

Waterchase Community Development District

June 8, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



Page 1

EXCELLENCE



ACCOUNTABILITY



RESPECT

Waterchase Community Development District

Board of Supervisors

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

District Staff

Howard Neal, District Manager
Whitney Sousa, District Counsel
Tonja Stewart, District Engineer
John Fowler, Field Service Manager
Fernand Thomas, District Accountant
Melissa Williams, District Admin

Regular Meeting Agenda

Monday, June 08, 2026, at 6:00 p.m.

The Regular Meeting of the Waterchase Community Development District will be held on Monday, June 8, 2026 at 6:00 p.m. at the Waterchase Clubhouse, 14401 Waterchase Blvd, Tampa, Florida, 33626. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 258 833 206 476 63 **Passcode:** 48DT9CX6

Dial-in by Phone: 1-646-838-1601 **Pin:** 899 320 743#

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. STAFF REPORTS

A. District Counsel

B. District Engineer.....Page 4

C. Aquatics Report.....Page 9

 i. Discussion of HOA Request for Proposal from Steadfast of grass removal from Pond 21.....Page 21

D. Landscape Report.....Page 22

 i. Consideration of LMP Proposal #399528 Arbor Work.....Page 36

 ii. June Gardening Tips.....Page 38

E. Field Inspection Report.....Page 41

F. District Manager

 i. District Manager Report.....Page 48

4. BUSINESS ITEMS

A. Consideration of Resolution 2026-05; Approving FY2026-2027 Proposed Budget.....Page 49

 i. Discussion of Exhibit A- FY2026-2027 Proposed Budget

B. Consideration of L&T Brothers Light Pole Proposal.....Page 50

C. Consideration of Inframark Light Pole Proposal #303.....Page 56

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes from the Meeting held on May, 11, 2026.....Page 58

B. Review of Financial Statement for the Month of April 2026.....Page 68

C. Review of the Check Register for the Month of April 2026.....Page 81

D. Review of Financial Snapshot for the Month of May 2026.....Page 83

E. Review of the Cash Flow Analysis for the Month of June 2026.....Page 84

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

8. ADJOURNMENT

The next meeting is scheduled for July 13, 2026, at 6:00 p.m.

From: Stewart, Tonja <Tonja.Stewart@stantec.com>

Sent: Wednesday, May 13, 2026 1:21 PM

To: Howard Neal <howard.neal@inframark.com>

Subject: Field Visit

Based on Board direction at their meeting Monday, I had Tyson visit the property to document conditions of 1) the culvert crossing at Meridian Pointe Drive and Nine Eagles Drive and 2) the sidewalk area on Meridian Pointe Drive recently replaced by the HOA. I have attached pertinent pics for your review.

The culvert crossing looks perfect. Please advise if there are any specific questions about the culvert and/or abutting low areas. We suggest monitoring it during the rainy season for proper operation. It should be added to regular maintenance, if not already (not sure if landscape or pond management services, whichever the Board prefers). There does appear to be an sprinkler where there appears to be a washout, which we suggest be further investigated.

The sidewalk repair work, as discussed in the meeting, should also be monitored during the rainy season. I understand Sal runs along this area regularly, so he would be a great resource to monitor after irrigation use. I suggest removing the concrete rubble between the gutter and sidewalk to open up the opening on the roadside of the flow way underneath the sidewalk. If that results in eliminating the standing water, ground stabilization can be placed, and then handrails (understand the HOA may be pursuing this work).

Thank you. Let me know if I need to provide additional information.

Tonja

Tonja Stewart PE

Senior Project Manager, Civil Engineering

Stantec

[777 S Harbour Island Boulevard Suite 600, Tampa FL 33602-5729](https://www.stantec.com/locations/tampa)

Cell: (813) 426-4916

Tonja.Stewart@stantec.com











Waterchase CDD Aquatics

Inspection Date:

5/29/2026 12:38 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM

813-836-7940

Page 9

Inspection Report

SITE: 1

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Technicians will continue to monitor and treat the floating vegetation until it clears.
 No other nuisance grass observed.
 One small swath of filamentous algae present. It appears to have been treated last week. A technician will follow up and re-treat if 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>	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: Spatterdock	

SITE: 2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

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

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

Inspection Report

SITE: 3

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

One small patch of nuisance grass has appeared just off the bridge. Hose reel treatments will be done here to clear growth. 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>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 6

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mixed vegetative and algal growth is present at the shoreline. Both can be addressed simultaneously next week during service.

<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>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 7

Condition: Excellent Great ✓Good Poor ✓Mixed Condition ✓Improving



Comments:

Significant improvement since I last inspected this pond. A little more work on the offshore littoral areas plus some more rain to flush out decayed floating vegetation will greatly improve conditions. Treatments to shoreline vegetation will continue. 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 type="checkbox"/> Minimal	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
Torpedo Grass	Pennywort	Babytears	Chara	
Hydrilla	Slender Spikerush	Other:		

SITE: 8

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Treatments for submersed vegetation are occurring monthly. The technician that typically services this property has found a mix this growth responds well to and will continue applying it here. Any filamentous algae present will also be cleared by this mix.

<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 type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
Torpedo Grass	Pennywort	Babytears	Chara	
Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Submersed		

Inspection Report

SITE: 11

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

The chara is still present. Our technician has a treatment plan in place to combat growth from the shoreline while we arrange for boat treatments. No other nuisance growth 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: Chara

SITE: 15

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance growth observed. Routine monitoring and treatment as needed will continue. A resident is draining their pool directly into the pond. This may be a better alternative than draining onto the grass as that can lead to erosion.

<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:

Inspection Report

SITE: 21

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Any filamentous algae present is decayed and needs rain to flush out. Monitoring and re-treatments will be applied if 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: 24

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Now that the nuisance grasses have been cleared from one side, they've appeared on the other. Similar treatments via hose reel will be done again to clear these. Hand-casting for algae will also be done at that time.

<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>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

MANAGEMENT SUMMARY



We're about to enter a unique period of pond conditions. Severe drought has already made growth patterns unpredictable and with more frequent rain incoming, ponds are going to be in a constant state of change for a few weeks. Nutrients will start entering waterways from storm drains and runoff which will feed new algal and vegetative growth. However, water levels are currently too low to flush out these nutrients and algal mats. Weather conditions are optimal for algal growth so I expect rapid blooms to start forming. Continued phosphate abatement treatments now will stifle these conditions to some degree.

More rain will also saturate the exposed banks and encourage terrestrial weed growth until they are covered by water. We typically do not fully treat these as they can offer soil stabilization and will drown when covered with water. Aquatic weeds will continue to be targeted as water returns to the ponds.

The rain all week has kicked off the growth I've been expecting. Runoff is pushing new nutrients into the ponds creating prime conditions the plants and algae have been waiting for. Technicians are employing a seasonal mix for current conditions, though decayed material will likely linger longer than expected as ponds are still low from the drought.

Submersed vegetation is the most prevalent growth currently. Technicians are applying targeted treatments to various ponds every visit. New mixes we have been testing here and at other properties are yielding good results at quickly clearing growth.

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: May 29, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

May 7, 2026

Job: SE1079 Waterchase CDD

Title:

Added By: David Smeltz

Log Notes:

Treated ponds for:(Grasses,Algae,Hydrilla)

1,2,3,11,12,5,6,14,13,8,16,15,19,creek

-Treated Grassy edge on pond 1

-Broken Pine Log removed from pond 2

-Sprayed the water Lilly's on pond 12

-Treated Grassy edge on pond 11

-Treated pond 14 for heavy algae.Hydrilla/submerged weeds seem to 90% gone

Weather Conditions:

Partly cloudy with mist and fog Thu, May 7, 2026, 1:44 PM



93°F

Wind: 16 mph

69°F

Humidity: 93%

Total Precip: 0"

Attachments: 31





Printed: May 29, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

May 21, 2026

Job: SE1079 Waterchase CDD

Title:

Added By: David Smeltz

Log Notes:

Treated ponds for:(Grasses,Algae,Hydrilla)

1,3,2,21,11,12,23,5,7,14,9,13,8,15,16,18,19,20

-(Continued attack on Hydrilla in ponds when present.)

-(Chara on the rise in pond 11 again will attack when pond level drops.)

-(Trash removal performed.)

Weather Conditions:

Partly cloudy with isolated storms Thu, May 21, 2026, 1:40 PM



92°F

Wind: 5 mph

71°F

Humidity: 94%

Total Precip: 0.08"

Attachments: 43



From: Victor Gimenez <victor.Gimenez@waterchase.com>

Sent: Friday, May 29, 2026 9:58 AM

To: Howard Neal <hneal@inframark.com>

Cc: Eduardo Sylvestre <manager@waterchase.com>

Subject: Waterchase CDD: Agenda Item Request

Howard,

Good Morning.

I would like to add the following item to the next CDD Meeting Agenda:

- Request the CDD ask Steadfast to provide a price for the removal of all the grass from Pond 21 (Feature Lake w/ fountain next to the pool) at the expense of Waterchase Master Property Owners Association, Inc. (WMPOA).

After researching the

- PLAT (Phase 1; Sheets 8 & 22) - it is part of Tract B (Amenities), and is not included in any Drainage Easement
- Civil Drawings (Sheets 13 & 14, 74A) - it does not appear nor is it tied to the community storm drainage system
- Waterchase CDD Lots/Ponds Exhibit dated 04-28-2004 - it does not have a littoral shelf
- Clubhouse/Amenities Drawings - "Feature Lake" is the exit point for the storm drainage system for the Amenities area only (basketball & tennis courts, playground, pool deck, etc.)

