

Waterchase Community Development District

July 13, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



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, July 13, 2026, at 6:00 p.m.

The Regular Meeting of the Waterchase Community Development District will be held on Monday, July 13, 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

i. Fence Install Discussion - 12116 San Chaliford Ct.....Page 4

C. Aquatics Report.....Page 5

D. Landscape Report.....Page 13

E. Field Inspection Report.....Page 24

F. District Manager

i. District Manager Report.....Page 32

4. BUSINESS ITEMS

A. Consideration of LMP Rock Removal Proposal.....Page 34

B. Consideration of Steadfast Pond 11 Fountain Light Replacement Proposal.....Page 36

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes from the Meeting held on June 8, 2026.....Page 37

B. Review of Financial Statement for the Month of May 2026.....Page 45

C. Review of the Check Register for the Month of May 2026.....Page 58
D. Review of Financial Snapshot for the Month of May 2026.....Page 60
E. Review of the Cash Flow Analysis for the Month of June 2026.....Page 61

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 August 10, 2026, at 6:00 p.m.



Segmental Retaining Wall Operations & Maintenance Guide

The Segmental Retaining Wall (SRW) is constructed of concrete masonry units, geogrid soil reinforcement fabric, and compacted backfill. The structure's performance is sensitive to any post-construction activities that may damage components, increase loading conditions, and/or reduce overall stability. The following list is intended to provide guidelines for the proper care of an SRW.

1. The area behind the wall that contains geogrid soil reinforcement (reinforced zone) is the primary structural component of the wall system. Do not, under any circumstances, excavate through, drill through, or otherwise damage this reinforcement fabric without written approval of the design engineer of record.
2. The segmental retaining wall is normally constructed over a crushed stone base. No digging or excavation shall be done within 3 feet (0.9m) horizontally from bottom face of wall or to such depth that would compromise the integrity of the wall foundation.
3. All water must be diverted away from the base of wall to avoid erosion and undermining of the foundation after installation. Otherwise, toe protection such as riprap is required. This includes temporary site grading during construction and final site grading.
4. Do not add a slope or increase the steepness of a back slope beyond what was considered in the original grading plan and wall design without written approval of the design engineer of record.
5. Do not add additional surcharges within a lateral distance of twice the overall height of the structure(s) without written approval of the design engineer of record or unless considered in the original wall design. This would include fences, sound walls, landscaping walls, swimming pools, buildings, garages, etc.
6. Do not operate heavy equipment within four feet of top of wall face. The surcharge from equipment weight can push the upper wall units out resulting in misalignment.
7. Segmental retaining walls are flexible structures (vs. rigid as in CMU walls) and may experience some post- construction movement. All structures (i.e. sidewalks, pavements, curbs, trash enclosures, utility lines, etc.) should be designed to handle some ground movement and not be connected directly to the wall units.
8. The retaining walls should be periodically inspected to verify that drainage measures are functioning properly, and that erosion has not occurred along the top, ends, or bottom of the wall. Any unanticipated movement or deflection of the wall system should be noted and evaluated by a qualified engineer.
9. Over time the wall face may begin to show a white flaky material and may especially be noticeable post-construction. This material is called efflorescence. Efflorescence occurs when moisture evaporates from the wall face, and the naturally occurring soluble salts and bases, or the calcium carbonite (calcium hydroxide in the cement mixes with carbon dioxide in the air) is left on the face. This efflorescence is only an aesthetic concern and will not affect the structural performance of the wall. Efflorescence can typically be removed by dry brushing followed by flushing with clean water. In tougher cases power washing with clean water mixed with muriatic acid solution will also aid in the removal of efflorescence.



Waterchase CDD Aquatics

Inspection Date:

7/2/2026 10:18 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



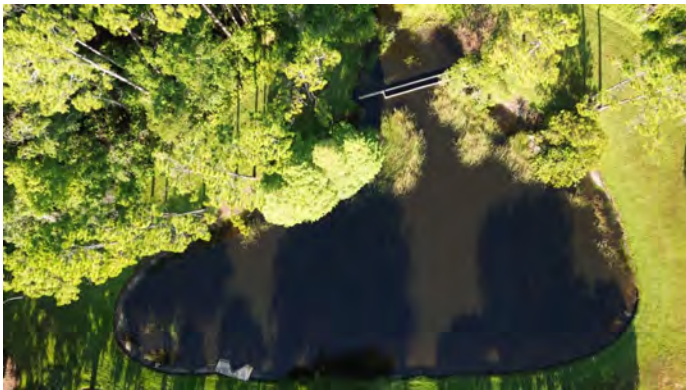
Comments:

Spatterdock is still contained to one area. A tech was leaving after treating this pond shortly before I took these photos. The small strip of nuisance grasses closer to the bridge has also been reduced. Treatments for both types of growth will continue.
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	Slender Spikerush	Other:

SITE: 2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Small patches of submersed vegetation present. This was treated during service today.
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	<input checked="" type="checkbox"/> Babytears Chara
	Hydrilla	Slender Spikerush	Other:

Inspection Report

SITE: 3

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

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

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<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: 4

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Spatterdock has grown exceptionally fast. Zero coverage when last inspected in January. A technician will be treating today with targeted herbicides. Follow ups will be done as needed.
No other nuisance grass or 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 type="checkbox"/> Moderate
			<input checked="" 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: Spatterdock

Inspection Report

SITE: 11

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Continued improvement on clearing submersed growth. Treatment methods will continue until fully cleared.
The littoral area is also looking better now that the water level has risen.
No other nuisance growth observed.

