irrigation Repairs - Median Island on Racetrack Rd Change Sprayheads

Proposal for needed irrigation repairs at Median island on Racetrack Rd west of Waterchase Blvd. - Need to change 4" sprayheads to 6" sprayheads for proper coverage in turf.

ITEM	QTY	UOM	TOTAL
<b>Irrigation Renovation</b>			
<b>Lateral Components</b>			<b>\$3,560.99</b>
Irrigation Tech Labor	24.00	HR	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	77.00	EA	
Rusco Poly Nipple 1/2 in. x Close MIPT	77.00	EA	
Hunter PRO Nozzle 10 ft. Radius Half Circle 10 ft 180 Degree	77.00	EA	
<b>Fuel Surcharge 5%</b>			<b>\$178.05</b>
Fuel Surcharge	3560.99	EA	
<b>Total:</b>			<b>\$3,739.04</b>

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: Juniper agrees 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 Juniper 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. Juniper 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**



## Waterchase CDD Aquatics

---

**Inspection Date:**

4/6/2026 10:07 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



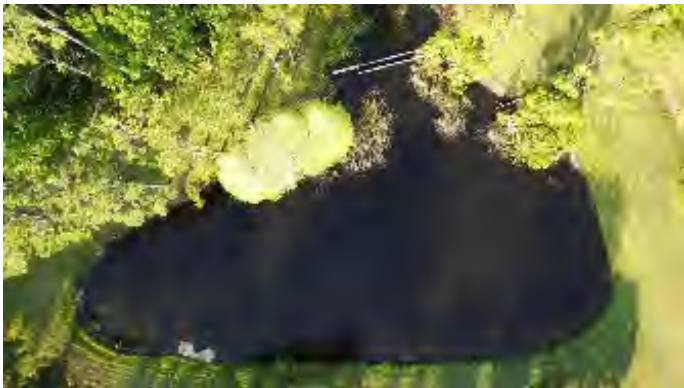
**Comments:**

Some lilies have returned. They are highly receptive to herbicide treatments and will likely vanish for some time after the next treatment. No algae or other nuisance grass observed.

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

## SITE: 2

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Mild slender spikerush growth near the water's edge. An herbicide to target growth like this just arrived with our supply order. A technician will apply it next visit. No algae observed.

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

# Inspection Report

## SITE: 3

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

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

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

## SITE: 11

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

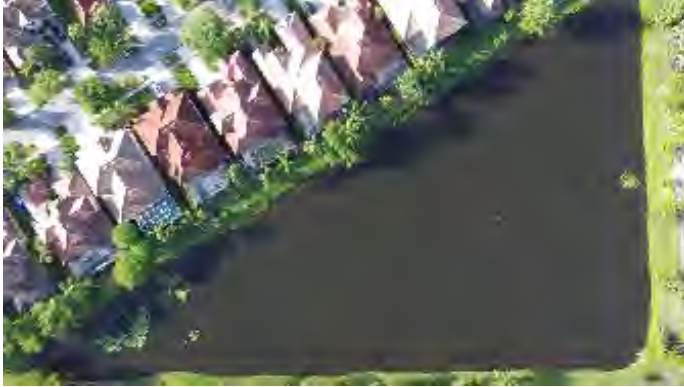
Most of the submerged vegetation has cleared and is contained to near the shoreline. A technician can likely address this with the herbicide mentioned earlier with a standard UTV treatment. No algae observed.

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

# Inspection Report

## SITE: 12

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Mild filamentous algae growth around the perimeter. A technician will treat this next visit and follow up as needed.  
No nuisance grass observed.

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

## SITE: 13

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Filamentous algae present around the perimeter. An algaecide treatment is set for later this week.  
No nuisance grass observed.  
Growth is returning to the littoral shelf. technicians will monitor for invasive species and treat as needed.

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

# Inspection Report

## SITE: 14

Condition:    Excellent    Great     Good    Poor    Mixed Condition    Improving



**Comments:**

Filamentous algae present around the perimeter. This pond will also be included in the upcoming algaecide treatments.  
No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> 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:**

Sporadic algal growth amid beneficial plants. Upcoming algaecide treatments will be done here as well. These treatments will not harm existing beneficial plants.  
No nuisance grass observed.

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

# Inspection Report

## SITE: 23

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

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

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

## SITE: 24

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Mid filamentous algae growth present. Fortunately, it is right by the access point to this pond and will be treated promptly. No nuisance grass observed.

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

# Inspection Report

## MANAGEMENT SUMMARY



Cooler days are behind us now that Spring has started. Daylight hours are already increasing and rain is slowly becoming more frequent. We're ramping up for growing season with more catered herbicide and algaecide mixes. Pre-emergents added to herbicide mixes throughout the winter have had great effect at keeping grasses at bay for the time being. Algae will likely be more of a focus for now as daytime temps hover in the mid-80's and rain often only comes once per week. We have recently added a product to our algaecide mixes intended to mitigate phosphorous in the water column of a pond and aid in slowing algae growth.

Fair conditions overall today. Algae has begun to reappear as it tends to do this time of year. The new algae mix has been yielding great results in other communities and will likely do the same here. Shoreline grasses are minimal and easily managed with routine treatment. The onsite tech has been noting submerged vegetation for some time. Now that we have a supply of herbicide designed to target this, he can begin focusing on it while emergent grasses are under control.

## 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: Apr 6, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

### Daily Logs List

#### Mar 5, 2026

**Job:** SE1079 Waterchase CDD

**Title:**

**Added By:** David Smeltz

**Log Notes:**

Treated ponds for:(Grasses and Algae)  
1,3,2,21,23,5,6,7,12,11,9,8,15,16,18,19,20,13,14,creek.  
-Trash removal performed

**Weather Conditions:**

Partly cloudy with isolated storms

Thu, Mar 5, 2026, 1:39 PM



85°F

66°F

Wind: 9 mph  
Humidity: 94%  
Total Precip: 0.18"

**Attachments:** 17







Printed: Apr 6, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

## Daily Logs List

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### Mar 19, 2026

**Job:** SE1079 Waterchase CDD

**Title:**

**Added By:** David Smeltz

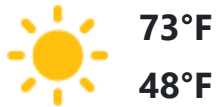
**Log Notes:**

Treated ponds for:(Grasses and Algae)  
1,2,3,21,23,5,6,12,14,13,8,15,16,18,19,20,creek.  
-Trash removal performed  
-Erosion spots noted