It appears--unless there is a document I am not aware of—the grass can be removed.

All the best,

Victor Gimenez

Waterchase Master Property Owners Association

Board Member - President



A Juniper Company

Property Evaluation Report

05/28/26

Waterchase Master POA - Maintenance

PAULA MEANS

paula.means@lmppro.com

Evaluation Grade

Waterchase Master POA - Maintenance

Flower Beds



- OMG!! Please pull weeds!!! RTR entry tip flower beds



- Weeds in flower beds

Turf Condition - Common Grounds



- Turf color is good.

Waterchase Master POA - Maintenance

Shrub Bed Condition - Common Ground



- Shrubs need tipping along RTR.



- RTR median isles look good.



- Please cut these to 1' and if they come back good. If they do not, we are better off seeing less dead.



- RTR medians look good.

Waterchase Master POA - Maintenance

Drainage



- Culvert 2 looks ok



- Culvert 3 looks ok



- Culvert 4 looks OK



- Drainage swale is OK

Waterchase Master POA - Maintenance



- Pond 15 - I'm not sure what this hose is that seems to be draining something into the pond.



- Culvert 1 - seems OK

Amenity Areas



- Race Track Rd. needs some elevation clearance off sidewalk.

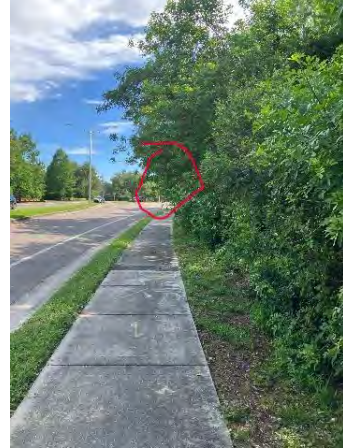


- Trees on Racetrack Rd. hitting people in the face need push back, please.

Waterchase Master POA - Maintenance



- Nine Eagles looks good.



- Racetrack Rd. has some sidewalk clearance issues.



- Nine Eagles looks good.

Waterchase Master POA - Maintenance

Lake Areas / Conservation areas



- This conservation area between ponds 15 and 16 is encroaching a bit into the common area. Please cut back to line.



- Pond 8 good



- Pond 16 good



- San Chaliford Park looks good. Trees need elevation.

Waterchase Master POA - Maintenance



- YIKES!! Bridge area needs to be addressed at next visit, please.



- San Chaliford park needs elevations.



- Pond 6 good



- Pond 5 good.

Waterchase Master POA - Maintenance



- This is a very poor photo of pond 6



- Pond 15 good



- Chaliford Park good

Waterchase Master POA - Maintenance

Fertilization & Pest Control



- RTR medians need suckers removed



- Please spray Meridian Brazilian Bridge.



- Chaliford Park needs spray

Waterchase Master POA - Maintenance

Trees - Common Ground



- Vines in trees need to be pulled down before they take over.



- Back Exit tree on East side is hiding lantern. Please trim off light.



- Vines in trees on Racetrack Rd. need to be pulled down, please



- Only one Blueberry on RTR has suckers. The others look good. Please address this one.

Waterchase Master POA - Maintenance



- Racetrack Rd. sign needs cleared.



- Sign clearance needed.



- All Blueberry except one look good.

Waterchase Master POA - Maintenance

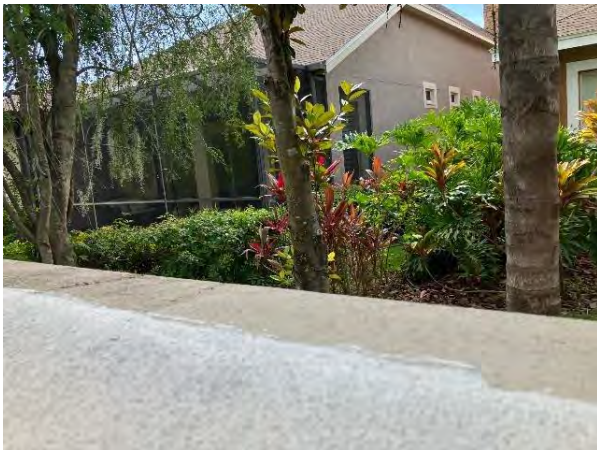
Overall Maintenance Condition



- Homeowner throwing debris over wall onto CDD on RTR. Please pick up once, Herminia. After, if it continues, we will request a note to homeowner.



- Pond 5 - Please just flush cut this Magnolia before someone impales themselves.



- This is the house that is dumping their landscape debris over the RTR wall.



LMP

A Juniper Company

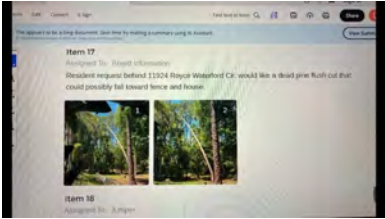


Proposal

Proposal No.: 399528
Proposed Date: 05/13/26

PROPERTY:	FOR:
Waterchase Master POA - Maintenance Eduardo Syvestre 14401 Waterchase Blvd Tampa, FL 33626	11924 Royce Waterford Cir.

Proposal to flush cut and leave debris where it falls a dangerously leaning tree in conservation area behind 11924 Royce Waterford Circle per May CDD meeting.



ITEM	QTY	UOM	TOTAL
Conservation Area			
Arbor Work			\$650.00
Flush Cut Pine	1.00	EA	
Total:			\$650.00

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

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

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty 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

JUNE GARDENING TIPS – COMPILED BY PAULA

In June 2026, gardening in Tampa, FL, focuses on managing summer heat and high humidity, with tasks revolving around planting heat-tolerant vegetables like okra, sweet potatoes, and Southern peas. Key June activities include applying mulch to prevent soil erosion and weed growth, practicing water conservation, and gardening early or late to avoid the midday heat.

IRRIGATION REMINDER

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

Fertilizer bans:

Hillsborough County enforces a fertilizer ban from June 1 to September 30 (the rainy season) to protect water quality, prohibiting the application of fertilizer containing nitrogen or phosphorus to turf or landscaping. Violators face penalties, starting at \$100 for a first violation.

Key Details of the Ordinance:

Prohibited Products: No nitrogen or phosphorus (commonly labeled as N and P) may be applied during the summer months.

Year-Round Rules: Phosphorus is restricted year-round unless a soil test proves deficiency.

Slow-Release Rule: When allowed (October–May), fertilizers must contain at least 50% slow-release nitrogen.

Application Restrictions: No fertilizer within 10 feet of water bodies or seawalls.

Scope: Applies to all residential, commercial, and institutional lawns, including HOAs, throughout the county.

What to Plant

Annuals/Perennials/Wildflowers: Annuals that can take full sun during the increasingly hot summer months include celosia, portulaca, vinca, and some coleus.

NOTE FROM PAULA... ABSOLUTELY suggest Coleus. Not only is there a WIDE variety of colors and types (Also, different sun needs), but they are SOOOOOO much easier to maintain than flowers. Just pinch them back when they are getting too tall and spend the rest of your day at the pool with a cool drink!

Palms: Summer's warm, rainy months are the perfect time to plant palms. Make sure not to cover the trunk with soil.

NOTE FROM PAULA... Do not cover with soil or mulch. Too much mulch also blocks the roots from getting sufficient oxygen, and if the underlying soil remains too wet for too long a time, the roots begin to rot. It can also cause the tree to develop adventitious roots – those growing from trunk tissue, rather than true root tissue. As they grow in diameter, they can develop into girdling roots, further restricting the tree's ability to transport water. Always leave a ring empty around the plant's trunk area and never lay mulch thicker than 2-3" deep. Also, be careful when using rocks as mulch because the hot temperatures here in Central Florida will heat the rocks and cook your plants.

Herbs: Plant heat-loving herbs, including basil, Mexican tarragon, and rosemary. Pinch back regularly to prevent flowering and enhance branching. **See**

Vegetables: Plant okra, southern pea, calabaza, Malabar spinach, and sweet potato. It is too late to plant tomatoes.

What to Do

Pests: Monitor the landscape and garden weekly for harmful insects. Knowing which insects attack a plant can aid in identification and treatment.