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

SITE: 13

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Notable hydrilla growth around the perimeter. A technician was actively treating as I took these photos. He'll head to the littoral shelf once finished there. This is the second of multiple rounds of treatment. Other shoreline grasses were also treated today.
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	Minimal	Moderate <input checked="" type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears Chara
	<input checked="" type="checkbox"/> Hydrilla	Slender Spikerush	Other:

Inspection Report

SITE: 14

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: 20

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Terrestrial weeds on the exposed banks are getting a little tall and are likely safe to treat at this point without disturbing the soil. I'll ask the technician to address them today.
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: Terrestrial

Inspection Report

SITE: 21

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Any filamentous algae present is decaying. A technician will follow up today and re-treat 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:

Any areas with nuisance grasses may be too tight to access with equipment. I'll ensure a technician has a backpack sprayer next visit to address these before growth continues to spread.
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
	Hydrilla	Slender Spikerush	Other:
			Chara

MANAGEMENT SUMMARY



Summer is officially here which means pond conditions will start to turn. The relatively temperate days are behind us and until the drought ends, growing conditions will run wild. Water temperatures are holding above the algae threshold of 85°F which can produce blooms in under 72 hours. No rain to pelt the mats down means decaying algae can remain in ponds far longer than the expected 7-10 days. Expect conditions like these to hold until water levels rise and begin flushing.

I'm finding interesting conditions regarding vegetation. Longer days have been allowing in-water growth (floating and submersed) to boom, but emergent shoreline growth is slow from lack of rain. Most of these in-water plants are affected by the algaecides in our arsenal and can be dealt with simultaneously. The sparse shoreline growth is easily cleared with standard herbicide treatments.

Rainy season is still ahead of us which will add new strain to waterways. All growth will accelerate so technicians are doing everything they can right now to keep conditions manageable before this happens.

Mixed pond conditions today. Historically well-behaved ponds have remained status quo, but others are feeling the effects of summer weather. We have been adding additional pond-specific service visits throughout the month in addition to regular bi-weekly events to stay ahead of this. Fortunately, most of the extra effort is dedicated to grasses as algae has remained quiet. I suspect this will change once rain becomes more frequent and brings in new nutrients to feed algal growth. Technicians stand ready for when this happens.

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: -





A Juniper Company

Property Evaluation Report

07/03/26

Waterchase CDD (Inc. Add. #1)

PAULA MEANS

paula.means@lmppro.com

Evaluation Grade

Flower Beds



- These will be removed. Replacements have been ordered.



- Annuals will be replaced shortly.



Turf Condition - Common Grounds



- Median looks clean.

Shrub Bed Condition - Common Ground



- Please remove dead at San Chaliford Park. This Jatropha shows no signs of come back.



- Please cut back this Jatropha again. We can now see what is not coming back. This is San Chaliford Park/

Lake Areas / Conservation areas



- Nine Eagles good



- Nine Eagles is nicely maintained.



- Nine Eagles clear



- RTR walk looks clear.

Waterchase CDD (Inc. Add. #1)



- Pond Maintenance looks good across the board.



- Ponds look great. Nice job.



- Ponds nicely kept. 5



- This is the bridge. We need to trim down just a bit further toward the water, please.

Waterchase CDD (Inc. Add. #1)



- Ponds look good. 7

Fertilization & Pest Control



- Area is mostly clear on Meridian. Need to spray a couple weeds.



- Please kill/remove Brazilian Pepper at San Chaliford cul-du-sac park.

Trees - Common Ground



- Tree elevations for sign visibility will be taken care of Monday 7/6



- Another dead pine on San Chaliford cul-du-sac park. I will submit for flush cut.



- Dead Pine will be proposed.



- Blueberry trees look good

Waterchase CDD (Inc. Add. #1)



- Sign clearance will complete 7/6



- Elevations look good.



- Crape Myrtles are pretty. Please watch for suckers and Spanish Moss



- Spanish Moss needs to be removed, please.

Waterchase CDD (Inc. Add. #1)



- Moss at San Chaliford Park

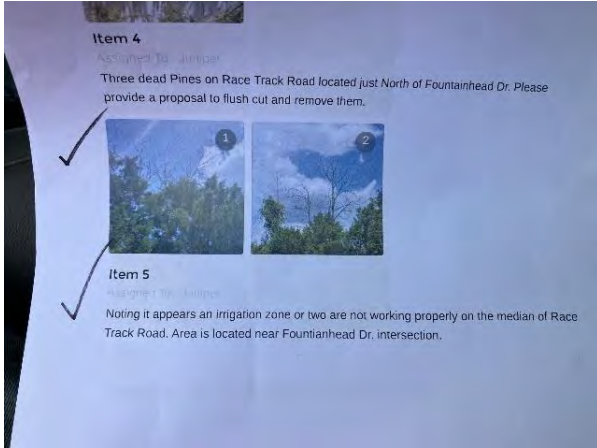


- Proposal for dead tree removal submitted.



- Proposal submitted

Overall Maintenance Condition



- 4. Proposal will be provided
- 5. Belongs to the community across the street.

- I'm not sure if this was the same branch mentioned in the Inframark report on RTR, but it is removed.

Community Enhancements



- One branch is getting close to light. Please trim when possible.