**Weather Conditions:**

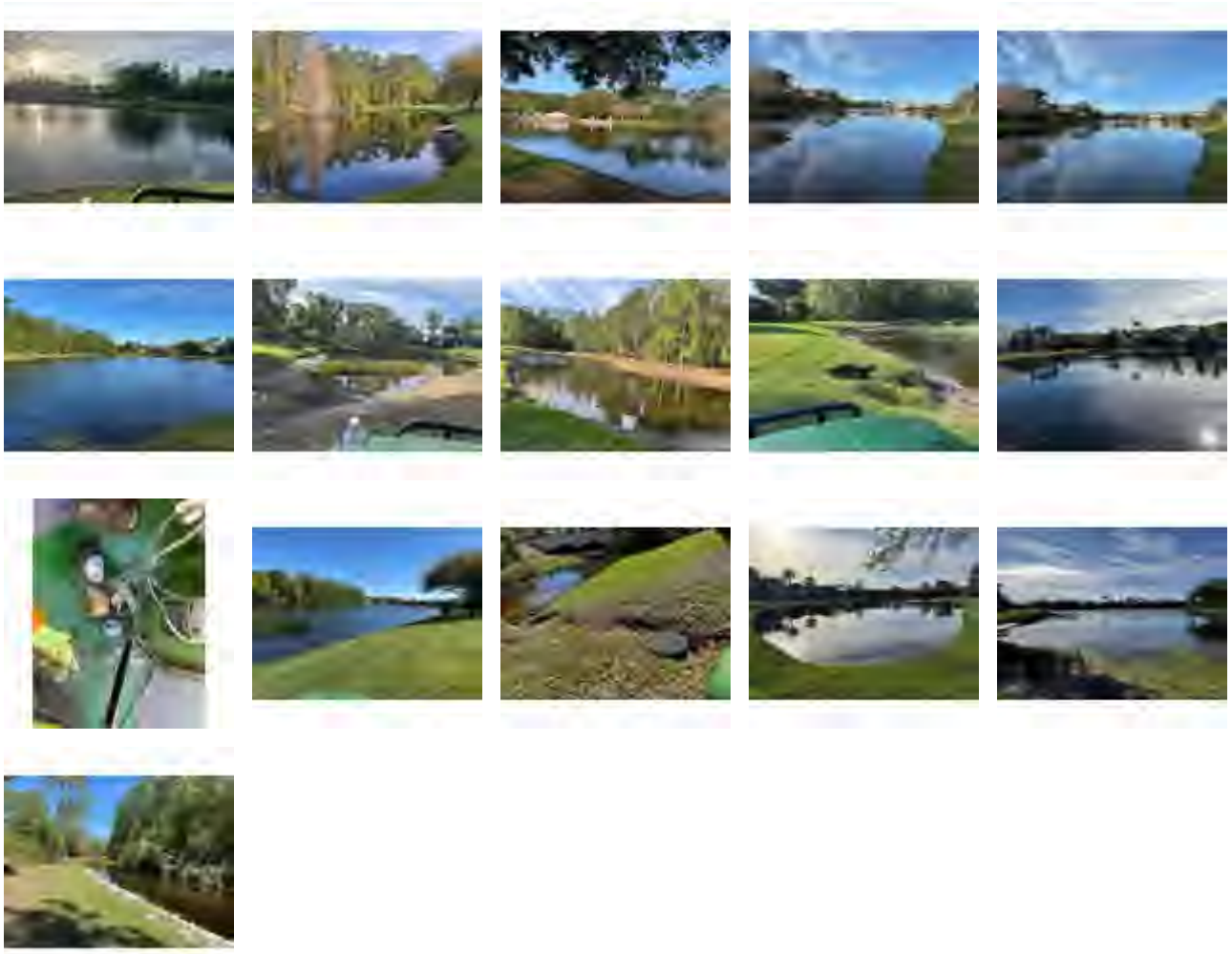
Mostly sunny

Thu, Mar 19, 2026, 1:35 PM



Wind: 12 mph  
Humidity: 80%  
Total Precip: 0"

Attachments: 16





Printed: Apr 6, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

### Daily Logs List

#### Mar 24, 2026

**Job:** SE1079 Waterchase CDD  
**Title:** 13/14 aeration check  
**Added By:** Kevin Riemensperger

**Log Notes:**

Adjusted the exhaust elbow on compressor number two from the bottom that was not connected. Pressure restored aerator power increase in much more visible now three on Pond 14 four on Pond 13. Ponds to be visited for algae soon.

**Weather Conditions:**

Partly cloudy with mist and fog

Tue, Mar 24, 2026, 12:00 AM



84°F

59°F

Wind: 13 mph  
Humidity: 94%  
Total Precip: 0"

**Attachments:** 13





Printed: Apr 6, 2026  
30435 Commerce Drive Unit 102, San Antonio, FL 33576  
Phone: 844-347-0702  
Fax: 813-501-1432

### Daily Logs List

#### Mar 30, 2026

**Job:** SE1079 Waterchase CDD

**Title:**

**Added By:** Joshua Britto

**Log Notes:**

Quarterly aeration maintenance performed all fountains  
Ponds 13,14 treated for moderate algae

**Weather Conditions:**

Partly cloudy with showers

Mon, Mar 30, 2026, 1:02 PM

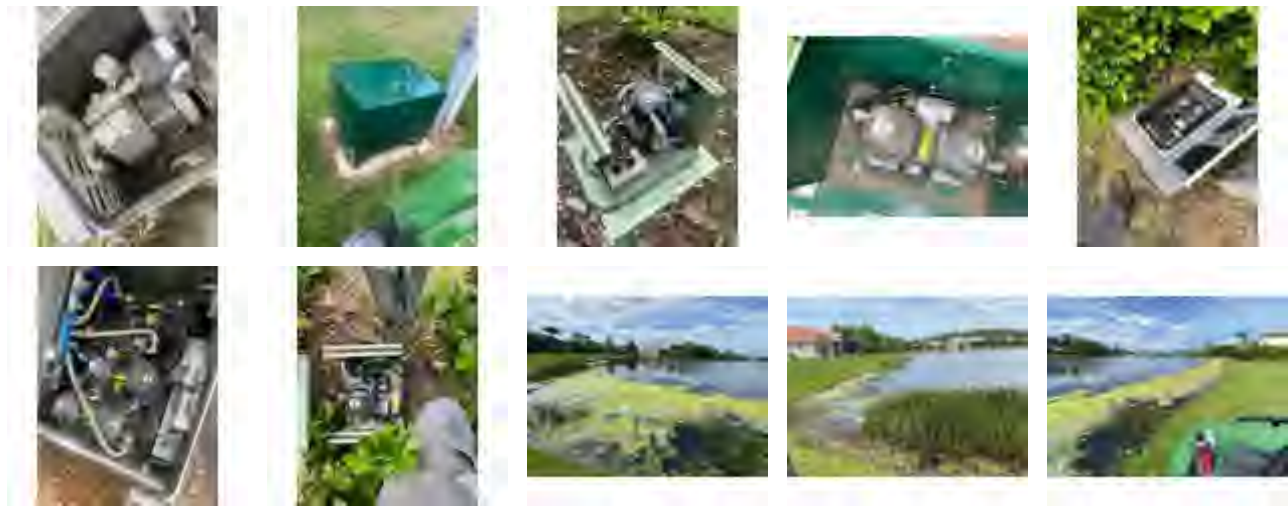


83°F

63°F

Wind: 10 mph  
Humidity: 92%  
Total Precip: 0.08"

**Attachments:** 10





## Waterchase CDD

Field Inspection Report March - 2026

Monday, March 30 2026

Prepared For Board Of Supervisors

16 Items Identified

16 Items Incomplete

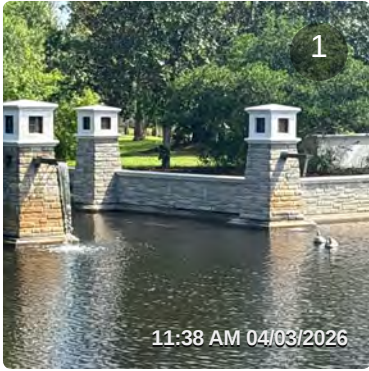
John Fowler

Inframark

**Item 1**

Assigned To: Steadfast

Noting there are a couple of the fountains not flowing as much as others at pond 3.



**Item 2**

Assigned To: Juniper

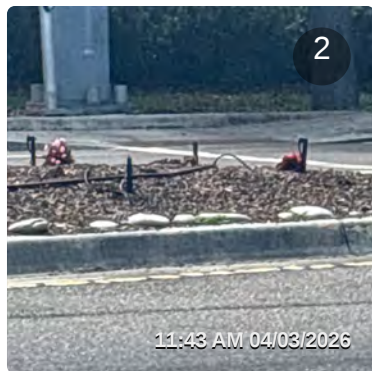
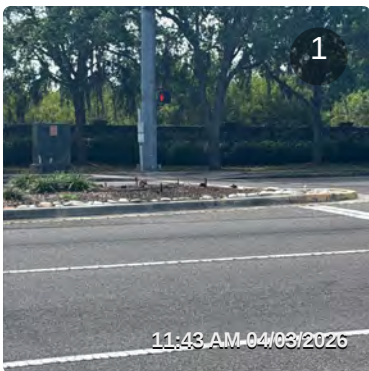
Treat Dollarweed at the entrance corner on Racetrack Rd. ROW at Waterchase Blvd. intersection.



**Item 3**

Assigned To: Juniper

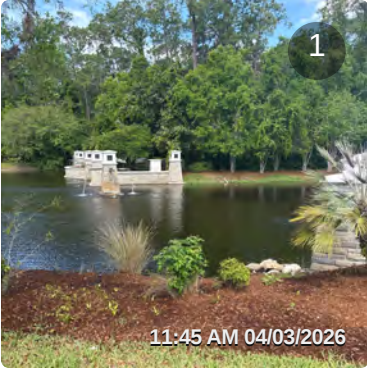
Noting the empty bed where there are a couple annuals present at the bullnose median of Racetrack Rd. at Waterchase intersection.



**Item 4**

Assigned To: Juniper

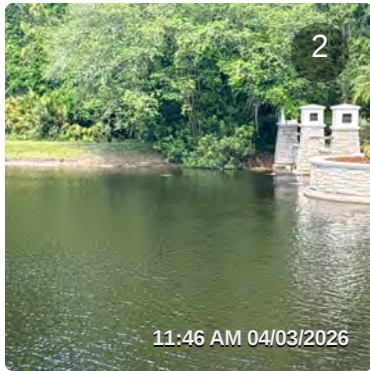
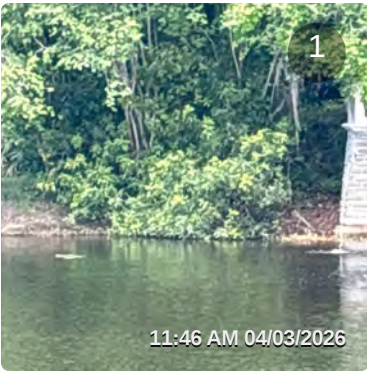
Remove Brazilian Pepper in bed on bank of pond 1. Also remove a vine over hanging monument pillar at pond 1.