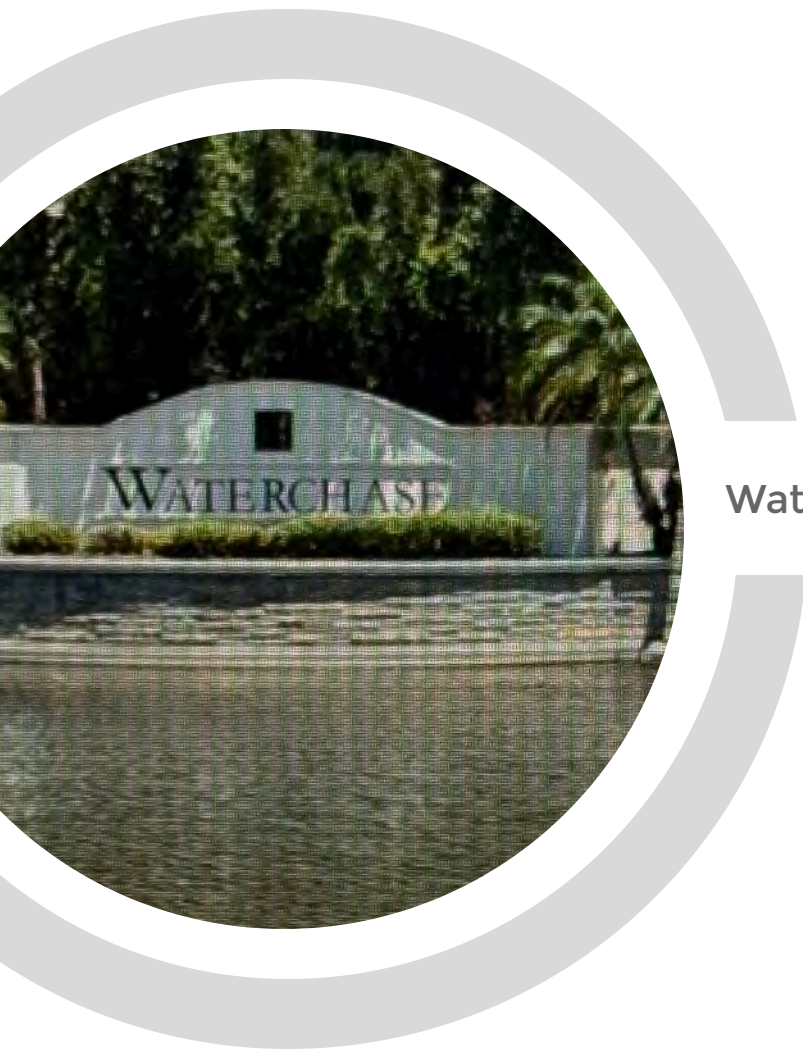
Irrigation: Watch for drought stress and water as needed if rainfall has been spotty. Focus on new plantings and follow watering restrictions. When rains begin, shut down the irrigation system.

Palms and cycads: Watch for nutrient deficiencies or other problems and use appropriate treatments. Keep lawn fertilizers away from the root zone.

Pruning: Lightly prune summer-flowering shrubs, like Hibiscus, Oleander, and Crape Myrtle, during the warmer months because they bloom on new growth. Azaleas can still be pruned until the middle of next month without harming next spring's buds.

June 2026 Gardening Events & Activities:

- Summer Plant Sale (June 21, 2026): Located at Food Forest Finds, featuring local plants.
- Florida Federation of Garden Clubs (FFGC) District V Short Course (June 1-2, 2026): Includes environmental, gardening, and landscape design sessions.
- Weedon Island Preserve Programs (June 17, 2026): "Flowers: A Botanical Approach" workshop.
- Tampa Garden Club Activities (Ongoing): Features Kids in the Garden Summer Camp and Tampa generally held through June.
- Central Florida Palm and Cycad Society (June 2026): Summer meeting at a private garden in Satellite Beach.



Waterchase CDD

Field Inspection Report - May 2026

Friday, May 29 2026

Prepared For Board Of Supervisors

16 Items Identified

16 Items Incomplete

John Fowler

Inframark

Item 1

Assigned To: Steadfast

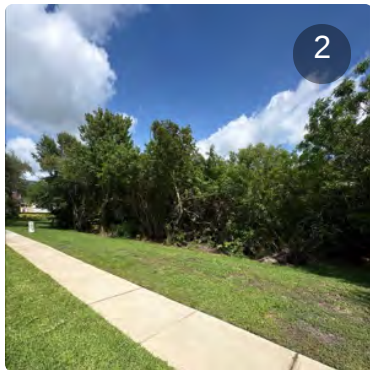
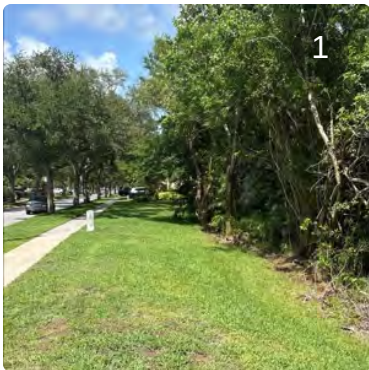
Noting, a few small algae blooms and submersed weeds showing within Spike Rush, but overall pond 23 looks good.



Item 2

Assigned To: Board Information

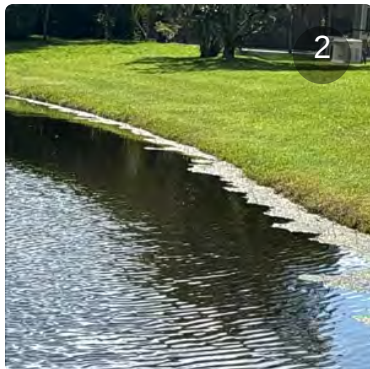
Noting the Brazilian Pepper trees have been cutback overhanging turf on Meridian Point Drive between Chatsworth Manor Circle and Turning Leaf Court.



Item 3

Assigned To: Steadfast

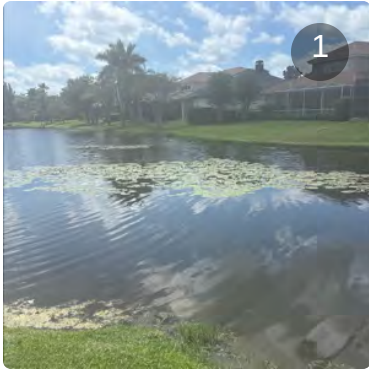
Treat small algae blooms starting to form on pond 5 edge.



Item 4

Assigned To: Steadfast

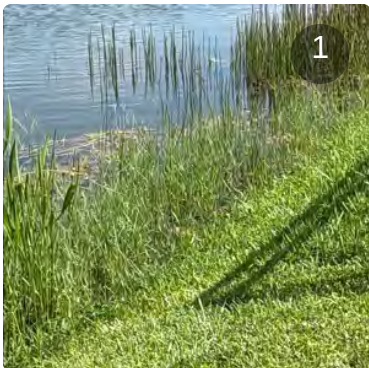
Noting Waterlily population has decreased since last report for Pond 12. I believe this is a healthy amount for pond size. Small algae blooms and a little bit of Torpedograss along water edge.



Item 5

Assigned To: Steadfast

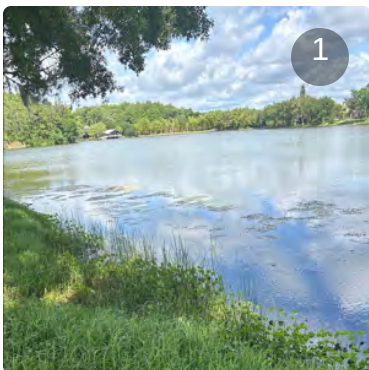
Small amount of Torpedograss growing around Waters edge of pond 11 but overall looks great.



Item 6

Assigned To: Steadfast

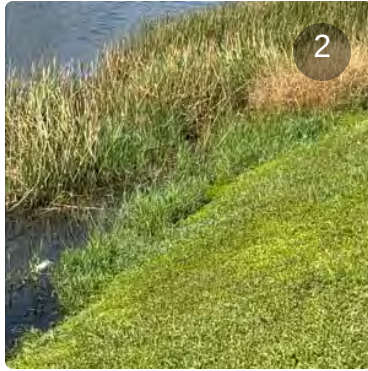
Treat submerged weeds that have surfaced on pond 22.



Item 7

Assigned To: Steadfast

Treat Torpedograss along water edge of pond 14.



Item 8

Assigned To: Board Information

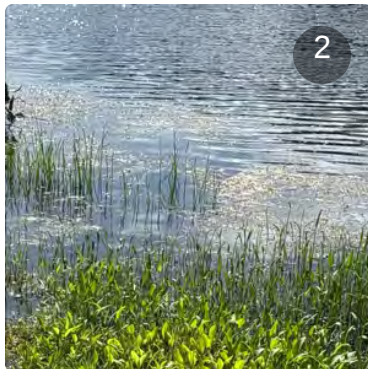
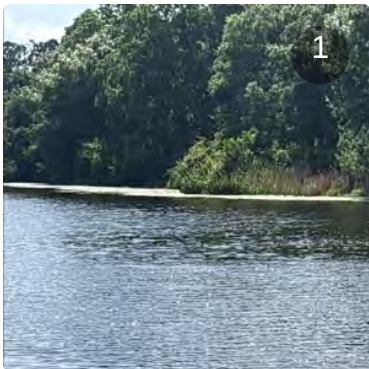
I stopped by the recently repaired sidewalk on Meridian Point Dr. between Mirabelle Vista Cir. and Mirasol Manor Ct. a day after a rain event. Noting that any puddle that was present has dissipated, but there is remnants of standing water along the culvert edge.



Item 9

Assigned To: Steadfast

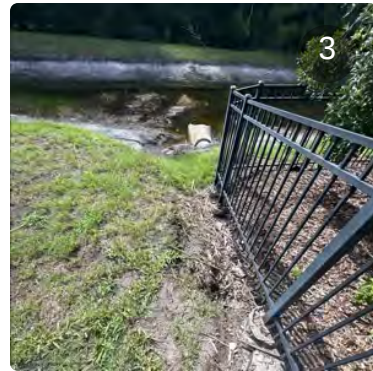
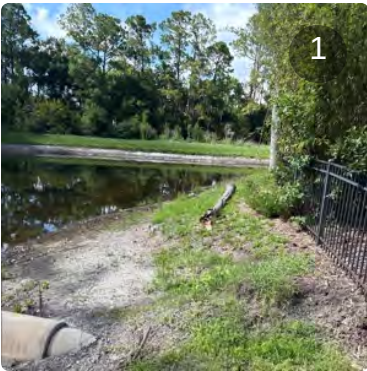
Treat submerged weeds surfacing for pond 13.