- Proposal submitted



LMP

A Juniper Company



Waterchase CDD

Field Inspection Report - June 2026

Friday, June 26 2026

Prepared For Board Of Supervisors

18 Items Identified

18 Items Incomplete

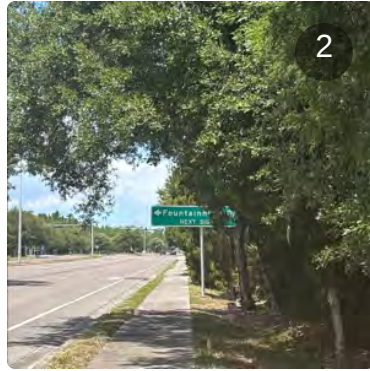
John Fowler

Inframark

Item 1

Assigned To: Juniper

Still need to raise the canopies blocking signs on Race Track Road.



Item 2

Assigned To: Juniper

Large branch down on Race Track Road located North of Fountainhead Drive.



Item 3

Assigned To: Pine Lake

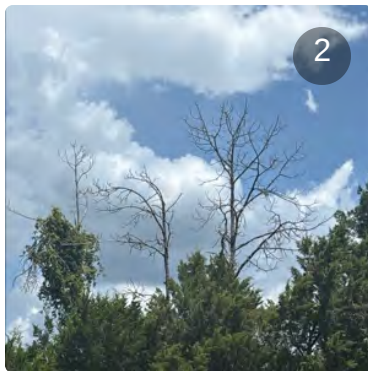
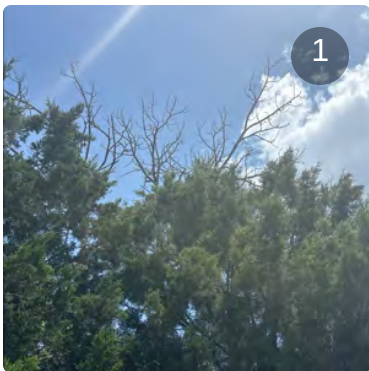
Remove any vines growing up trees or on shrubs on Race Track Road right of way. Also, remove any growing on the perimeter wall.



Item 4

Assigned To: Juniper

Three dead Pines on Race Track Road located just North of Fountainhead Dr. Please provide a proposal to flush cut and remove them.



Item 5

Assigned To: Juniper

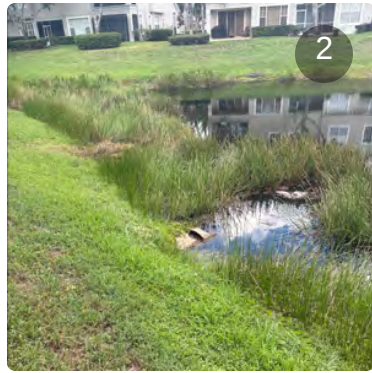
Noting it appears an irrigation zone or two are not working properly on the median of Race Track Road. Area is located near Fountainhead Dr. intersection.



Item 6

Assigned To: District Engineer

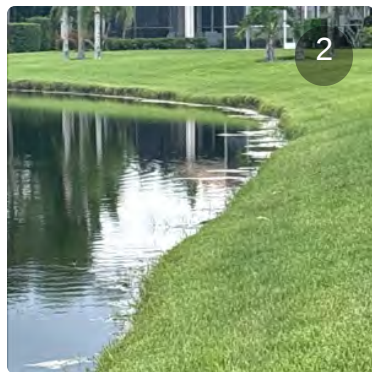
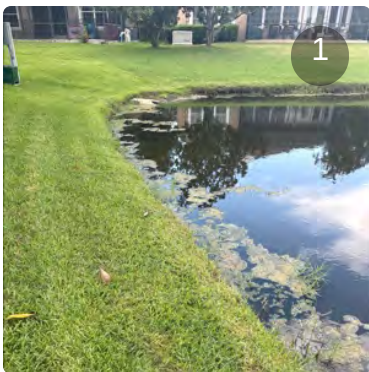
Noting the cracked concrete flume for pond 23. Asking district engineer if this is cause for concern at this time?



Item 7

Assigned To: Steadfast

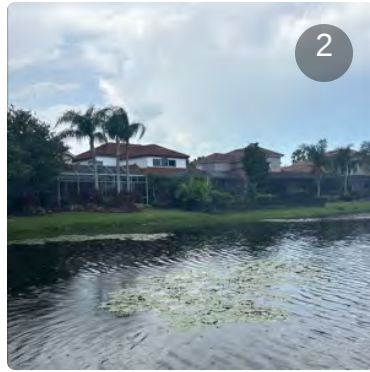
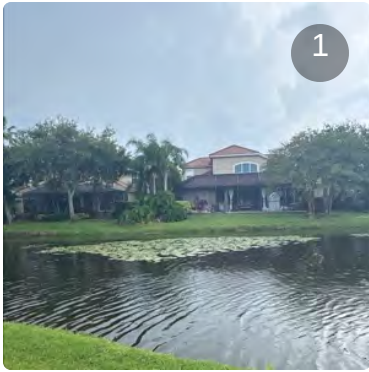
Treat small algae blooms along water edge of pond 5.



Item 8

Assigned To: Steadfast

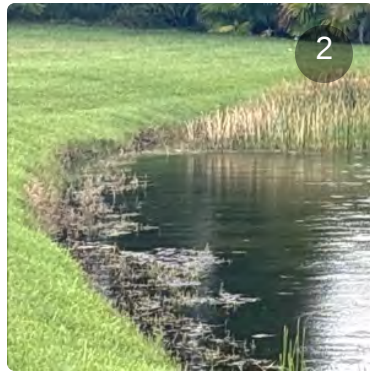
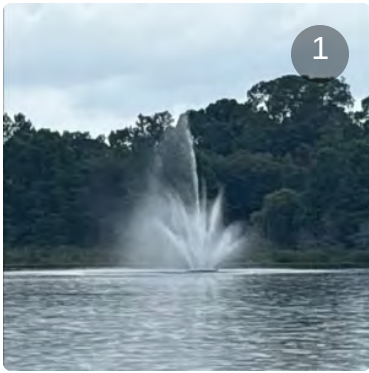
Reduce some of the Lily population in the middle of pond 12.