**Item 5**

Assigned To: Juniper

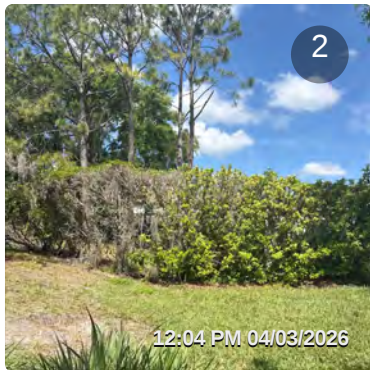
Asking if a proposal has been generated to remove the large Brazilian pepper on pond 1?



**Item 6**

Assigned To: Juniper

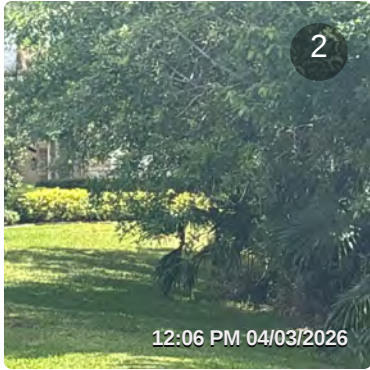
Diagnose and treat declining Viburnum at lift station on Meridian Point Dr.



**Item 7**

Assigned To: Juniper

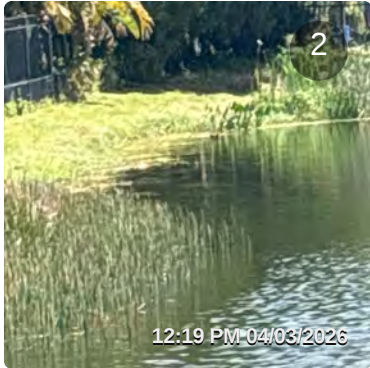
Push back Brazilian Peppers to the preserve line on Meridian Point Dr. between Chatsworth Manor Cir. and Turning Leaf Ct.



**Item 8**

Assigned To: Steadfast

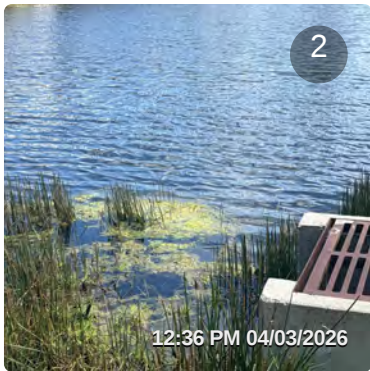
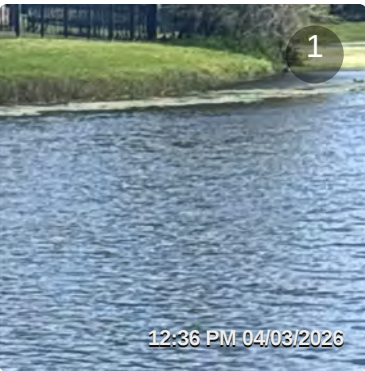
Treat non-desirable grassy weeds starting to grow along pond 11 edge.



**Item 9**

Assigned To: Steadfast

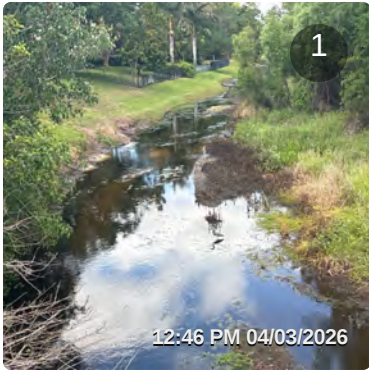
Pond 14 needs treatment.



**Item 10**

Assigned To: Steadfast If Responsible

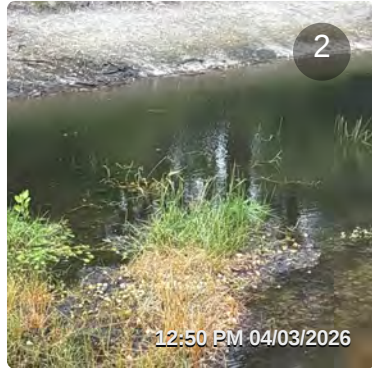
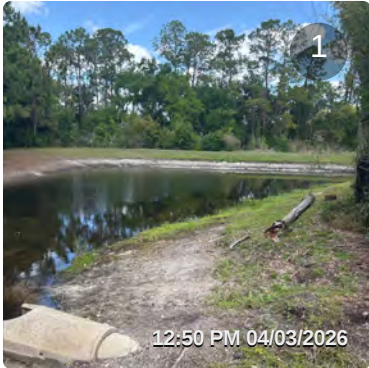
Noting the canal on Meridian Point Dr. Has slightly more water than last inspection. Still need to remove a small branch right by the bridge.



**Item 11**

Assigned To: Steadfast

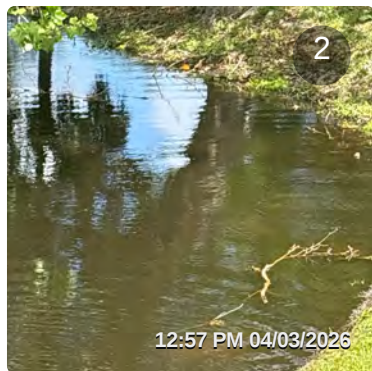
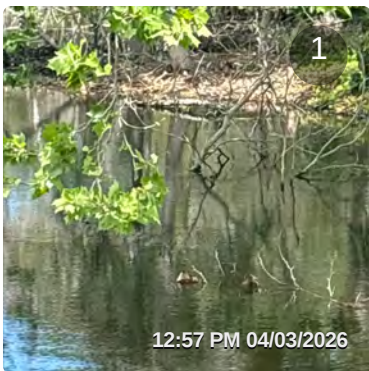
Treat non-desirable grassy weeds in pond 20 as well as weeds on bank. Continuing to monitor wash up that appears to be insane as last inspection.



**Item 12**

Assigned To: Steadfast

Noting downed branches in pond 16 that should be considered for removal.



**Item 13**

Assigned To: Juniper

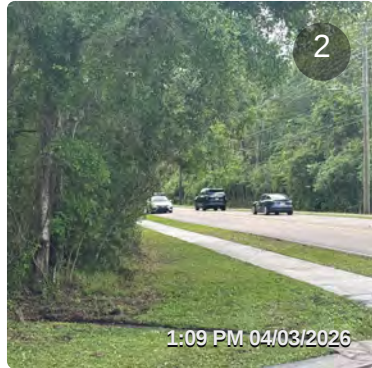
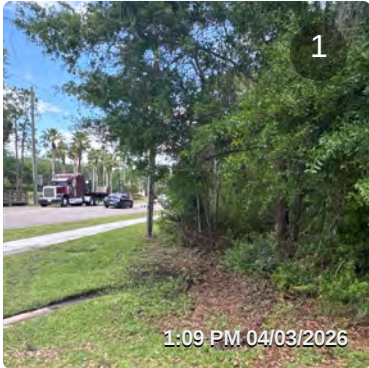
Noting drains are being kept clear and look good after a little bit of rain on Nine Eagles Dr. intersection.



**Item 14**

Assigned To: Juniper

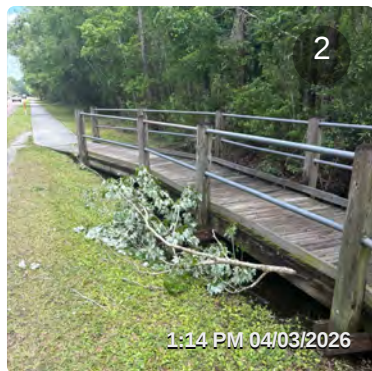
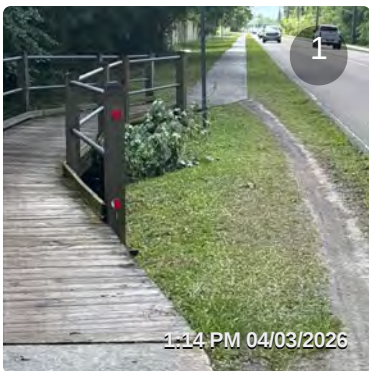
Look at pushing back the preserve on entrance and exit corners of Nine Eagles Dr. at Meridian Point Dr. intersection for possible line of sight issues.



**Item 15**

Assigned To: Juniper

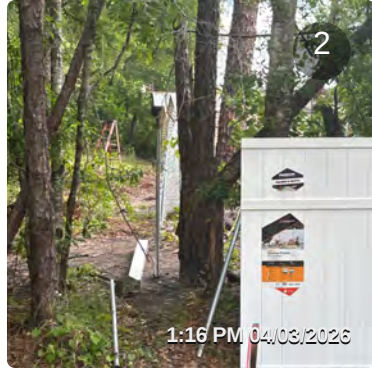
Remove a down branch by the walking bridge on Nine Eagles Dr. ROW.