Item 10

Assigned To: Board Information

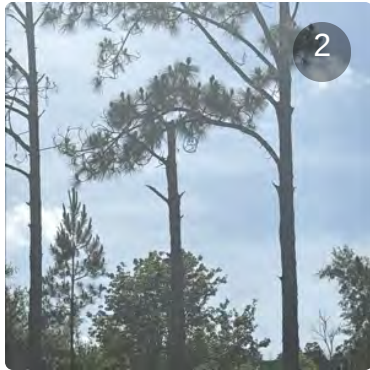
Continuing to monitor pond 20. Noting erosion is not worse than the last inspection even though we have had some rains.



Item 11

Assigned To: Juniper

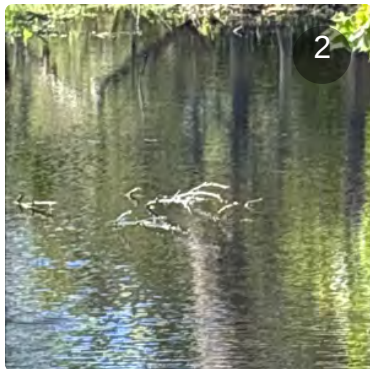
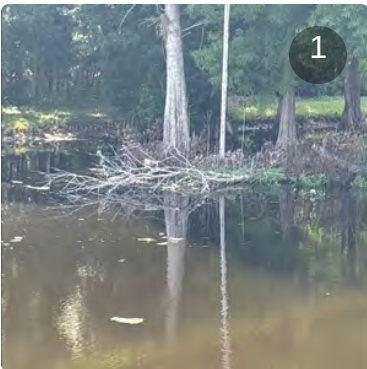
Asking if a proposal has been prepared to remove the two dead pine trees along the berm at the roundabout of San Chaliford Court?



Item 12

Assigned To: Steadfast

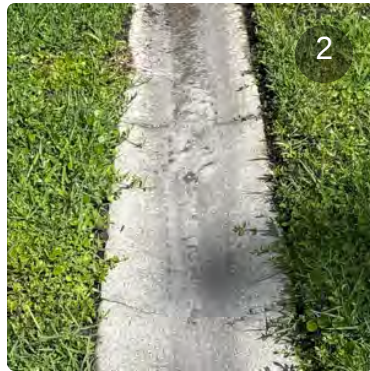
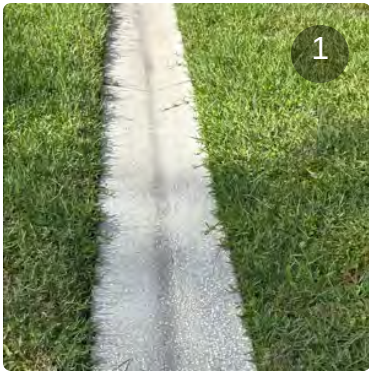
Steadfast to provide a proposal to remove a couple downed branches in pond 16.



Item 13

Assigned To: Juniper

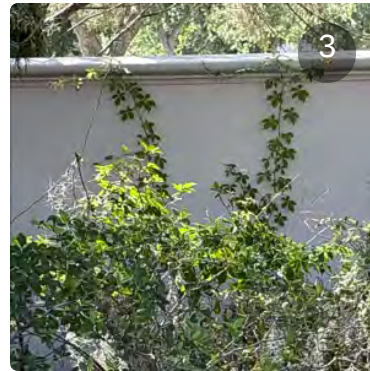
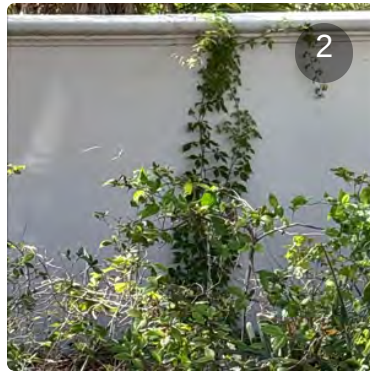
Ensure the concrete culverts are being edged each service on the entrance and exit side of Nine Eagles and Waterchase Boulevard intersection.



Item 14

Assigned To: Juniper

Remove vines growing on the perimeter wall along Race Track Rd. right of way.



Item 15

Assigned To: Juniper

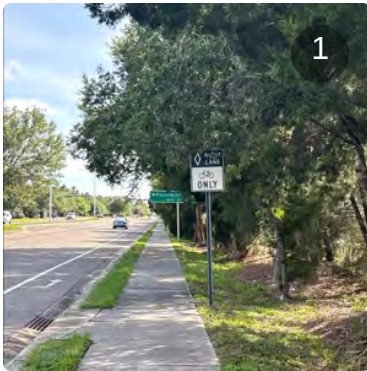
Remove a large downed branch along the perimeter wall on Race Track Rd. right of way near Fountainhead Drive sign.



Item 16

Assigned To: Juniper

Raise any tree canopies starting to block signs along the sidewalk of Race Track Rd. right of way.



WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

District Manager Report – May 2026

- ✓ The next Workshop meeting is on June 22, 2026 at 8pm.
- ✓ The next Board meeting is on July 13, 2026 at 6pm.
- ✓ Reminder, 2025 Form 1's are due by July 1st, 2026.
- ✓ Fuller Electrical – Work is scheduled for June 4, to fix the water fountain power issue per estimate #86136.
- ✓ A Project Status document is in the process of being created for Board review and feedback.
- ✓ Waiting to hear back from Hillsborough County regarding adding reflective delineators or similar safety measures to the corner of Nine Eagles Dr and Meridian Point Dr. It was confirmed that the County does own this portion of the Road. However, north of this intersection is privately owned.

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



Page 48
EXCELLENCE



ACCOUNTABILITY



RESPECT

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERCHASE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Waterchase Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Monday, August 10, 2026, at 6:00pm at Waterchase Clubhouse, 14401 Waterchase Boulevard, Tampa, Florida 33626.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on June 8, 2026.

Attest:

**Waterchase Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

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

Waterchase
14401 Waterchase Blvd.
Tampa, FL 33626
Howard Neal-howard.neal@inframark.com

May 20, 2026

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** 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
2. Street posts

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
Howard Neal-howard.neal@inframark.com

May 20, 2026

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 [Lowes 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 all Light poles and Decorative street posts**

For the sum of \$52,065.00

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

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



Hammered finish

Pinellas License # C8665 – Hillsborough License # PA2882

3

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"



Decorative posts are included

Pinellas License # C8665 – Hillsborough License # PA2882

4

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"



Decorative posts are included

Pinellas License # C8665 – Hillsborough License # PA2882

5

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"



Decorative posts are included

Pinellas License # C8665 – Hillsborough License # PA2882

6

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



2002 West Grand Parkway North | Suite 100 | Katy, Texas
 77449
 6562473501 | nmontagna@inframark.com |
 www.inframark.com/maintenance

RECIPIENT:

Howard Neal

Waterchase CDD
 14401 Waterchase Blvd
 Tampa, Florida 33626

Estimate #303	
Sent on	Apr 16, 2026
Total	\$53,994.30

This project encompasses the comprehensive surface preparation and refinishing of existing light poles and decorative street signs, aimed at restoring their appearance while ensuring long-term protection against corrosion and environmental degradation.

****Scope of Work:****

1. Conduct pressure washing of the light pole to eliminate dirt, debris, mildew, and loose contaminants.
2. Mechanically sand all accessible surfaces to remove peeling paint, rust, and surface imperfections, thereby creating a smooth and adequately profiled substrate for optimal coating adhesion.
3. Spot-treat or fully prime all bare metal and exposed areas utilizing a high-quality, corrosion-resistant primer that is suitable for exterior metal surfaces.
4. Apply two (2) coats of premium exterior-grade paint, ensuring even application to achieve full coverage, uniform color, and a durable finish.
5. Safeguard surrounding areas from overspray and debris throughout all phases of work.
6. Perform a final inspection to verify proper adhesion, coverage, and overall finish quality.

****Result:****

The completed work will deliver a clean, uniform appearance and enhance the service life of the light pole through meticulous surface preparation and the application of protective coatings.

All Painting will be done with RUST-OLEUM HAMMERED BROWN FINISH per previous work done

Warranty- two-year workmanship on all work preformed.

Product/Service	Description	Qty.	Unit Price	Total
				Optional
Standard streetlights		214	\$168.00	\$35,952.00
				Optional
Dual Head Streetlights		25	\$212.80	\$5,320.00
				Optional
Decorative street post		82	\$155.15	\$12,722.30
			Total	\$53,994.30



2002 West Grand Parkway North | Suite 100 | Katy, Texas
77449
6562473501 | nmontagna@inframark.com |
www.inframark.com/maintenance

Unforeseen Conditions

Inframark is not responsible for hidden or unforeseen conditions including but not limited to structural defects, underground utilities, electrical issues, plumbing lines, soil problems, code violations, or concealed damage discovered during construction. This quote is valid for the next 30 days, after which values may be subject to change.

**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 May 11, 2026, at 6:03 p.m. at the Waterchase Clubhouse, 14401 Waterchase
3 Boulevard, Tampa, Florida.