Item 9

Assigned To: Steadfast

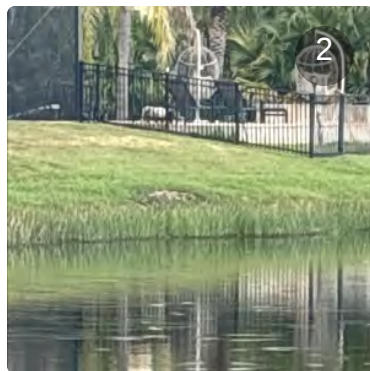
Treat small algae blooms along water edge of pond 11. Also, fountain lights are currently not working, and vendor will be submitting a proposal to have these restored.



Item 10

Assigned To: Steadfast

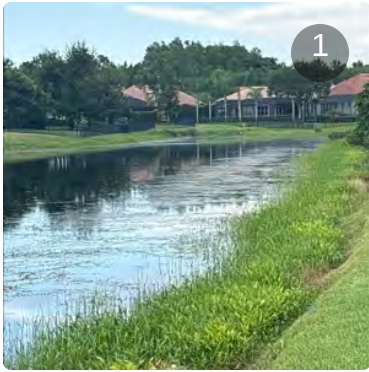
Treat small algae blooms along water edge of pond 14. Small washout I will be monitoring on Northwest bank. May want engineer to investigate if it becomes worse.



Item 11

Assigned To: Steadfast

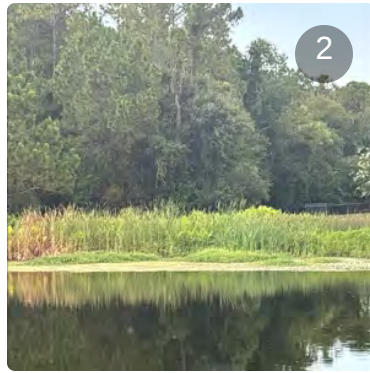
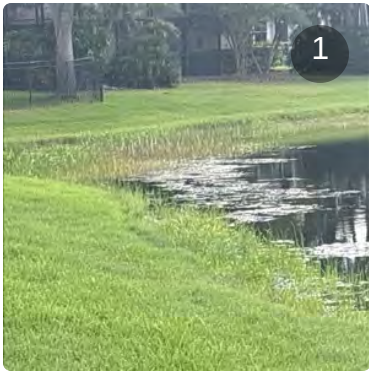
Treat submerged weeds that have surfaced for pond 13.



Item 12

Assigned To: Steadfast

Treat algae blooms along water edge of pond 8. Treat any undesirable grassy weeds within the pond.



Item 13

Assigned To: Steadfast

Treat undesirable weeds along the edge of pond 20. Also, noting the latest monitoring of the washout shared with the resident.



Item 14

Assigned To: Steadfast

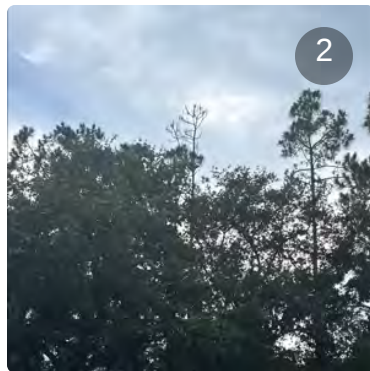
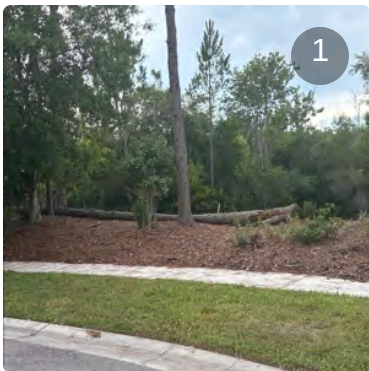
Need a proposal to remove a couple of dead branches inside pond 16.



Item 15

Assigned To: Juniper

Noting dead Pine reported along berm at roundabout of San Chaliford Ct. has fell. Not sure if you want to let it be or have it cut up and removed. Also, there is still one small dead one standing on top of the berm.



Item 16

Assigned To: Juniper

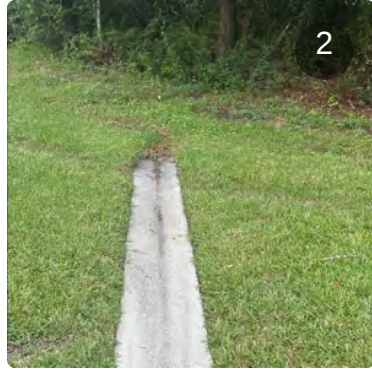
Noting flumes are clear and area is relatively dry near Nine Eagles and Waterchase Blvd. intersection.