**Item 16**

Assigned To: Board

The pile of debris has been removed along the edge of the district by the cultural center off Nine Eagles Dr. Noting there is a fence being installed on the edge of their property.



*L&T Brothers, Inc.*  
*DBA Lowes Commercial Painting*  
*"Need the pros call Lowe's"*

**Waterchase**

14401 Waterchase Blvd.  
 Tampa, FL 33626  
 Bob Nanni- Bob.Nanni@inframark.com

**October 18, 2018****Revised January 29, 2019****Work to be done to exterior metal****1. Surface preparation-**

All metal surfaces will be washed free of dirt and debris. All metal cleaned will then be inspected for rust or loose paint. All areas of rust will be scraped, sanded and spot primed as needed with **PPG rust inhibitive primer**.

**2. Finish paint application-**

Once primed areas dry thoroughly one coat of **Rust-Oleum Hammered Brown** finish coat will be applied. All finish paints will be applied evenly with a spray like finish assuring no brush marks or sags.

**Metal surfaces included to be painted-**

1. Light poles

**\*All light pole will receive a Hammered Brown finish**

**All metal areas not mentioned in the included/optional surfaces will be excluded from the proposed work**

**Factory finished items will be excluded unless proposal arrangements are made**

*Rust is a reoccurring problem that cannot be fully corrected by painting procedures nor paint product. It is our goal in prep and application of product to retain rust the best we can. In any circumstance, there may be no warranty applied to reoccurring rusted areas.*

Pinellas License # C8665 – Hillsborough License # PA2882

1

12461 Creekside Dr. Largo, Florida 33773  
 Phone # (727) 742-1492 / Fax # (727) 545-1076

*L&T Brothers, Inc.*  
*DBA Lowes Commercial Painting*  
*"Need the pros call Lowe's"*

**Waterchase**

14401 Waterchase Blvd.  
 Tampa, FL 33626  
 Bob Nanni- Bob.Nanni@inframark.com

**October 18, 2018****Revised January 29, 2019****Conditions and terms of contract:**

This proposal has been offered on behalf of **Lowe's Commercial Painting** and will be carried out by **Lowe's Commercial Painting** employees. Start dates for all projects will be predetermined and finish dates will be posted prior to determined start date. Payment terms will be predetermined based on project financing.

There will be a **Two-year** labor and material guarantee against chipping, flaking, cracking, and peeling on metal due to faulty workmanship and/or materials.

This warranty applies only to the products and application procedures performed/provided by **Lowe's Commercial Painting** and is limited based on previous conditions such as moisture levels, sun exposure, previous coating failure or excessive traffic.

**Payment terms of contract:**

**Lowe's Commercial Painting** proposes to furnish all labor, material and equipment required in meeting the above-mentioned specifications:

\_\_\_\_\_ **Main Bid-Pressure washing, prepping, priming and painting of 267 Light poles**

**For the sum of \$180.00 per light pole**

**Total price-\$48,060.00**

**\*All light pole will receive a Hammered Brown finish**

**Revisions to specification, scheme or scope will alter the price of the bid**

***Scott Angell- scott@lowescommercialpainting.com***

*Please reviews, initial accepted options and contact our office for the Final Contract if the job specifications mentioned above are satisfactory and acceptable. Any unsigned contract will be void after (90) days.*

Pinellas License # C8665 – Hillsborough License # PA2882

2

12461 Creekside Dr. Largo, Florida 33773  
 Phone # (727) 742-1492 / Fax # (727) 545-1076

**WATERCHASE  
COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2025**

**WATERCHASE COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA**

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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
 Waterchase Community Development District  
 Hillsborough County, Florida

### Report on the Audit of the Financial Statements

#### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Waterchase Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### **Responsibilities of Management for the Financial Statements**

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

#### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report March 16, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 16, 2026

## **MANAGEMENT’S DISCUSSION AND ANALYSIS**

Our discussion and analysis of Waterchase Community Development District, Hillsborough County, Florida (“District”) provides a narrative overview of the District’s financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District’s Independent Auditor’s Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$6,402,087.
- The change in the District’s total net position in comparison with the prior fiscal year was \$280,014, an increase. The key components of the District’s net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District’s governmental funds reported combined ending fund balances of \$1,338,006, a decrease of (\$34,187) in comparison with the prior fiscal year. The total fund balance is restricted for debt service, non-spendable for prepaid items and deposits, assigned to reserves, and the remainder is unassigned fund balance which is available for spending at the District’s discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District’s basic financial statements. The District’s basic financial statements are comprised of three components: **1)** government-wide financial statements, **2)** fund financial statements, and **3)** notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### **1) Government-Wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the District’s finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District’s assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government’s net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### **2) Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general and debt service funds, both of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### 3) Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,	
	2025	2024
Current and other assets	\$ 1,366,894	\$ 1,401,501
Capital assets, net of depreciation	9,121,419	9,307,531
Total assets	<u>10,488,313</u>	<u>10,709,032</u>
Deferred outflows of resources	261,739	305,362
Current liabilities	83,965	91,321
Long-term liabilities	4,264,000	4,801,000
Total liabilities	<u>4,347,965</u>	<u>4,892,321</u>
Net position		
Net investment in capital assets	5,119,158	4,811,893
Restricted	387,109	340,985
Unrestricted	895,820	969,195
Total net position	<u>\$ 6,402,087</u>	<u>\$ 6,122,073</u>

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expenses.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues:		
Charges for services	\$ 1,066,251	\$ 1,065,804
Operating grants and contributions	23,999	22,679
General revenues		
Unrestricted investment earnings	36,545	53,806
Miscellaneous	2,424	-
Total revenues	<u>1,129,219</u>	<u>1,142,289</u>
Expenses:		
General government	174,848	196,474
Maintenance and operations	488,839	307,190
Interest	185,518	201,875
Total expenses	<u>849,205</u>	<u>705,539</u>
Change in net position	280,014	436,750
Net position - beginning	<u>6,122,073</u>	<u>5,685,323</u>
Net position - ending	<u>\$ 6,402,087</u>	<u>\$ 6,122,073</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$849,205. The costs of the District's activities were primarily funded by program revenues which is comprised primarily of assessments. The remainder of the current fiscal year revenue includes miscellaneous income and interest revenue which slightly decreased during the fiscal year. Expenses increased from the prior fiscal year due to an increase in maintenance in the current year.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase expenditure and use of fund balance by \$140,000. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2025, the District had \$13,099,198 invested in land, land improvements, infrastructure, drainage system and other improvements. In the government-wide financial statements depreciation of \$3,977,779 has been taken, which resulted in a net book value of \$9,121,419. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2025, the District had \$4,264,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEARS BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Waterchase Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300 Tampa, FL 33607.

**WATERCHASE COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

	Governmental Activities
<b>ASSETS</b>	
Cash and cash equivalents	\$ 911,104
Due from other government	7,128
Accounts receivable	830
Prepaid items	7,698
Deposits	2,724
Restricted assets:	
Investments	437,410
Capital assets:	
Nondepreciable	6,735,805
Depreciable, net	2,385,614
Total assets	10,488,313
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred charge on refunding (debit)	261,739
Total deferred outflows of resources	261,739
 <b>LIABILITIES</b>	
Accounts payable	28,888
Accrued interest payable	55,077
Non-current liabilities:	
Due within one year	554,000
Due in more than one year	3,710,000
Total liabilities	4,347,965
 <b>NET POSITION</b>	
Net investment in capital assets	5,119,158
Restricted for debt service	387,109
Unrestricted	895,820
Total net position	\$ 6,402,087

See notes to the financial statements



**WATERCHASE COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2025**

	Major Funds		Total
	General	Debt Service	Governmental Funds
<b>ASSETS</b>			
Cash and cash equivalents	\$ 911,104	\$ -	\$ 911,104
Investments	-	437,410	437,410
Accounts receivable	830	-	830
Due from other government	2,352	4,776	7,128
Prepaid items	7,698	-	7,698
Deposits	2,724	-	2,724
Total assets	\$ 924,708	\$ 442,186	\$ 1,366,894
<b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 28,888	\$ -	\$ 28,888
Total liabilities	28,888	-	28,888
Fund balances:			
Nonspendable:			
Prepaid items and deposits	10,422	-	10,422
Restricted for:			
Debt service	-	442,186	442,186
Assigned to:			
Operating reserves	93,490	-	93,490
Lake embankment/drainage	497,582	-	497,582
Streetlights	75,000	-	75,000
Aeration	75,000	-	75,000
Tree removal/replacement	55,000	-	55,000
Unassigned	89,326	-	89,326
Total fund balances	895,820	442,186	1,338,006
Total liabilities and fund balances	\$ 924,708	\$ 442,186	\$ 1,366,894

See notes to the financial statements

**WATERCHASE COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF BALANCE SHEET – GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

Fund balance - governmental funds \$ 1,338,006

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental fund financial statements. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	13,099,198	
Accumulated depreciation	<u>(3,977,779)</u>	9,121,419

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.