4
5 Present and constituting a quorum were:

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

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

14 Howard Neal	District Manager, Inframark
15 Mark Vega	District Manager, Inframark
16 Whitney Sousa	District Counsel, Straley & Robin (via Teams)
17 18 Tonja Stewart	District Engineer, Stantec (via Teams)
19 John Fowler	Field Services, Inframark
20 Paula Means	Landscape, LMP
21 Victor	HOA President
22 Residents and Members of the Public	

23
24 *This is not a certified or verbatim transcript but rather represents the context and summary of*
25 *the meeting. The full meeting is available in audio format upon request. Contact the District*
26 *Office for any related costs for an audio copy.*

27
28 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

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

30
31 **SECOND ORDER OF BUSINESS** **Audience Comments**

32 The HOA President spoke to the Board regarding Pond 21, and a concern was raised about
33 its appearance, specifically the overgrowth of grasses. It was asked whether any improvements
34 could be made, and whether the vegetation may be invasive and should be removed. The Board
35 responded that Pond 21 falls under the responsibility of the HOA and not the CDD. The
36 discussion then moved to Pond 22 and its overall appearance. Mr. Daniels noted that a nearby
37 nursery pumps water from this pond for irrigation purposes.

38 Mr. Elton Fowler commented that the Pond 8 grasses need to be trimmed.

39 **THIRD ORDER OF BUSINESS**

Staff Reports

40 **A. District Counsel**

41 **i. Review of Memorandum Regarding Fishing in District Ponds**

42 The Board discussed the memorandum prepared by Whitney concerning fishing in district
43 ponds. Mr. Watson recommended that staff consult with the district's insurance provider to obtain
44 guidance and assess potential liability exposure. Mr. Rizzo expressed concerns about liability,
45 reiterating similar sentiments from the previous month. Mr. Mancini requested further discussion
46 with Ms. Sousa regarding the matter. Ms. Sousa joined the call and provided a summary of the
47 memorandum. She addressed considerations including shoreline erosion, required signage, and
48 liability risks. She noted that implementing a fishing program would require a formal Fishing
49 Policy and appropriate signage. Signage should clearly state catch-and-release requirements and
50 prohibit consumption of fish. Additional considerations include managing access to ponds and
51 restricting fishing from private residential property.

52
53 Mr. Watson emphasized the importance of obtaining the insurance provider's position to
54 determine how best to protect the district from liability. Mr. Mancini suggested designating a
55 specific CDD-owned area for fishing but raised concerns about bank stabilization, potential
56 trespassing, and the higher standard of care required. Further discussion followed and the Board
57 noted that Pond 11 was identified as the largest and most suitable option for a potential designated
58 fishing area. Mr. Mancini raised concerns about increased risk to the CDD, the need for additional
59 signage, and the potential for increased maintenance costs. Mr. Rizzo noted concerns related to
60 noise, litter, potential trespassing behind residential properties, and enforcement challenges.

61 Ms. Sousa responded that enforcement would be limited, as the CDD does not have on-site
62 staff or an amenity center to oversee compliance. The Board conducted an informal roundtable
63 discussion regarding support for or opposition to allowing fishing. Mr. Daniels supported the idea
64 of a designated area and resident education, but cited concerns about alligators and liability.

65 Mr. Acheson expressed concerns about risks to pond conditions, alligators, and increased
66 activity from children, and referenced ongoing issues with e-bikes, noting that he has observed
67 children fishing behind his home and does not object in that context. Mr. Watson indicated support
68 for the concept of children fishing but acknowledged that enforcement limitations remain a

69 significant issue. Additionally, Mark contacted EGIS for insurance input. District Management
70 read a text message received from EGIS and indicated further follow-up would be conducted.

71

72

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74

On MOTION by Mr. Mancini, seconded by Mr. Salvatore, motion
against allowing fishing failed.

75 Further discussion ensued among Board members following the failed motion to prohibit fishing.
76 The Board ultimately agreed to table the matter for the time being and directed field staff to
77 conduct additional research in coordination with the HOA.

78

79 **B. District Engineer**

80 **i. Consideration of ACP for Retaining Wall Proposal**

81 Before Ms. Stewart began her report, resident Frank requested an update regarding reflectors
82 on Nine Eagles Drive. The Board discussed coordinating with the County to determine what
83 improvements could be made, specifically referencing reflective delineators or similar safety
84 measures. Mr. Watson noted that Nate had previously initiated this effort and stated that staff
85 would follow up with him for an update. The requested solution is similar to what has been
86 implemented in the community across the road on Nine Eagles Drive.

87 Ms. Stewart initiated a discussion regarding the clearing of drains, highlighting concerns
88 about maintaining proper water flow and the accumulation of mud in culverts. These concerns
89 were specifically noted along Nine Eagles Drive. She will assess current conditions and report
90 back. Ms. Stewart presented the Retaining Wall Proposal to the Board.

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On MOTION by Mr. Daniels, seconded by Mr. Mancini, with all in
favor, motion to approve the Retaining Wall Proposal in the amount
of \$1,200 carried. 5-0

96 The Board expressed a desire to have the project initiated as soon as possible. Mr. Watson
97 requested that the accompanying report include a GIS layer. Ms. Stewart also addressed drainage
98 concerns along Meridian Point Drive sidewalks. She noted that the existing design is unique and
99 currently in good condition, recommending that it remains unchanged. However, cleaning may
100 improve drainage performance. Photos of the current conditions will be distributed to the Board
101 via the meeting summary email. Mr. Mancini noted that flooding occurs in the mornings due to

102 irrigation. Ms. Stewart will conduct a site visit during the week and provide recommendations
103 for corrective action. Mr. Watson raised additional concerns regarding erosion observed along
104 the canal during recent site walks, prompting further discussion.

105 Ms. Stewart also discussed budget considerations for work near the bridge. She noted a
106 significant increase in material costs approximately 40 percent, making it difficult to determine
107 accurate budgeting. While no formal quote has yet been obtained for bank stabilization, she
108 recommended allocating approximately \$100,000 for potential erosion repair work.

109

110 **ii. Review of Retaining Wall Exhibits 1-6**

111 The Board reviewed the retaining wall exhibits 1-6.

112

113 **C. Aquatics Report**

114 Mr. Neal reported that Joe is currently on vacation and asked that any items needing his
115 attention be communicated so they can be relayed upon his return. Mr. Mancini requested an
116 evaluation of Pond 8, specifically regarding the trimming of vegetation along the pond's edge,
117 based on feedback received from residents.

118

119 **i. Steadfast Pond #13 Littoral Planting Proposal with Images**

120 Mr. Daniels requested additional information regarding the proposal. Mr. Watson noted that
121 the ponds were last cleared in 2013. Mr. Rizzo inquired about the timing of the photographs
122 included in the proposal and questioned the origin of the proposal. Further discussion followed.

123 The Board requested updated drone footage of the area to provide a current, comprehensive view
124 of conditions. Additionally, the Board asked for further input from Joe, specifically regarding the
125 optimal timing for planting and additional context supporting the necessity of the proposed work.

126

127 **ii. Steadfast Fountain Light Repair Proposal #SCA3248**

128 The Board engaged in discussion regarding the proposals from Steadfast and Fuller Electrical for
129 the fountain project. After consideration, the Board reached a consensus to proceed with the
130 proposal submitted by Fuller Electrical.

131

132

133 **iii. Fuller Electrical Water Fountain Repair Proposal #86136**

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On MOTION by Mr. Acheson, seconded by Mr. Rizzo, with all in favor, motion to approve the Fuller Electrical Water Fountain Repair Proposal #86136 in the amount of \$890 carried. 5-0

139 **iv. Steadfast Aquatics Maintenance Proposal**

140 The Board discussed the annual maintenance contract.

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On MOTION by Mr. Watson, seconded by Mr. Mancini, with all in favor, motion to approve the Steadfast Aquatics Maintenance Proposal in the annual amount of \$21,360 carried. 5-0

146 **D. Landscape Report**

147 Mr. Mancini noted that a branch is protruding near the Meridian Point Drive drainage area and
148 should be evaluated. He also mentioned a palm tree within the conservation area that appears to
149 be in poor condition; however, no action can be taken due to its location.

150 Mr. Rizzo inquired about page 38, specifically whether it referenced the area where the Brazilian
151 pepper had been cut back. Ms. Means confirmed that this area is located on CDD property. At
152 Mr. Rizzo's request, Ms. Means also provided a general community update, noting that the area
153 is experiencing extreme drought conditions and that reclaimed water usage is currently under
154 restrictions. A brief discussion followed.

155 Mr. Watson asked about previously approved irrigation repairs and requested an update on their
156 status. Ms. Means confirmed that all such repairs have been completed.

157 **i. LMP Meridian Brazilian Pepper Pushback Proposal #393922**

158 The Board discussed the LMP Meridian Brazilian Pepper Pushback Proposal with Ms. Means. Ms. Means
159 provided the area and discussion followed.

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On MOTION by Mr. Rizzo, seconded by Mr. Mancini, with all in favor, motion to approve the LMP Meridian Brazilian Pepper Pushback Proposal #393922 in the amount of \$1,275 carried. 5-0

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E. Field Inspection Report

Mr. Fowler discussed the Provence encroachment issue, followed by Board discussion. Mr. Neal presented proposals received from Ms. Means for Board review regarding this matter, with Mr. Fowler providing additional context. After discussion, the Board determined that this issue is not the responsibility of the CDD. Mr. Fowler then reviewed the inspection report focusing on several key items which included Item 2, which was identified as an HOA responsibility, item 9 located on Meridian Point Drive was noted that a handrail should be installed along the sidewalk due to the adjacent drop-off, and item 17 concerning a leaning tree. Mr. Fowler noted the difficulty in determining appropriate action due to its proximity to a resident's fence.