Item 17

Assigned To: Juniper

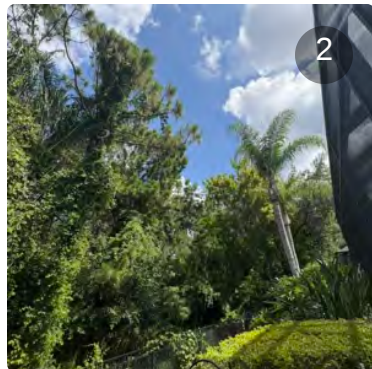
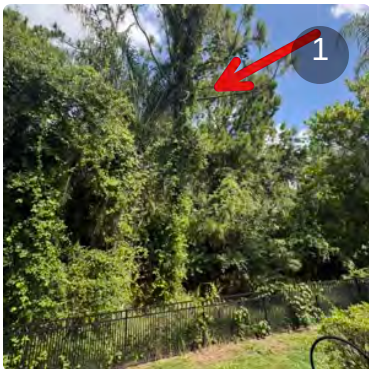
Noting concrete drains are clear and area is relatively dry on the entrance and exit corner of Nine Eagles and Waterchase Blvd. intersection.



Item 18

Assigned To: Board

There is a large Pine tree that the resident 11946 Royce Waterford Circle would like removed that is behind his property. He is afraid it will fall someday into his pool cage. The tree is currently alive. I told him I would bring this item to the board attention.



WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

District Manager Report – July 2026

- ✓ The next Workshop meeting is on July 23, 2026 at 6pm.
- ✓ The next Board meeting is on August 10, 2026 at 6pm.
 - This will be the budget hearing.
- ✓ The night inspection was performed on 6/8/2026, the following streetlights were observed as not working. Locations shown on the map:
 - 156
 - 197
 - 222
 - 242
- ✓ Strongroom Access – Strongroom is Inframark's electronic invoice workflow system used to review, approve, track, and maintain records of invoices.
 - Supervisors can be provided with access to this system.
- ✓ Requested Lowe's Commercial Painting to provide actual counts of the light poles and street sign poles in their proposal for the Board's review in September.

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT



Proposal

Proposal No.: 404273
Proposed Date: 06/18/26

PROPERTY:	FOR:
Waterchase Master POA - Maintenance Eduardo Syvestre 14401 Waterchase Blvd Tampa, FL 33626	Annual Bed Tips at Entry on Race Track Rd.

Proposal per request at June CDD meeting...

Remove river rock from both median island tips at the entry to Waterchase Blvd. on Racetrack Rd. and replace with sod.

NOTE: Any necessary irrigation modifications will be billed separately on a time and material basis.

ITEM	QTY	UOM	TOTAL
Two Median Isle Tips			
Site Prep			\$182.50
Bed Prep - Rock Removal	2.00	HR	
Debris by the truck	0.15	1	
Landscape Material			\$651.30
Floritam Saint Augustine, BY THE PIECE	78.00	01SF	
Fuel Surcharge 5.0%			\$41.69
Fuel Surcharge	1.00	EA	
Total:			\$875.49

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)

6/18/2026

Signature - Representative

Date



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 7/3/2026 8/2/2026

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

SHIP TO
 Waterchase CDD
 14401 Waterchase Blvd
 Tampa FL 33626 USA

DESCRIPTION	QTY	RATE	AMOUNT
Purchase & Installation of 120v, 6 fixture, Kasco Marine LED Composite Housing Light kit.			
-Pull and clean fountain	1.00	9,060.00	9,060.00
-Remove existing fountain lighting and install new lighting kit			
-Waterproof connection installation			
-Run new power cable to the existing control box			
-Reinstall and secure fountain in place			

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

TOTAL **9,060.00**

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

**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 June 8, 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		
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	Tonja Stewart	District Engineer, Stantec (<i>via Teams</i>)
16	John Fowler	Field Services, Inframark (<i>via Teams</i>)
17	Paula Means	Landscape, LMP
18	Kevin Reimensperger	Steadfast, Aquatics
19	Residents and Members of the Public	
20		

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

24
25 **FIRST ORDER OF BUSINESS**

Call to Order and Roll Call

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

27
28 **SECOND ORDER OF BUSINESS**

Audience Comments

29 A resident, Ms. Jackie Phillips, expressed concerns regarding yard waste being placed on top
30 of storm drains and suggested installing stickers or plaques on the drains. She provided the Board
31 with an example from another community to illustrate her recommendation. Ms. Stewart
32 indicated that she was familiar with the stickers, to which Mr. Daniels requested that Ms. Stewart
33 obtain pricing information for its installation.

34 The Board also discussed ongoing concerns regarding the collection of yard waste within the
35 community. The Board requested that the HOA send out a note reminding residents of the rules
36 pertaining to the collection of yard waste and not put yard waste over storm drains.

Waterchase CDD
June 8, 2026

37 A resident expressed concerns regarding debris near the rear gate, including a fallen tree located
38 outside the gate, and the accumulation of tree trimmings and other debris that had not been
39 removed.

40 Another resident raised concerns about Pond 5, noting visible algae blooms. The resident also
41 discussed with the Board the proposal submitted by Steadfast pertaining to Pond 21.

42 A discussion regarding drainage issues at the sidewalk bridge along Meridan Point Drive ensued
43 amongst the Board. Mr. Watson advised that the HOA is meeting with the vendor tomorrow,
44 June 9, 2026, at 11:00 a.m. Ms. Stewart noted that once the rocks are removed, the area will need
45 to be properly stabilized, potentially with the use of specialized stabilization fabric to help
46 prevent future erosion and drainage issues. Additional discussion took place among the Board
47 members concerning the issue. Mr. Neal advised that he would inform Eduardo to coordinate
48 with the vendor regarding the installation of stabilization matting in the area. Further discussion
49 followed among the Board members.