261,739

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(55,077)	
Bonds payable	<u>(4,264,000)</u>	<u>(4,319,077)</u>

Net position of governmental activities	<u>\$ 6,402,087</u>
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See notes to the financial statements

**WATERCHASE COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>REVENUES</b>			
Assessments	\$ 355,798	\$ 710,453	\$ 1,066,251
Interest	36,545	23,999	60,544
Miscellaneous revenue	2,424	-	2,424
Total revenues	394,767	734,452	1,129,219
<b>EXPENDITURES</b>			
Current:			
General government	165,415	9,433	174,848
Maintenance and operations	302,727	-	302,727
Debt service:			
Principal	-	537,000	537,000
Interest	-	148,831	148,831
Total expenditures	468,142	695,264	1,163,406
Excess (deficiency) of revenues over (under) expenditures	(73,375)	39,188	(34,187)
Fund balances - beginning	969,195	402,998	1,372,193
Fund balances - ending	\$ 895,820	\$ 442,186	\$ 1,338,006

See notes to the financial statements

**WATERCHASE COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ (34,187)
<p>Amounts reported for governmental activities in the statement of activities are different because:</p>	
Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.	(186,112)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	537,000
Amortization of deferred amount on refunding is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(43,623)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>6,936</u>
Change in net position of governmental activities	<u>\$ 280,014</u>

See notes to the financial statements

**WATERCHASE COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Waterchase Community Development District ("the District") was created on March 22, 2001 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Hillsborough County Ordinance 01-5. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("the Board") which is composed of five members. The Supervisors are elected by the qualified electors residing within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations and debt service are billed and collected by the County Tax Assessor/Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)****Assets, Liabilities and Net Position or Equity (Continued)**Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Landscape and irrigation	30
Infrastructure and other	20-50

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Refunding of Debt

For current refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized as a component of interest expense over the shorter of the remaining life of the old debt or the life of the new debt. In connection with the refunding, \$43,623 was recognized as a component of interest expense in the current fiscal year.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 - BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## **NOTE 4 - DEPOSITS AND INVESTMENTS**

### **Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

**NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)****Investments**

The District's investments were held as follows at September 30, 2025:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturity</u>
US Bank Gcts 0490	\$ 437,410	N/A	N/A
Total Investments	<u>\$ 437,410</u>		

Commercial paper investments are held by the trustee but not in the District's name.

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1: Investments* whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs. The District used the market approach as the valuation technique.

**NOTE 5 - CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 6,735,805	\$ -	\$ -	\$ 6,735,805
Total capital assets, not being depreciated	<u>6,735,805</u>	<u>-</u>	<u>-</u>	<u>6,735,805</u>
Capital assets, being depreciated				
Landscaping and irrigation	29,678	-	-	29,678
Infrastructure - water control and other	6,139,546	-	-	6,139,546
Streetlight project - LED	96,959	-	-	96,959
Fountains	81,570	-	-	81,570
Aeration system	15,640	-	-	15,640
Total capital assets, being depreciated	<u>6,363,393</u>	<u>-</u>	<u>-</u>	<u>6,363,393</u>
Less accumulated depreciation for:				
Landscaping and irrigation	13,852	989	-	14,841
Infrastructure - water control and other	3,683,729	175,415	-	3,859,144
Streetlight project - LED	61,004	4,848	-	65,852
Fountains	27,869	4,078	-	31,947
Aeration system	5,213	782	-	5,995
Total accumulated depreciation	<u>3,791,667</u>	<u>186,112</u>	<u>-</u>	<u>3,977,779</u>
Total capital assets, being depreciated, net	<u>2,571,726</u>	<u>(186,112)</u>	<u>-</u>	<u>2,385,614</u>
Governmental activities capital assets, net	<u>\$ 9,307,531</u>	<u>\$ (186,112)</u>	<u>\$ -</u>	<u>\$ 9,121,419</u>

Depreciation expense was charged to the maintenance and operations function.

**NOTE 6 - LONG TERM LIABILITIES****Series 2017**

On October 26, 2017, the District issued \$8,129,000 of Series 2017 Capital Improvement Revenue Refunding Bonds due May 1, 2032 with a fixed interest rate of 3.1%. The Series 2017 Bonds were issued to refund the Series 2007 Capital Improvement Revenue Refunding Bonds. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2017. Principal on the 2017 Bonds is paid serially commencing May 1, 2019 through May 1, 2032.

The Series 2017 Bonds are subject to redemption in part prior to maturity at the option of the District at a redemption price as set forth in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption and optional redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

**NOTE 6 - LONG TERM LIABILITIES (Continued)****Long-term Debt Activity**

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2017 Bonds	\$ 4,801,000	\$ -	\$ 537,000	\$ 4,264,000	\$ 554,000
Total	<u>\$ 4,801,000</u>	<u>\$ -</u>	<u>\$ 537,000</u>	<u>\$ 4,264,000</u>	<u>\$ 554,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 554,000	\$ 132,184	\$ 686,184
2027	572,000	115,010	687,010
2028	589,000	97,278	686,278
2029	608,000	79,019	687,019
2030	627,000	60,171	687,171
2031-2032	1,314,000	61,411	1,375,411
Total	<u>\$ 4,264,000</u>	<u>\$ 545,073</u>	<u>\$ 4,809,073</u>

**NOTE 7 - MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

**NOTE 8 - RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There have not been claims from these risks that exceeded commercial insurance coverage over the past three years.

**WATERCHASE COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Assessments	\$ 354,410	\$ 354,410	\$ 355,798	\$ 1,388
Interest	20,000	20,000	36,545	16,545
Miscellaneous revenue	-	-	2,424	2,424
Total revenues	<u>374,410</u>	<u>374,410</u>	<u>394,767</u>	<u>20,357</u>
<b>EXPENDITURES</b>				
Current:				
General government	165,412	165,412	165,415	(3)
Maintenance and operations	208,549	348,549	302,727	45,822
Total expenditures	<u>373,961</u>	<u>513,961</u>	<u>468,142</u>	<u>45,819</u>
Excess (deficiency) of revenues over (under) expenditures	449	(139,551)	(73,375)	66,176
<b>OTHER FINANCING SOURCES</b>				
Use of fund balance (carry forward)	(449)	139,551	-	(139,551)
Total other financing sources (uses)	<u>(449)</u>	<u>139,551</u>	<u>-</u>	<u>(139,551)</u>
Net change in fund balances	<u>\$ -</u>	<u>\$ -</u>	<u>(73,375)</u>	<u>\$ (73,375)</u>
Fund balance - beginning			<u>969,195</u>	
Fund balance - ending			<u>\$ 895,820</u>	

See notes to required supplementary information

**WATERCHASE COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase expenditure and use of fund balance by \$140,000. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**WATERCHASE COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025  
UNAUDITED**

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	3
Employee compensation	Not applicable
Independent contractor compensation	\$187,012
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Millage rate	Not applicable
Ad valorem taxes collected	Not applicable
Outstanding Bonds:	see Note 6 for details
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$482.56 Debt service - \$386.57 - \$1,815.89
Special assessments collected	\$1,066,251
Outstanding Bonds:	see Note 6 for details



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
 Boca Raton, Florida 33431  
 (561) 994-9299 • (800) 299-4728  
 Fax (561) 994-5823  
 www.graucpa.com

## INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors  
 Waterchase Community Development District  
 Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Waterchase Community Development District, Hillsborough County, Florida (the "District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 16, 2026.

### Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

### Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 16, 2026



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
 REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
 RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
 Waterchase Community Development District  
 Hillsborough County, Florida

We have examined Waterchase Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Waterchase Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 16, 2026



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## MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors  
 Waterchase Community Development District  
 Hillsborough County, Florida

### Report on the Financial Statements

We have audited the accompanying basic financial statements of Waterchase Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 16, 2026.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 16, 2026, should be considered in conjunction with this management letter.

### Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Waterchase Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Waterchase Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 16, 2026

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.