Mr. Rizzo asked whether the Board wanted the tree removed entirely or simply cut and left in place. Ms. Means stated she will obtain a proposal to have the tree cut and left in place. Item 18 regarding dead pine trees was also discussed. Mr. Mancini noted that Ponds 1, 2, 3, and 21 are the responsibility of the HOA.

Regarding the Conservation Area, Mr. Fowler referenced prior Board direction from the April Workshop to improve reporting of issues such as dumping, encroachment, and unauthorized structures such as forts. He suggested implementing a phased approach, using the roundabout as a starting point. Mr. Daniels requested that all findings be documented with corresponding residential addresses and recommended extending inspections approximately 100 to 200 feet into the conservation areas.

Mr. Watson and other Board members noted that Brandon, a former Inframark employee, previously compiled similar information and may have relevant records. They also suggested reaching out to Ms. Sousa, who had been involved in related efforts in prior years.

Mr. Watson further requested to be consulted prior to initiating any work in the area behind Shire Wycliffe Court.

F. District Manager

i. Registered Voter Count (1805)

Mr. Neal provided the Board with the registered voter count for informational purposes and noted that there are 1,805 registered voters within the Waterchase CDD. The landscape

199 agreement between the CDD and HOA was discussed. Ms. Sousa is currently preparing a new
200 agreement, as the previous one has been terminated. The Board expressed concern regarding
201 how the cost figures were developed and requested additional clarification. Mr. Neal provided
202 the Board with area calculations via email, which were received from Scott Carlson. Mr. Neal
203 will coordinate a call with Victor, Scott Carlson, and potentially Ms. Sousa to gather further
204 information for the Board's review.

205 Alligator warning signage was discussed in response to feedback received from the HOA.

206 The aerators at Pond 13 were reviewed and are currently operating as expected. However, some
207 pressure issues have been identified, potentially due to the length of the airline runs. Additional
208 pricing is being obtained from Steadfast and will be presented to the Board once available. This
209 improvement is anticipated to be addressed within the next year.

210

211 **FOURTH ORDER OF BUSINESS** **Business Items**

212 **A. Consideration of L&T Brothers Light Pole Proposal**

213 The Board reviewed proposals submitted by L&T Brothers and Inframark. During the review,
214 discrepancies were noted in the scope of work, as the item counts between the two vendors did
215 not align, leading to some confusion regarding coverage.

216

217 The Board requested clarification on whether L&T Brothers' proposal includes both street signs
218 and light poles throughout the community within the provided pricing. Further discussion took
219 place regarding the reported counts and associated sample information.

220

221 **B. Consideration of Inframark Light Pole Proposal #303**

222 The Board tabled this proposal to be on the agenda for the next meeting, due to request for
223 revisions needed.

224 **C. Consideration of Resolution 2026-04; Designating Assistant Secretary**

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226 On MOTION by Mr. Watson, seconded by Mr. Acheson, with all in
227 favor, motion to approve Resolution 2026-04; Designating Assistant
228 Secretary carried. 5-0
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D. Consideration of Resolution 2026-05; Approving FY2026-2027 Proposed Budget and Setting Public Hearing

i. Discussion of Exhibit A- FY2026-2027 Proposed Budget First Draft

The Board discussed the proposed budget, including the 15% high water mark. Mr. Neal provided an overview of where the increases occur within the budget.

The current landscape allocation of \$52,200 has been included, and funding for mulch has been removed. Additionally, the Interest Investments line item was reduced from \$20,000 to \$15,000 to reflect that this revenue is not guaranteed. The Board noted that this amount may be adjusted at the upcoming Workshop.

The majority of allocations to achieve the 15% high water mark are reflected within the Miscellaneous Contingency line item.

The Board requested a copy of the current budget in advance of the May 18 Workshop, along with a draft notice to residents. The Board emphasized that the notice should focus on the dollar amount increase of \$77.41, rather than the percentage increase of 15%.

Mr. Mancini provided an example notice received from the County that emphasized the dollar amount increase, and the Board expressed a preference to follow a similar approach.

E. Consideration of LLS Tax Solutions Engagement Letter

Mr. Neal presented the LLS Tax Solutions Engagement Letter to the Board and stated that this is for arbitrage services for the Series 2017 bond.

On MOTION by Mr. Mancini, seconded by Mr. Acheson, with all in favor, motion to approve the LLS Tax Solutions Engagement Letter carried. 5-0

FIFTH ORDER OF BUSINESS Business Administration

A. Consideration of Minutes from the Meeting held April 13, 2026

On MOTION by Mr. Daniels, seconded by Mr. Mancini, with all in favor, motion to accept the regular meeting minutes held on April 13, 2026 carried. 5-0

261 **B. Review of Financial Statement for the Month of March 2026**

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On MOTION by Mr. Mancini, seconded by Mr. Acheson, with all in favor, motion to accept the March 2026 financial statements carried. 5-0

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

268 Mr. Rizzo requested that the Light Pole Proposal be updated to reflect actual counts.

269 Mr. Watson mentioned that there was a four wheeler stuck in the pond underneath/near the
270 bridge and requested to check with Mr. Hamilton on this matter further.

271 Mr. Mancini discussed his dissatisfaction with communication and execution of directives with
272 the Board. He also discussed the W2/1099 situation. Mr. Vega and Mr. Neal responded to his
273 concerns over the W2/1099 issue to resolve the matter.

274 The Board collectively went on to discuss increased communication, a project Board action
275 item list that identifies current, previous, and tabled projects provided to the Board for review.

276 Mr. Watson commented about a Project Board for the Board to review.

277 Mr. Rizzo emphasized the importance of maintaining well-organized, itemized records to
278 preserve historical context and improve understanding of past decisions. He noted that prior
279 meeting minutes can serve as a valuable resource for tracking this information and suggested
280 exploring the use of AI tools to assist with organizing and retrieving historical data.

281 Mr. Watson recommended establishing a shared Google Drive folder to provide Board
282 members with centralized access to all relevant documents. He noted that this option should be
283 further reviewed and evaluated.

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285 **SEVENTH ORDER OF BUSINESS** **Audience Comments**

286 A resident raised concerns on replacing the Japanese Blueberry trees on Race Track Road.

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293 **EIGHTH ORDER OF BUSINESS**

Adjournment

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On MOTION by Mr. Daniels, seconded by Mr. Watson, with all in favor, 296 the meeting was adjourned at 8:57 p.m. 5-0
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Ian Watson

302

Chairperson

*Waterchase
Community
Development
District*

Financial Report

April 30, 2026

CLEAR PARTNERSHIPS



Table of Contents

<u>FINANCIAL STATEMENTS</u>	<u>Page #</u>
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Fund	2 - 3
Debt Service Fund	4
 <u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments	5
Cash & Investment Report	6
Bank Reconciliation	7
Payment Register by Bank Account	8-9

WATERCHASE
Community Development District

Financial Statements

(Unaudited)

April 30, 2026

Balance Sheet
April 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 877,266	\$ -	\$ 877,266
Cash with Fiscal Agent	-	22,931	22,931
Accounts Receivable	31	-	31
Due From Other Funds	-	772	772
Investments:			
Money Market Account	168,633	-	168,633
Reserve Fund	-	67,816	67,816
Revenue Fund	-	977,159	977,159
Prepaid Items	361	-	361
Utility Deposits - TECO	2,724	-	2,724
TOTAL ASSETS	\$ 1,049,015	\$ 1,068,678	\$ 2,117,693
<u>LIABILITIES</u>			
Accounts Payable	\$ 2,636	\$ -	\$ 2,636
Accrued Expenses	12,660	-	12,660
Due To Other Funds	772	-	772
TOTAL LIABILITIES	16,068	-	16,068
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	361	-	361
Deposits	2,724	-	2,724
Restricted for:			
Debt Service	-	1,068,678	1,068,678
Assigned to:			
Operating Reserves	99,778	-	99,778
Reserves-Aeration & Fountains	75,000	-	75,000
Reserves- Lake Embank/Drainage	557,582	-	557,582
Reserves - Tree Removal & Replacement	55,000	-	55,000
Reserves - Streetlights	75,000	-	75,000
Unassigned:	167,502	-	167,502
TOTAL FUND BALANCES	\$ 1,032,947	\$ 1,068,678	\$ 2,101,625
TOTAL LIABILITIES & FUND BALANCES	\$ 1,049,015	\$ 1,068,678	\$ 2,117,693

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 20,000	\$ 11,667	\$ 22,849	\$ 11,182
Interest - Tax Collector	-	-	1,083	1,083
Special Assmnts- Tax Collector	394,867	394,867	385,288	(9,579)
Special Assmnts- Discounts	(15,795)	(15,795)	(14,502)	1,293
TOTAL REVENUES	399,072	390,739	394,718	3,979
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	24,000	14,000	13,630	370
FICA Taxes	1,836	1,071	689	382
ProfServ-Arbitrage Rebate	600	600	3,150	(2,550)
ProfServ-Dissemination Agent	1,000	1,000	-	1,000
ProfServ-Engineering	20,000	11,667	16,793	(5,126)
ProfServ-Legal Services	9,000	5,250	5,445	(195)
ProfServ-Mgmt Consulting	66,985	39,075	39,075	-
ProfServ-Special Assessment	9,000	9,000	9,000	-
ProfServ-Trustee Fees	4,337	4,337	4,337	-
ProfServ-Web Site Development	1,076	628	53	575
Auditing Services	5,600	5,600	5,600	-
Website Compliance	2,500	2,500	2,855	(355)
Postage and Freight	350	204	22	182
Insurance - General Liability	7,960	7,960	7,337	623
Legal Advertising	2,500	1,458	35	1,423
Misc-Bank Charges	50	29	466	(437)
Misc-Assessment Collection Cost	7,897	7,897	7,416	481
Misc-Contingency	-	-	133	(133)
Annual District Filing Fee	175	175	175	-
Total Administration	164,866	112,451	116,211	(3,760)
<u>Field</u>				
Field Services	8,000	4,667	4,667	-
Contracts-Wetland Mitigation	12,000	7,000	-	7,000
Contracts-Lakes	21,440	12,507	12,040	467
Contracts-Canal Maint/Cleaning	10,000	5,833	-	5,833
Contracts-Aquatic Midge Mgmt	7,500	4,375	-	4,375
Contracts-RTR Landscaping	58,516	34,134	31,944	2,190
Electricity - Streetlights	30,250	17,646	16,459	1,187