50 A resident commented that the area beneath the sidewalk needs to remain open and free of
51 obstructions.

52
53 **THIRD ORDER OF BUSINESS**

Staff Reports

54 **A. District Counsel**

55 Mr. Neal informed the Board that while Ms. Sousa was not in attendance at the meeting, she
56 is currently working on the landscape agreement unless the Board has any objections regarding
57 the draft previously sent. Mr. Watson stated that he would like to have the agreement finalized, as
58 the intended start date was March 1, 2026. Further discussion followed among the Board members
59 regarding the matter. Mr. Neal noted that he would provide the Board with an update regarding
60 the status of the landscape agreement. The Board also requested that Mr. Neal research the contract
61 amounts associated with previous landscape agreements and provide that information for the
62 Board's review.

63
64 **B. District Engineer**

Waterchase CDD
June 8, 2026

65 Ms. Stewart presented her report and provided an update on the culvert that was on the
66 agenda. Mr. Daniels asked whether both pipes in the area had been cleared, to which Ms. Stewart
67 confirmed that both pipes had been cleared.

68 Ms. Stewart provided an update on the ACP retaining wall report, noting that the inspection had
69 been completed and no urgent issues were identified. She stated that, while there were no major
70 concerns requiring immediate attention, the caps on the retaining walls could be replaced in the
71 future as a maintenance improvement. The District Manager had been directed to circulate the
72 report to the Board for review and discussion at the next meeting. This task has since been
73 completed.

74 Mr. Watson indicated that he had no comments regarding the report.

75 Mr. Daniels inquired about the lot adjacent to his property and the outcome of the retaining wall
76 review, noting that the wall had been impacted during the installation of a swimming pool. Mr.
77 Watson commented that the pool adds additional load to the wall. Ms. Stewart responded that the
78 condition did not present a structural concern. Discussion followed among the Board members.

79 Mr. Daniels also inquired about Pond 21, which is owned by the HOA, and whether a control
80 structure was present. Ms. Stewart provided clarification regarding the various types of ponds
81 and their respective functions. A brief discussion followed. Mr. Watson asked about the proposal
82 submitted by Steadfast concerning Pond 21, and whether there were any issues associated with
83 removing or modifying features as proposed by the HOA. A brief discussion followed. Ms.
84 Stewart stated that the matter appeared to be primarily aesthetic in nature. However, she would
85 verify the intended purpose of the pond to ensure that any proposed modifications would not
86 negatively impact its function.

87 Mr. Neal was directed to contact Victor and advise him to postpone any work related to the
88 proposal until Ms. Stewart completed her review of the pond. This task has since been
89 completed. Mr. Riemensperger with Steadfast provided his professional opinion regarding the
90 proposed work and participated in the ensuing discussion.

91
92 **C. Aquatics Report**

93 Mr. Riemensperger provided an update regarding the community ponds, and noted that algae
94 blooms are expected to increase and explained that, during periods of consistent rainfall, debris
95 and trash are often washed into the ponds.

Waterchase CDD
June 8, 2026

96 Mr. Neal inquired about the drone footage of Pond 13, to which Mr. Riemensperger provided his
97 assessment of the littoral shelf at Pond 13, stating that based on his field observations, the area
98 appeared to be in good condition.

99 Mr. Neal also presented the Board with a proposal recently received from Steadfast concerning
100 Pond 24, and discussion followed.

101 Mr. Daniels questioned whether the proposed work was necessary, noting that the vegetation was
102 located across the pond and not directly behind any resident's home. Mr. Riemensperger
103 suggested treating the vegetation chemically with herbicides as a targeted approach, and
104 discussion followed. Mr. Daniels expressed concern that chemical treatment could result in dead
105 vegetation remaining visible, potentially creating a less desirable appearance, to which additional
106 discussion followed regarding the removal of Brazilian pepper vegetation.

107 The Board also discussed the electrical repairs completed by Fuller on June 4, 2026. It was noted
108 that the lighting work remains outstanding and that the corresponding proposal should have
109 already been approved.

110

111 **i. Discussion of HOA Request for Proposal from Steadfast of grass removal from**
112 **Pond 21**

113 Due to this discussion taking place earlier in the meeting, the Board moved onto the next
114 agenda item.

115 **D. Landscape Report**

116 Mr. Fowler provided an update regarding the streetlight inspections and advised that he
117 would provide additional information identifying which lights were and are affected. He also
118 reported that the preserve areas were inspected the previous week and that the inspection report
119 would be presented at the next Board meeting. Mr. Watson noted that the blue pipe discharging
120 into Pond 15 is used for draining a swimming pool, and discussion followed among the Board
121 members.

122 Mr. Watson asked Ms. Means about clearing the signs along Race Track Road, noting that it is a
123 priority. A discussion followed, and also included concerns regarding weed removal from the
124 end caps at the entrance to the community.

125 Mr. Rizzo inquired whether edging throughout the community is scheduled to be performed
126 during each landscaping visit. He noted that, near the soccer fields, grass had grown over
127 portions of the sidewalk, indicating that edging was not being completed consistently. He also
128 asked what is done with grass clippings following mowing activities, to which Ms. Means
129 responded that the clippings should be blown back into the turf areas. A brief discussion
130 followed regarding observations that grass clippings had been left behind in certain locations,
131 and not properly blown off landscaped and hardscape areas.