**Fuller Electrical Contractors, Inc.**

ESTIMATE	#86136
ESTIMATE DATE	Apr 2, 2026
SERVICE DATE	Mar 31, 2026
EXPIRATION DATE	May 2, 2026
<b>TOTAL</b>	<b>\$890.00</b>

Waterchase CDD  
 Waterchase CDD  
 11934 Royce Waterford Cir  
 Tampa, FL

(727) 748-5181  
 jweaver@inframark.com

SERVICE ADDRESS

14401 Waterchase Blvd  
 Tampa, FL

CONTACT US

107 Dunbar Ave, Suite L  
 Oldsmar, FL 34677

(813) 814-0999  
 bheath@fullerelectricalinc.com

Service completed by: Brian Heath

**ESTIMATE**

Services	qty	unit price	amount
Water Fountain Power	1.0	\$890.00	\$890.00
-Provide and install a 4SU DIN Rail Mount 97.5W 15V 6.5A power supply and a 6 circuit 30amp rated terminal block with an in line 20 amp terminal fuse block inside the existing fountain control cabinet for fountain lighting.			

\*(All lighting connections provided by other)\*

Notes:	1.0	\$0.00	\$0.00
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Proposal pricing is reflected as project grouping. Pricing may be subject to change depending on selected items.

Credit or debit card payments over \$1,000.00 will be subject to a convenience fee of 2.7%. Credit or debit card payments \$3,000.00 and above will be subject to convenience fee of 3.6%.

All projects are backed by a one (1) year labor guarantee on workmanship, excludes product warranty.

Thank you for this opportunity to submit a proposal on this project. If you have any other questions, please feel free to contact me. Price is valid for thirty (30) days from the above date.

I have read this document, including all attachments, and accept everything in its entirety. I understand that upon signing approval of this proposal including any and all included attachments becomes a legally binding contract.

Services subtotal: \$890.00

Subtotal	\$890.00
<b>Total</b>	<b>\$890.00</b>

Thank you for doing business with us.

**MINUTES OF MEETING  
WATERCHASE  
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of the Waterchase Community Development  
2 District was held on March 9, 2026, at 6:00 p.m. at the Waterchase Clubhouse, 14401 Waterchase  
3 Boulevard, Tampa, Florida.

4  
5 Present and constituting a quorum were:

6	Ian Watson	Chairperson
7	Salvatore Mancini	Vice Chairperson
8	Michael Acheson	Assistant Secretary ( <i>via Teams</i> )
9	G. Arnie Daniels	Assistant Secretary
10	Chris Rizzo	Assistant Secretary

11

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

13	John Weaver	District Manager, Inframark
14	Whitney Sousa	District Counsel, Straley & Robin ( <i>via Teams</i> )
15	Tonja Stewart	District Engineer, Stantec ( <i>via Teams</i> )
16	John Fowler	Field Inspection Coordinator, Inframark
17	Fernand Thomas	District Accountant, Inframark ( <i>via Teams</i> )
18	Paula Means	Representative, LMP

19

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

23

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

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

26

27 **SECOND ORDER OF BUSINESS** **Audience Comments**

28

29

30

On MOTION by Mr. Watson, seconded by Mr. Rizzo, with all in favor, the motion to allow Mr. Archeson to join the meeting via Teams carried.

31

32 **THIRD ORDER OF BUSINESS** **Staff Reports**

33

34

35

36

37

38

39

40

**A. District Accountants Report**

The Board discussed the classification of workers as W2 employees versus 1099 independent contractors. Mr. Thomas advised that Inframark cannot provide guidance or recommendations regarding worker classification. The Board requested that specific IRS guidelines be provided for Board review of the requirements, thus allowing them to make an informed decision regarding W2 versus 1099 classification.

**Waterchase CDD**  
**March 9, 2026**

39 **B. Landscape Report**

40 Mr. Fowler and Ms. Means discussed the back area near the gate and the possibility of  
41 placing rocks along the right side of the right-of-way to discourage trucks and dirt bikes from  
42 entering the area.

43 The HOA requested the development of a landscape master plan to address shrubs and  
44 planting in sections rather than completing the work as a single lump-sum project.

45

46 **C. Pond Report**

47 The Board reviewed the Pond Report as provided in the agenda package. Colder weather  
48 during February 2026 has contributed to increased grass and algae growth in several pond areas.  
49 Pond 11 was identified as the primary location for these issues. Water levels are low throughout  
50 the pond system.

51

52 **D. District Engineer Report**

53 Ms. Stewart reported on the conditions related to Pond 20 advising investigation is required  
54 to determine the location of the washout area and whether the section is on CDD property or  
55 adjacent private property. Further evaluation will be conducted to identify the source and extent  
56 of the issue.

57 Ms. Stewart advised that the skimmer repairs are not currently considered the District's  
58 highest priority. Given the limited window of time before seasonal water levels increase, the  
59 primary focus will be on debris removal and cleanup around the controlled structures to ensure  
60 proper water flow and functionality. Steadfast will present a proposal outlining the scope of work  
61 for the necessary maintenance and corrective actions.

62 A resident has report erosion caused by downspout discharge from a French drain system.  
63 The proposed solution is to identify the affected erosion areas and install Plexi-mat products  
64 designed to stabilize the soil and reduce erosion by dissipating the velocity of stormwater runoff.  
65 The resident will be notified and made aware of the proposed corrective measures.

66

67 **E. District Counsel Report**

68 Ms. Sousa had no updates for the Board.

69

70 **F. Field Inspector Report**

71 The Board reviewed the Field Inspection Report provided in the agenda package.

**Waterchase CDD**  
**March 9, 2026**

72 A fallen tree was reported and will need to be removed. Staff noted an algae outbreak in  
 73 several ponds, attributed to low water levels. A pine tree located within the pond area will be left  
 74 in place to naturally decompose, rather than being removed, as this approach is acceptable and  
 75 avoids unnecessary disturbance. The washout at the referenced residence has become a  
 76 significant concern. Ongoing erosion may compromise the culvert pipe if the condition worsens.  
 77 The area will continue to be monitored and evaluated to determine appropriate corrective action.  
 78 Brazilian pepper vegetation will be removed as part of maintenance and invasive species control.  
 79 Mr. Fowler will conduct a site walk with Mr. Montagna along the north side of the property to  
 80 review conditions and identify any pertinent issues. Findings from the site visit will be reported  
 81 back to the Board.

82

**83 G. District Manager**

84 Mr. Weaver conducted an on-site visit with Mr. Fowler on Thursday, March 5, 2026, to observe  
 85 the washout issue at Double Branch in preparation for contacting the resident.

86 Mr. Weaver's follow-up with payroll to inquire if January 2026 and February 2026 can be  
 87 retroactively updated to reflect W2 status is currently awaiting a response.

88 Debris that was left on CDD property by the Filipino Center will be removed.

89 Mr. Weaver is currently awaiting HOA approval of the proposed colors regarding the pole  
 90 project.

91 Mr. Weaver reviewed details outlined in Mr. Fowlers report with the Board.

92

**93 FOURTH ORDER OF BUSINESS Business Items**

**94 A. Consideration of Juniper Proposal #385799 for Fallen Tree on CDD Land**

95 On MOTION by Mr. Watson, seconded by Mr. Daniels, with all in  
 96 favor, the motion to approve the Juniper Proposal #385799 for fallen  
 97 tree on CDD land carried.

98

**99 B. Consideration of Steadfast Proposals**

100 Discussion ensued regarding the electrical work needed for Pond 11. The Board decided to  
 101 obtain a quote from Fuller Electric with an NTE of \$885 and compare the proposal to that  
 102 submitted by Steadfast.

103

**Waterchase CDD  
March 9, 2026**

104 i. **Compressor Rebuild for Pond 11 & Pond 12**

105 On MOTION by Mr. Daniels, seconded by Mr. Mancini, with all in  
106 favor, the motion to approve the Steadfast proposal for compressor  
107 rebuild for Pond 11 & Pond 12 carried.

108  
109 ii. **Installation of Fountain Lighting for Pond 11**

110 On MOTION by Mr. Watson, seconded by Mr. Rizzo, with all in  
111 favor, the motion to obtain additional proposal from Fuller Electric  
112 with NTE of \$885 for electrical work at Pond 11 carried.

113  
114 **C. Review of DRC Application for 12013 Meridian Point Drive**

115 The Board reviewed the DRC application for 12013 Meridian Point Drive regarding a fence  
116 located on property owned by the resident. It was noted that the proposed fence location is  
117 adjacent to wetland areas. The resident will need to contact Hillsborough County to obtain the  
118 appropriate condolence/approval and authorization permit required for the fence construction  
119 within or near wetlands before the application can be processed further.

120

121 **FIFTH ORDER OF BUSINESS** **Business Administration**

122 **A. Consideration of Minutes from the Meeting held February 9, 2026**

123 On MOTION by Mr. Rizzo seconded by Mr. Watson, with all in  
124 favor, the motion to approve the regular meeting minutes from  
125 February 9, 2026, carried.

126

127 **B. Review of Financials Statement for the Month of January 2026**

128 On MOTION by Mr. Watson, seconded by Mr. Rizzo, with all in  
129 favor, the motion to accept the January 2026 Financial Statements  
130 carried.