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Electricity - Fountain	2,000	1,167	5,278	(4,111)
R&M-Fountain	5,000	2,917	-	2,917
R&M-Irrigation	5,000	2,917	177	2,740
R&M-Lake	7,500	4,375	20,202	(15,827)
R&M-Streetlights	42,000	24,500	41,993	(17,493)
Invasive Plant Removal	10,000	5,833	4,290	1,543
R&M Landscape	10,000	5,833	3,730	2,103
Aerators - R&M	5,000	2,917	600	2,317
Total Field	<u>234,206</u>	<u>136,621</u>	<u>141,380</u>	<u>(4,759)</u>
TOTAL EXPENDITURES	399,072	249,072	257,591	(8,519)
Excess (deficiency) of revenues Over (under) expenditures	<u>-</u>	<u>141,667</u>	<u>137,127</u>	<u>(4,540)</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 141,667</u>	<u>\$ 137,127</u>	<u>\$ (4,540)</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)	895,820	895,820	895,820	
FUND BALANCE, ENDING	<u>\$ 895,820</u>	<u>\$ 1,037,487</u>	<u>\$ 1,032,947</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 200	\$ 117	\$ 14,248	\$ 14,131
Special Assmnts- Tax Collector	737,129	737,129	719,247	(17,882)
Special Assmnts- Discounts	(29,485)	(29,485)	(27,066)	2,419
TOTAL REVENUES	707,844	707,761	706,429	(1,332)
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	14,743	14,743	13,844	899
Total Administration	14,743	14,743	13,844	899
<u>Debt Service</u>				
Principal Debt Retirement	554,000	-	-	-
Interest Expense	132,184	66,092	66,092	-
Total Debt Service	686,184	66,092	66,092	-
TOTAL EXPENDITURES	700,927	80,835	79,936	899
Excess (deficiency) of revenues Over (under) expenditures	6,917	626,926	626,493	(433)
Net change in fund balance	\$ 6,917	\$ 626,926	\$ 626,493	\$ (433)
FUND BALANCE, BEGINNING (OCT 1, 2025)	442,185	442,185	442,185	
FUND BALANCE, ENDING	\$ 449,102	\$ 1,069,111	\$ 1,068,678	

WATERCHASE
Community Development District

Supporting Schedules

April 30, 2026

WATERCHASE

Community Development District

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

Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Tax Coll Cost	Gross Amount Received	Assmnts	Allocation By Fund	
					Net Amt Assmnts	General Fund	Debt Service Fund
Assmnts Levied FY2026				\$1,131,996		\$394,867	\$737,129
Allocation %				100%		35%	65%
11/07/25	\$ 15,993	\$ 890	\$ 326	\$ 17,209	\$ 5,579	\$ 6,003	\$ 11,206
11/14/25	\$ 99,025	\$ 4,210	\$ 2,021	\$ 105,256	\$ 34,542	\$ 36,716	\$ 68,540
11/21/25	\$ 60,094	\$ 2,555	\$ 1,226	\$ 63,875	\$ 20,962	\$ 22,281	\$ 41,594
12/05/25	\$ 593,846	\$ 25,249	\$ 12,119	\$ 631,214	\$ 207,147	\$ 220,182	\$ 411,031
12/03/25	\$ 129,988	\$ 5,527	\$ 2,653	\$ 138,167	\$ 45,343	\$ 48,196	\$ 89,971
12/19/25	\$ 33,959	\$ 1,353	\$ 693	\$ 36,005	\$ 11,846	\$ 12,559	\$ 23,445
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
03/03/26	\$ 15,146	\$ 155	\$ 309	\$ 15,610	\$ 5,283	\$ 5,445	\$ 10,165
04/07/26	\$ 36,399	\$ 32	\$ 743	\$ 37,174	\$ 12,697	\$ 12,967	\$ 24,207
TOTAL	\$ 1,041,710	\$ 41,565	\$ 21,259	\$ 1,104,534	\$ 363,373	\$ 385,288	\$ 719,247
% COLLECTED				98%		98%	98%

Cash and Investment Report
April 30, 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%	\$ 877,266
GF Subtotal					\$ 877,266
Money Market Account	BankUnited	Business MMA	n/a	3.40%	\$ 168,633
GF Subtotal					\$ 168,633

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%	\$ 977,159
DS Subtotal					\$ 1,044,975
Total					\$ 2,090,875

Bank Account Statement

Waterchase CDD

Bank Account No. 3101
 Statement No. 04-26

Statement Date 04/30/2026

G/L Account No. 101001 Balance	877,266.29	Statement Balance	905,561.93
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	905,561.93
Subtotal	877,266.29	Outstanding Checks	-28,295.64
Negative Adjustments	0.00		
		Ending Balance	877,266.29
Ending G/L Balance	877,266.29		

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
03/24/2026	Payment	100114	WATERCHASE CDD	Inv: 03172026-5000-1 Vend	-22,930.76
04/27/2026	Payment	100123	STRALEY ROBIN VERICKER	Inv: 28158	-2,939.20
04/27/2026	Payment	100124	COMPLETE IT	Inv: 19788	-89.70
04/29/2026	Payment	100125	BUSINESS OBSERVER, INC.	Inv: 25-03541H	-35.00
Total Outstanding Checks					-28,295.64

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/1/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 100116								
001	04/08/26	INFRAMARK LLC	175399	Administrative Fees	Postage and Freight	541006-51301	\$5,582.08	
001	04/08/26	INFRAMARK LLC	175399	Administrative Fees	Misc-Contingency	549900-51301	\$666.67	
							Check Total	\$6,248.75
CHECK # 100117								
001	04/08/26	FULLER ELECTRICAL CONTRACTORS	18136_2	Retrofitted Light Pole 235 on Tudor Chase	R&M-Streetlights	546095-53901	\$233.58	
							Check Total	\$233.58
CHECK # 100118								
001	04/08/26	STRALEY ROBIN VERICKER	28118	Professional Services Rendered Through February 28, 2026	ProfServ-Legal Services	531023-51401	\$1,403.00	
							Check Total	\$1,403.00
CHECK # 100119								
001	04/08/26	STANTEC CONSULTING SERVICES INC	2545324	PROF SVCS GENERAL CONSULTING 2024	ProfServ-Engineering	531013-51501	\$2,474.00	
							Check Total	\$2,474.00
CHECK # 100120								
001	04/08/26	STEADFAST ENVIRONMENTAL	SA-22097	Routine Aquatic Maintenance	Electricity - Fountain	543036-53901	\$66.67	
001	04/08/26	STEADFAST ENVIRONMENTAL	SA-21699	Quarterly Aeration maintenance for Quarte	Electricity - Fountain	543036-53901	\$200.00	
001	04/08/26	STEADFAST ENVIRONMENTAL	SA-21768	Routine Aquatic Maintenance (Electricity - Fountain	543036-53901	\$1,720.00	
							Check Total	\$1,986.67
CHECK # 100121								
001	04/20/26	SALVATORE MANCINI	04142026	Supervisor Meal at Board Meeting	Misc-Contingency	549900-51301	\$62.87	
							Check Total	\$62.87
CHECK # 100122								
001	04/27/26	INFRAMARK LLC	177195	Website Domain Renewal	ProfServ-Web Site Development	531047-51301	\$53.34	
							Check Total	\$53.34
CHECK # 100123								
001	04/27/26	STRALEY ROBIN VERICKER	28158	Legal Services	ProfServ-Legal Services	531023-51401	\$2,939.20	
							Check Total	\$2,939.20
CHECK # 100124								
001	04/27/26	COMPLETE IT	19788	Supervisor Email Accounts	Website Compliance	534397-51301	\$89.70	
							Check Total	\$89.70
CHECK # 100125								
001	04/29/26	BUSINESS OBSERVER, INC.	25-03541H	NOTICE OF WORKSHOP	Legal Advertising	548002-51301	\$35.00	
							Check Total	\$35.00
CHECK # 300014								
001	04/20/26	TAMPA ELECTRIC-ACH	033026-4322-ACH	2/24-3/24/26	Electricity - Streetlights	543013-53901	\$48.52	
							Check Total	\$48.52