132 **i. Consideration of LMP Proposal #399528 Arbor Work**

133 The Board discussed the LMP Proposal for Arbor Work. Mr. Daniels expressed concern that
134 the proposal amount was too costly. Mr. Rizzo suggested that when the palm maintenance work
135 is performed in the Provence neighborhood, LMP could complete the work in the subject area at
136 the same time to improve efficiency and potentially reduce costs. Mr. Watson suggested
137 approving the work with a not-to-exceed amount, and discussion followed among the Board
138 members. Mr. Daniels proposed establishing a not-to-exceed amount of \$500 to allow the work
139 to be completed prior to hurricane season. Mr. Neal was directed to work with Ms. Means to
140 determine whether the scope of work could be completed within the \$500 not-to-exceed amount.
141 Mr. Mancini commented that the end caps throughout the community vary in appearance. He
142 noted that the end caps in Provence feature attractive grasses, whereas the CDD end caps
143 currently contain decorative rock. Mr. Mancini suggested replacing or supplementing the rock
144 with grasses to enhance the appearance of the area.
145 The Board directed Ms. Means to obtain a proposal for the installation of ornamental grasses at
146 the CDD end caps.

147
148 **ii. June Gardening Tips**

149 This was not discussed. The Board moved onto the next agenda item.

150 **E. Field Inspection Report**

151 Due to the Field Inspection Report being discussed earlier in the meeting, the Board moved
152 onto the next agenda item.

153
154 **F. District Manager**

155 **i. District Manager Report**

156 Mr. Neal provided the Board with a summary of the report. The Board discussed the
157 potential installation of reflectors or delineators along the south side of Nine Eagles to improve
158 visibility and enhance safety at the community entrance. Mr. Neal advised that the property
159 located north of the Meridian and Nine Eagles intersection is privately owned, to which several
160 Board members disagreed, stating their belief that the property is owned by the County. A
161 discussion amongst the Board ensued.

162 The Board directed Mr. Neal to continue coordinating with the County regarding the
163 implementation of potential traffic safety improvements in the area and to provide updates as this
164 information becomes available.

165

166 **FOURTH ORDER OF BUSINESS** **Business Items**

167 **A. Consideration of Resolution 2026-05; Approving FY2026-2027 Proposed Budget**

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

169 Mr. Mancini provided changes to the budget, and these amounts were entered in to the
170 proposed budget template. The Interest Investments line item was increased to \$30,000 and to
171 maintain the 15% high water mark, Misc Contingency was reduced to \$21,875.

172 During the meeting, the District Manager received additional revisions to the budget cover letter
173 via email. The requested changes were incorporated into the cover letter, and a revised version
174 was provided to Mr. Mancini for review. Mr. Mancini reviewed and approved the modifications
175 as presented.

176

177

On MOTION by Mr. Mancini, seconded by Mr. Daniels, with all in 178 favor, motion to approve Resolution 2026-05; Approving FY2026- 179 2027 Proposed Budget carried. 5-0

180

181 **B. Consideration of L&T Brothers Light Pole Proposal**

182 Mr. Neal provided background information regarding the proposal, noting that Mr. Angell
183 had visited the site and conducted field measurements and counts. The proposed work would
184 address fence posts throughout the community. However, specific quantities were not included in
185 the proposal. Mr. Neal advised that he would follow up with Mr. Angell to obtain and confirm
186 the actual counts.

Waterchase CDD
June 8, 2026

187 Mr. Mancini inquired whether the project would be entirely a CDD expense, and Mr. Watson
188 responded that it would not. Mr. Rizzo stated that the cost-sharing arrangement with the HOA
189 should be confirmed and requested clarification regarding the proposed color, specifically
190 whether the finish would be hammered bronze or hammered brown. Discussion amongst the
191 Board ensued.

192 The Board discussed the benefit of having the Field Inspector conduct a comprehensive
193 walkthrough near the expiration of the project warranty period to identify any deficiencies. The
194 Board also discussed having the Field Inspector present during construction activities to ensure
195 the work is completed in accordance with the approved scope and specifications. Board members
196 indicated that the project would likely be undertaken around November 2026 and agreed to
197 revisit the matter at the September 2026 meeting. Mr. Watson estimated that the CDD's share of
198 the project costs would be approximately \$40,000, with the HOA responsible for the remaining
199 balance. The Board requested that L&T Brothers provide an actual count of the light posts
200 included in the project. The Board also discussed the potential use of a project manager to
201 provide oversight and assist with project administration throughout the duration of the work.

202 **C. Consideration of Inframark Light Pole Proposal #303**

203 The Board reviewed the Inframark Light Pole Proposal #303, but did not discuss this during
204 the meeting.

205 **FIFTH ORDER OF BUSINESS**

Business Administration

206 **A. Consideration of Minutes from the Meeting held May 11, 2026**

207
208 On MOTION by Mr. Mancini, seconded by Mr. Daniels, with all in
209 favor, motion to accept the regular meeting minutes held on May 11,
210 2026, carried. 5-0

211
212 **B. Review of Financial Statement for the Month of April 2026**

213
214 **C. Review of the Check Register for the Month of April 2026**

215
216 On MOTION by Mr. Mancini, seconded by Mr. Rizzo, with all in
217 favor, motion to accept the April 2026 financial statements and
218 check register carried. 5-0

219

220 **D. Review of Financial Snapshot for the Month of May 2026**

221 Mr. Daniels commented on Assessments being two percent delinquent, and a brief discussion
222 followed.

223 **E. Review of the Cash Flow Analysis for the Month of June 2026**

224 Mr. Mancini would like the start of the fiscal year included in the cash flow analysis. The
225 Board discussed TECO deposits.