131

132 **C. Ratification of Arbitrage Engagement Letter for 2024 Report Series 2017**

133 Discussion ensued. It was determined that this item had already been voted on in an earlier  
134 meeting. No further action was taken.

135

136 **ADDITIONAL AUDIENCE COMMENTS**

137 Resident from 11527 Meridian Point Drive reported that the drain located in front of his  
138 residence appears to be settling or depressing.

**Waterchase CDD**  
**March 9, 2026**

139 Ms. Stewart will review the condition of the drain to determine the cause and assess the  
140 situation. Appropriate next steps will be identified and presented to the Board.

141

142 **SIXTH ORDER OF BUSINESS** **Supervisors' Requests**

143 The Board requested the paint colors for the poles be identified and another prototype be  
144 produced for further evaluation.

145 It was noted that the farthest floodlight in the Amenity Center parking lot, closest to Racetrack  
146 Road, is currently not functioning. The HOA will address this issue.

147

148 **SEVENTH ORDER OF BUSINESS** **Adjournment**

149 On MOTION by Mr. Daniels seconded by Mr. Mancini, with all in favor,  
150 the meeting was adjourned at 8:01 p.m.

151

152

153

154

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156

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Ian Watson  
Chairperson

*Waterchase  
Community  
Development  
District*

*Financial Report*

*February 28, 2026*

**CLEAR PARTNERSHIPS**



**WATERCHASE**

Community Development District

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**WATERCHASE**  
**Community Development District**

**Financial Statements**

(Unaudited)

*February 28, 2026*

**WATERCHASE**

Community Development District

**Governmental Funds**

**Balance Sheet**  
February 28, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 940,257	\$ -	\$ 940,257
Accounts Receivable	31	-	31
Due From Other Funds	-	37,287	37,287
Investments:			
Money Market Account	167,693	-	167,693
Reserve Fund	-	67,816	67,816
Revenue Fund	-	924,364	924,364
Prepaid Items	361	-	361
Utility Deposits - TECO	2,724	-	2,724
<b>TOTAL ASSETS</b>	<b>\$ 1,111,066</b>	<b>\$ 1,029,467</b>	<b>\$ 2,140,533</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 7,842	\$ -	\$ 7,842
Accrued Expenses	2,160	-	2,160
Due To Other Funds	37,287	-	37,287
<b>TOTAL LIABILITIES</b>	<b>47,289</b>	<b>-</b>	<b>47,289</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Prepaid Items	361	-	361
Deposits	2,724	-	2,724
<b>Restricted for:</b>			
Debt Service	-	1,029,467	1,029,467
<b>Assigned to:</b>			
Operating Reserves	99,778	-	99,778
Reserves-Aeration & Fountains	75,000	-	75,000
Reserves- Lake Embank/Drainage	557,582	-	557,582
Reserves - Tree Removal & Replacement	55,000	-	55,000
Reserves - Streetlights	75,000	-	75,000
<b>Unassigned:</b>	<b>198,332</b>	<b>-</b>	<b>198,332</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,063,777</b>	<b>\$ 1,029,467</b>	<b>\$ 2,093,244</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,111,066</b>	<b>\$ 1,029,467</b>	<b>\$ 2,140,533</b>

**WATERCHASE**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 20,000	\$ 8,333	\$ 16,516	\$ 8,183
Interest - Tax Collector	-	-	881	881
Special Assmnts- Tax Collector	394,867	349,426	366,876	17,450
Special Assmnts- Discounts	(15,795)	(13,971)	(14,437)	(466)
<b>TOTAL REVENUES</b>	<b>399,072</b>	<b>343,788</b>	<b>369,836</b>	<b>26,048</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	24,000	10,000	11,000	(1,000)
FICA Taxes	1,836	765	536	229
ProfServ-Arbitrage Rebate	600	600	3,150	(2,550)
ProfServ-Dissemination Agent	1,000	1,000	-	1,000
ProfServ-Engineering	20,000	8,333	5,876	2,457
ProfServ-Legal Services	9,000	3,750	3,103	647
ProfServ-Mgmt Consulting	66,985	27,910	27,910	-
ProfServ-Special Assessment	9,000	9,000	9,000	-
ProfServ-Trustee Fees	4,337	4,337	4,337	-
ProfServ-Web Site Development	1,076	448	-	448
Auditing Services	5,600	5,600	-	5,600
Website Compliance	2,500	2,500	2,676	(176)
Postage and Freight	350	146	19	127
Insurance - General Liability	7,960	7,960	7,337	623
Legal Advertising	2,500	1,042	-	1,042
Misc-Bank Charges	50	21	438	(417)
Misc-Assessment Collection Cost	7,897	6,985	7,049	(64)
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>164,866</b>	<b>90,572</b>	<b>82,606</b>	<b>7,966</b>
<b><u>Field</u></b>				
Field Services	8,000	3,333	3,333	-
Contracts-Wetland Mitigation	12,000	5,000	-	5,000
Contracts-Lakes	21,440	8,933	8,600	333
Contracts-Canal Maint/Cleaning	10,000	4,167	-	4,167
Contracts-Aquatic Midge Mgmt	7,500	3,125	-	3,125
Contracts-RTR Landscaping	58,516	24,382	23,504	878
Electricity - Streetlights	30,250	12,604	12,094	510
Electricity - Fountain	2,000	833	1,184	(351)

**WATERCHASE**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>
R&M-Fountain	5,000	2,083	-	2,083
R&M-Irrigation	5,000	2,083	177	1,906
R&M-Lake	7,500	3,125	20,202	(17,077)
R&M-Streetlights	42,000	17,500	41,759	(24,259)
Invasive Plant Removal	10,000	4,167	4,290	(123)
R&M Landscape	10,000	4,167	3,730	437
Aerators - R&M	5,000	2,083	400	1,683
<b>Total Field</b>	<b>234,206</b>	<b>97,585</b>	<b>119,273</b>	<b>(21,688)</b>
<b>TOTAL EXPENDITURES</b>	<b>399,072</b>	<b>188,157</b>	<b>201,879</b>	<b>(13,722)</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	155,631	167,957	12,326
Net change in fund balance	\$ -	\$ 155,631	\$ 167,957	\$ 12,326
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>895,820</b>	<b>895,820</b>	<b>895,820</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 895,820</b>	<b>\$ 1,051,451</b>	<b>\$ 1,063,777</b>	

**WATERCHASE**

Community Development District

**Series 2017 Debt Service Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 200	\$ 83	\$ 8,603	\$ 8,520
Special Assmnts- Tax Collector	737,129	663,416	684,875	21,459
Special Assmnts- Discounts	(29,485)	(26,537)	(26,945)	(408)
<b>TOTAL REVENUES</b>	<b>707,844</b>	<b>636,962</b>	<b>666,533</b>	<b>29,571</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	14,743	13,269	13,159	110
<b>Total Administration</b>	<b>14,743</b>	<b>13,269</b>	<b>13,159</b>	<b>110</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	554,000	-	-	-
Interest Expense	132,184	66,092	66,092	-
<b>Total Debt Service</b>	<b>686,184</b>	<b>66,092</b>	<b>66,092</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>700,927</b>	<b>79,361</b>	<b>79,251</b>	<b>110</b>
Excess (deficiency) of revenues Over (under) expenditures	6,917	557,601	587,282	29,681
Net change in fund balance	\$ 6,917	\$ 557,601	\$ 587,282	\$ 29,681
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>442,185</b>	<b>442,185</b>	<b>442,185</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 449,102</b>	<b>\$ 999,786</b>	<b>\$ 1,029,467</b>	

**WATERCHASE**  
**Community Development District**

**Supporting Schedules**

*February 28, 2026*

Community Development District

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

Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Tax Coll Cost	Gross Amount Received	Assmnts	Allocation By Fund	
					Net Amt Assmnts	General Fund	Debt Service Fund
Assmnts Levied FY2026				\$1,131,996		\$394,867	\$737,129
Allocation %				100%		35%	65%
11/07/25	\$ 15,993	\$ 890	\$ 326	\$ 17,209	\$ 5,579	\$ 6,003	\$ 11,206
11/14/25	\$ 99,025	\$ 4,210	\$ 2,021	\$ 105,256	\$ 34,542	\$ 36,716	\$ 68,540
11/21/25	\$ 60,094	\$ 2,555	\$ 1,226	\$ 63,875	\$ 20,962	\$ 22,281	\$ 41,594
12/05/25	\$ 593,846	\$ 25,249	\$ 12,119	\$ 631,214	\$ 207,147	\$ 220,182	\$ 411,031
12/03/25	\$ 129,988	\$ 5,527	\$ 2,653	\$ 138,167	\$ 45,343	\$ 48,196	\$ 89,971
12/19/25	\$ 33,959	\$ 1,353	\$ 693	\$ 36,005	\$ 11,846	\$ 12,559	\$ 23,445
01/06/26	\$ 37,193	\$ 1,174	\$ 759	\$ 39,126	\$ 12,974	\$ 13,648	\$ 25,478
02/04/26	\$ 20,068	\$ 421	\$ 410	\$ 20,899	\$ 7,000	\$ 7,290	\$ 13,609
<b>TOTAL</b>	<b>\$ 990,165</b>	<b>\$ 41,378</b>	<b>\$ 20,207</b>	<b>\$ 1,051,750</b>	<b>\$ 345,393</b>	<b>\$ 366,876</b>	<b>\$ 684,875</b>
<b>% COLLECTED</b>				93%		93%	93%