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/1/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300015								
001	04/20/26	TAMPA ELECTRIC-ACH	033026-5983-ACF	2/24-3/24/26	Electricity - Streetlights	543013-53901	\$253.84	
							Check Total	<u>\$253.84</u>
CHECK # 300016								
001	04/20/26	TAMPA ELECTRIC-ACH	033026-5983-ACH	2/24-3/24/26	Electricity - Streetlights	543013-51501	\$205.15	
							Check Total	<u>\$205.15</u>
CHECK # 300017								
001	04/20/26	TAMPA ELECTRIC-ACH	033026-4650-ACH	2/24-3/24/26	Electricity - Fountain	543036-53901	\$82.02	
							Check Total	<u>\$82.02</u>
CHECK # 300018								
001	04/20/26	TAMPA ELECTRIC-ACH	033026-6429-ACH	SVC PRD 02/24-03/24/2026	Electricity - Streetlights	543013-53901	\$831.63	
							Check Total	<u>\$831.63</u>
CHECK # 300019								
001	04/20/26	TAMPA ELECTRIC-ACH	033026-8542-ACH	SVC PRD 02/24-03/24/2026	Electricity - Streetlights	543013-53901	\$44.30	
							Check Total	<u>\$44.30</u>
CHECK # 300020								
001	04/20/26	TAMPA ELECTRIC-ACH	033026-4643-ACH	SVC PRD 02/24-03/24/2026	Electricity - Fountain	543036-53901	\$46.10	
							Check Total	<u>\$46.10</u>
CHECK # 300021								
001	04/20/26	TAMPA ELECTRIC-ACH	033026-4668-ACH	2/24-3/24/26	Electricity - Fountain	543036-53901	\$48.93	
							Check Total	<u>\$48.93</u>
CHECK # 300022								
001	04/20/26	TAMPA ELECTRIC-ACH	033026-6189-ACH	SVC PRD 02/24-03/24/2026	Electricity - Fountain	543036-53901	\$176.57	
							Check Total	<u>\$176.57</u>
CHECK # 300023								
001	04/20/26	TAMPA ELECTRIC-ACH	033026-5793-ACH	SVC PRD 02/24-03/24/2026	Electricity - Fountain	543036-53901	\$818.13	
							Check Total	<u>\$818.13</u>
							Fund Total	<u>\$18,081.30</u>

SERIES 2017 DEBT SERVICE FUND - 203

CHECK # 1024								
203	04/17/26	WATERCHASE CDD C/O US BANK	03172026-5000-1	FY2025 DS ASSESSMENT COLLECTIONS	Due From Other Funds	131000	\$22,930.76	
							Check Total	<u>\$22,930.76</u>
							Fund Total	<u>\$22,930.76</u>

Total Checks Paid	\$41,012.06
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WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/1/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 100116								
001	04/08/26	INFRAMARK LLC	175399	Administrative Fees	Postage and Freight	541006-51301	\$5,582.08	
001	04/08/26	INFRAMARK LLC	175399	Administrative Fees	Misc-Contingency	549900-51301	\$666.67	
							Check Total	\$6,248.75
CHECK # 100117								
001	04/08/26	FULLER ELECTRICAL CONTRACTORS	18136_2	Retrofitted Light Pole 235 on Tudor Chase	R&M-Streetlights	546095-53901	\$233.58	
							Check Total	\$233.58
CHECK # 100118								
001	04/08/26	STRALEY ROBIN VERICKER	28118	Professional Services Rendered Through February 28, 2026	ProfServ-Legal Services	531023-51401	\$1,403.00	
							Check Total	\$1,403.00
CHECK # 100119								
001	04/08/26	STANTEC CONSULTING SERVICES INC	2545324	PROF SVCS GENERAL CONSULTING 2024	ProfServ-Engineering	531013-51501	\$2,474.00	
							Check Total	\$2,474.00
CHECK # 100120								
001	04/08/26	STEADFAST ENVIRONMENTAL	SA-22097	Routine Aquatic Maintenance	Electricity - Fountain	543036-53901	\$66.67	
001	04/08/26	STEADFAST ENVIRONMENTAL	SA-21699	Quarterly Aeration maintenance for Quarte	Electricity - Fountain	543036-53901	\$200.00	
001	04/08/26	STEADFAST ENVIRONMENTAL	SA-21768	Routine Aquatic Maintenance (Electricity - Fountain	543036-53901	\$1,720.00	
							Check Total	\$1,986.67
CHECK # 100121								
001	04/20/26	SALVATORE MANCINI	04142026	Supervisor Meal at Board Meeting	Misc-Contingency	549900-51301	\$62.87	
							Check Total	\$62.87
CHECK # 100122								
001	04/27/26	INFRAMARK LLC	177195	Website Domain Renewal	ProfServ-Web Site Development	531047-51301	\$53.34	
							Check Total	\$53.34
CHECK # 100123								
001	04/27/26	STRALEY ROBIN VERICKER	28158	Legal Services	ProfServ-Legal Services	531023-51401	\$2,939.20	
							Check Total	\$2,939.20
CHECK # 100124								
001	04/27/26	COMPLETE IT	19788	Supervisor Email Accounts	Website Compliance	534397-51301	\$89.70	
							Check Total	\$89.70
CHECK # 100125								
001	04/29/26	BUSINESS OBSERVER, INC.	25-03541H	NOTICE OF WORKSHOP	Legal Advertising	548002-51301	\$35.00	
							Check Total	\$35.00
CHECK # 300014								
001	04/20/26	TAMPA ELECTRIC-ACH	033026-4322-ACH	2/24-3/24/26	Electricity - Streetlights	543013-53901	\$48.52	
							Check Total	\$48.52

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/1/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300015								
001	04/20/26	TAMPA ELECTRIC-ACH	033026-5983-ACF	2/24-3/24/26	Electricity - Streetlights	543013-53901	\$253.84	
							Check Total	<u>\$253.84</u>
CHECK # 300016								
001	04/20/26	TAMPA ELECTRIC-ACH	033026-5983-ACH	2/24-3/24/26	Electricity - Streetlights	543013-51501	\$205.15	
							Check Total	<u>\$205.15</u>
CHECK # 300017								
001	04/20/26	TAMPA ELECTRIC-ACH	033026-4650-ACH	2/24-3/24/26	Electricity - Fountain	543036-53901	\$82.02	
							Check Total	<u>\$82.02</u>
CHECK # 300018								
001	04/20/26	TAMPA ELECTRIC-ACH	033026-6429-ACH	SVC PRD 02/24-03/24/2026	Electricity - Streetlights	543013-53901	\$831.63	
							Check Total	<u>\$831.63</u>
CHECK # 300019								
001	04/20/26	TAMPA ELECTRIC-ACH	033026-8542-ACH	SVC PRD 02/24-03/24/2026	Electricity - Streetlights	543013-53901	\$44.30	
							Check Total	<u>\$44.30</u>
CHECK # 300020								
001	04/20/26	TAMPA ELECTRIC-ACH	033026-4643-ACH	SVC PRD 02/24-03/24/2026	Electricity - Fountain	543036-53901	\$46.10	
							Check Total	<u>\$46.10</u>
CHECK # 300021								
001	04/20/26	TAMPA ELECTRIC-ACH	033026-4668-ACH	2/24-3/24/26	Electricity - Fountain	543036-53901	\$48.93	
							Check Total	<u>\$48.93</u>
CHECK # 300022								
001	04/20/26	TAMPA ELECTRIC-ACH	033026-6189-ACH	SVC PRD 02/24-03/24/2026	Electricity - Fountain	543036-53901	\$176.57	
							Check Total	<u>\$176.57</u>
CHECK # 300023								
001	04/20/26	TAMPA ELECTRIC-ACH	033026-5793-ACH	SVC PRD 02/24-03/24/2026	Electricity - Fountain	543036-53901	\$818.13	
							Check Total	<u>\$818.13</u>
							Fund Total	<u>\$18,081.30</u>

SERIES 2017 DEBT SERVICE FUND - 203

CHECK # 1024								
203	04/17/26	WATERCHASE CDD C/O US BANK	03172026-5000-1	FY2025 DS ASSESSMENT COLLECTIONS	Due From Other Funds	131000	\$22,930.76	
							Check Total	<u>\$22,930.76</u>
							Fund Total	<u>\$22,930.76</u>

Total Checks Paid	\$41,012.06
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WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot May 15, 2026

- **Current Cash Balances:**
 - Valley National Bank Operating: \$877,266.00
 - BankUnited MMA: \$168,633.00.
- **Accounts Receivable:**
 - Waiting for refund from Department of Revenue related to payroll tax (\$30.60).
- **Due from to other Funds:**
 - General Fund due to Debt Service, check request on May 15th, 2026.
- **Prepaid:**
 - Trustee fees to US Bank (\$361.00) from October 2026 to February 2027.
- **Deposits:**
 - Deposits to open accounts from TECO Water Utility (\$2,724.00).
- **Expenses:**
 - Current expenses make up 64% of the annual budget through the end of April 2026, Total expenses for the first 7 months are approximately \$257,591.00.
- **Assessment collections:**
 - We are 98% fully collected on the tax roll.

Waterchase CDD
Cash Flow Projection
6/1/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Valley National Bank	861,711.17	3.53%
Less: Current Outstanding AP	-	
Estimated Cash Available Today	861,711.17	
Outstanding FY26 Tax Roll	24,127.00	<i>last distribution received on 5/07/26</i>
Estimated Total Cash Available with Tax Roll	885,838.17	
 <u>Projections:</u>		
Monthly Average Spend - 4 months June-Sept	19,517.17	
Total Monthly Average Spend	19,517.17	
Average Spend to YE (4 months June -September)	(78,068.68)	
Expected Cash Flow at YE (9/30/26)	807,769.49	
Average Spend 1st QTR FY27 (3 mos avg spend)	112,732.72	
Expected Need through 1st QTR FY27	695,036.77	
<i>*tax roll revenue for the new FY is received in December</i>		