**WATERCHASE**

Community Development District

**ALL FUNDS****Cash and Investment Report***February 28, 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%	\$ 940,257	
					<b>GF Subtotal</b>	<b>\$ 940,257</b>
Money Market Account	BankUnited	Business MMA	n/a	3.40%	\$ 167,693	
					<b>GF Subtotal</b>	<b>\$ 167,693</b>

**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	3.50%	\$ 67,816	
Series 2017 Revenue Fund	US Bank	US Bank Open End CP	n/a	3.50%	\$ 924,364	
					<b>DS Subtotal</b>	<b>\$ 992,180</b>
					<b>Total</b>	<b>\$ 2,100,131</b>

**Bank Account Statement**

Waterchase CDD

**Bank Account No.** 3101  
**Statement No.** 02-26

**Statement Date** 02/28/2026

<b>G/L Account No. 101001 Balance</b>	940,257.29	<b>Statement Balance</b>	946,278.27
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	946,278.27
<b>Subtotal</b>	940,257.29	<b>Outstanding Checks</b>	-6,020.98
<b>Negative Adjustments</b>	0.00		
		<b>Ending Balance</b>	940,257.29
<b>Ending G/L Balance</b>	940,257.29		

**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
02/25/2026	Payment	100099	STEADFAST ENVIRONMENTAL	Inv: SA-19604	-1,720.00
02/25/2026	Payment	100100	GRAU & COMPANY, P.A.	Inv: 28520	-2,000.00
<b>Total Outstanding Checks</b>					-6,020.98

**WATERCHASE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>							
<b>CHECK # 100090</b>							
001	02/09/26	INFRAMARK LLC	169089	Postage	Postage and Freight	541006-51301	\$5.92
001	02/09/26	INFRAMARK LLC	167756	Services provided for the Month of: January 2026	Postage and Freight	541006-51301	\$5,582.08
001	02/09/26	INFRAMARK LLC	167756	Services provided for the Month of: January 2026	Misc-Contingency	549900-51301	\$666.67
001	02/09/26	INFRAMARK LLC	170605	Administrative Fees	Postage and Freight	541006-51301	\$5,582.08
001	02/09/26	INFRAMARK LLC	170605	Administrative Fees	Misc-Contingency	549900-51301	\$666.67
001	02/09/26	INFRAMARK LLC	166750	Postage	Postage and Freight	541006-51301	\$4.28
<b>Check Total</b>							<b>\$12,507.70</b>
<b>CHECK # 100091</b>							
001	02/09/26	LLS TAX SOLUTIONS INC	004026	Total Billing for Arbitrage Services	ProfServ-Arbitrage Rebate	531002-51301	\$900.00
001	02/09/26	LLS TAX SOLUTIONS INC	004025	Arbitrage Services	ProfServ-Arbitrage Rebate	531002-51301	\$2,250.00
<b>Check Total</b>							<b>\$3,150.00</b>
<b>CHECK # 100092</b>							
001	02/09/26	COMPLETE IT	18699	Microsoft 365 Apps for Business:	Website Compliance	534397-51301	\$675.00
001	02/09/26	COMPLETE IT	18891	Email w/ Vault Email account 30GB	Website Compliance	534397-51301	\$89.70
001	02/09/26	COMPLETE IT	18614	Email account 30GB	Website Compliance	534397-51301	\$89.70
<b>Check Total</b>							<b>\$854.40</b>
<b>CHECK # 100093</b>							
001	02/09/26	LANDSCAPE MAINTENANCE PROFESSIONALS LLC	375559	Addendum 2 January 2026	Contracts-RTR Landscaping	534346-53901	\$328.20
001	02/09/26	LANDSCAPE MAINTENANCE PROFESSIONALS LLC	378128	January 2026 Wet Check Repairs	Contracts-RTR Landscaping	534346-53901	\$364.49
<b>Check Total</b>							<b>\$692.69</b>
<b>CHECK # 100094</b>							
001	02/09/26	FULLER ELECTRICAL CONTRACTORS	18155	Removed and replaced photocell	R&M-Streetlights	546095-53901	\$293.00
001	02/09/26	FULLER ELECTRICAL CONTRACTORS	18136	Remaining balance due for the stocking of 200 Grass Carp.	R&M-Streetlights	546095-53901	\$255.00
001	02/09/26	FULLER ELECTRICAL CONTRACTORS	16897_2	Replaced Polaris taps	R&M-Streetlights	546095-53901	\$1,877.60
001	02/09/26	FULLER ELECTRICAL CONTRACTORS	16897_3	light poles maintenance	R&M-Streetlights	546095-53901	\$1,402.50
<b>Check Total</b>							<b>\$3,828.10</b>
<b>CHECK # 100095</b>							
001	02/09/26	STRALEY ROBIN VERICKER	27759	r Professional Services Rendered Through December 31, 2025	ProfServ-Legal Services	531023-51401	\$122.00
001	02/09/26	STRALEY ROBIN VERICKER	27687	Services Rendered Through November 30, 2025	ProfServ-Legal Services	531023-51401	\$218.00
<b>Check Total</b>							<b>\$340.00</b>
<b>CHECK # 100096</b>							
001	02/09/26	STANTEC CONSULTING SERVICES INC	2501421	General Consulting Services	ProfServ-Engineering	531013-51501	\$645.75
001	02/09/26	STANTEC CONSULTING SERVICES INC	2511219	Stantec Consulting Services	ProfServ-Engineering	531013-51501	\$706.50
<b>Check Total</b>							<b>\$1,352.25</b>
<b>CHECK # 100097</b>							
001	02/09/26	INNERSYNC STUDIO LTD	INV-SN-1055	ADA-compliant website FY2025-2026	Website Compliance	534397-51301	\$1,552.50
<b>Check Total</b>							<b>\$1,552.50</b>

**WATERCHASE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 100098</b>							
001	02/09/26	STEADFAST ENVIRONMENTAL	SA-18399	SE1729 Waterchase Nine Eagles Culvert	Invasive Plant Removal	546242-53901	\$4,290.00
001	02/09/26	STEADFAST ENVIRONMENTAL	SA-18926	SE1746 Aeration Replacement Sound Shield.	R&M-Lake	546042-53901	\$12,510.22
001	02/09/26	STEADFAST ENVIRONMENTAL	SA-19308	Routine Aquatic Maintenance	Electricity - Fountain	543036-53901	\$1,720.00
<b>Check Total</b>							<b>\$18,520.22</b>
<b>CHECK # 100099</b>							
001	02/25/26	STEADFAST ENVIRONMENTAL	SA-19604	REMOVAL OF EMERGENT BRUSHES & PRIMROSE TREE	Invasive Plant Removal	546242-53901	\$1,720.00
<b>Check Total</b>							<b>\$1,720.00</b>
<b>CHECK # 100100</b>							
001	02/25/26	GRAU & COMPANY, P.A.	28520	Audit FYE 09/30/2025	ProfServ-Legal Services	531023-51401	\$2,000.00
<b>Check Total</b>							<b>\$2,000.00</b>
<b>CHECK # 100101</b>							
001	02/25/26	FULLER ELECTRICAL CONTRACTORS	16897	Troubleshoot Light Poles	R&M-Streetlights	546095-53901	\$1,579.66
001	02/25/26	FULLER ELECTRICAL CONTRACTORS	16897_5	Mandevilla Court light poles	R&M-Streetlights	546095-53901	\$2,480.00
001	02/25/26	FULLER ELECTRICAL CONTRACTORS	16864	Light Poles repair	R&M-Streetlights	546095-53901	\$1,324.66
<b>Check Total</b>							<b>\$5,384.32</b>
<b>CHECK # 300012</b>							
001	02/18/26	TAMPA ELECTRIC-ACH	012926 ACH	BLLING PRD 12/23/25-01/23/26	Electricity - Streetlights	543013-53901	\$2,423.04
001	02/18/26	TAMPA ELECTRIC-ACH	012926 ACH	BLLING PRD 12/23/25-01/23/26	Electricity - Fountain	543036-53901	\$175.05
<b>Check Total</b>							<b>\$2,598.09</b>
<b>Fund Total</b>							<b>\$54,500.27</b>

<b>Total Checks Paid</b>	<b>\$54,500.27</b>
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