226
227 **SIXTH ORDER OF BUSINESS** **Supervisors' Requests**

228 There being no Supervisor Requests, the Board moved onto the next order of business.

229
230 **SEVENTH ORDER OF BUSINESS** **Audience Comments**

231 A resident suggested obtaining a proposal from L&T Brothers to return two years after project
232 completion to perform touch up painting and maintenance on streetlight poles, light fixtures, and
233 sign poles.

234
235 **EIGHTH ORDER OF BUSINESS** **Adjournment**

236
237

On MOTION by Mr. Daniels, seconded by Mr. Acheson, with all in favor, 238 the meeting was adjourned at 8:00 p.m. 5-0

239

240

241

242

243

244

Ian Watson
Chairperson

*Waterchase
Community
Development
District*

Financial Report

May 31, 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)

May 31, 2026

Balance Sheet
May 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 865,133	\$ -	\$ 865,133
Cash with Fiscal Agent	-	23,702	23,702
Accounts Receivable	31	-	31
Due From Other Funds	-	2,072	2,072
Investments:			
Money Market Account	169,112	-	169,112
Reserve Fund	-	67,816	67,816
Revenue Fund	-	360,025	360,025
Prepaid Items	361	-	361
Utility Deposits - TECO	2,724	-	2,724
TOTAL ASSETS	\$ 1,037,361	\$ 453,615	\$ 1,490,976
<u>LIABILITIES</u>			
Accounts Payable	\$ 4,632	\$ -	\$ 4,632
Accrued Expenses	16,880	-	16,880
Due To Other Funds	2,072	-	2,072
TOTAL LIABILITIES	23,584	-	23,584
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	361	-	361
Deposits	2,724	-	2,724
Restricted for:			
Debt Service	-	453,615	453,615
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:	148,332	-	148,332
TOTAL FUND BALANCES	\$ 1,013,777	\$ 453,615	\$ 1,467,392
TOTAL LIABILITIES & FUND BALANCES	\$ 1,037,361	\$ 453,615	\$ 1,490,976

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 20,000	\$ 13,333	\$ 25,966	\$ 12,633
Interest - Tax Collector	-	-	1,083	1,083
Special Assmnts- Tax Collector	394,867	394,867	386,451	(8,416)
Special Assmnts- Discounts	(15,795)	(15,795)	(14,533)	1,262
TOTAL REVENUES	399,072	392,405	398,967	6,562
EXPENDITURES				
Administration				
P/R-Board of Supervisors	24,000	16,000	17,230	(1,230)
FICA Taxes	1,836	1,224	763	461
ProfServ-Arbitrage Rebate	600	600	3,150	(2,550)
ProfServ-Dissemination Agent	1,000	1,000	-	1,000
ProfServ-Engineering	20,000	13,333	19,012	(5,679)
ProfServ-Legal Services	9,000	6,000	6,635	(635)
ProfServ-Mgmt Consulting	66,985	44,657	44,657	-
ProfServ-Special Assessment	9,000	9,000	9,000	-
ProfServ-Trustee Fees	4,337	4,337	4,337	-
ProfServ-Web Site Development	1,076	717	53	664
Auditing Services	5,600	5,600	5,600	-
Website Compliance	2,500	2,500	2,945	(445)
Postage and Freight	350	233	24	209
Insurance - General Liability	7,960	7,960	7,337	623
Legal Advertising	2,500	1,667	120	1,547
Misc-Bank Charges	50	33	493	(460)
Misc-Assessment Collection Cost	7,897	7,897	7,438	459
Misc-Contingency	-	-	132	(132)
Annual District Filing Fee	175	175	175	-
Total Administration	164,866	122,933	129,101	(6,168)
Field				
Field Services	8,000	5,333	5,333	-
Contracts-Wetland Mitigation	12,000	8,000	-	8,000
Contracts-Lakes	21,440	14,293	13,760	533
Contracts-Canal Maint/Cleaning	10,000	6,667	-	6,667
Contracts-Aquatic Midge Mgmt	7,500	5,000	-	5,000
Contracts-RTR Landscaping	58,516	39,011	36,164	2,847
Electricity - Streetlights	30,250	20,167	18,985	1,182

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Electricity - Fountain	2,000	1,333	5,475	(4,142)
R&M-Fountain	5,000	3,333	-	3,333
R&M-Irrigation	5,000	3,333	177	3,156
R&M-Lake	7,500	5,000	20,202	(15,202)
R&M-Streetlights	42,000	28,000	41,993	(13,993)
Invasive Plant Removal	10,000	6,667	4,290	2,377
R&M Landscape	10,000	6,667	4,930	1,737
Aerators - R&M	5,000	3,333	600	2,733
Total Field	<u>234,206</u>	<u>156,137</u>	<u>151,909</u>	<u>4,228</u>
TOTAL EXPENDITURES	399,072	279,070	281,010	(1,940)
Excess (deficiency) of revenues Over (under) expenditures	<u>-</u>	<u>113,335</u>	<u>117,957</u>	<u>4,622</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 113,335</u>	<u>\$ 117,957</u>	<u>\$ 4,622</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)	895,820	895,820	895,820	
FUND BALANCE, ENDING	<u>\$ 895,820</u>	<u>\$ 1,009,155</u>	<u>\$ 1,013,777</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 200	\$ 133	\$ 17,205	\$ 17,072
Special Assmnts- Tax Collector	737,129	737,129	721,418	(15,711)
Special Assmnts- Discounts	(29,485)	(29,485)	(27,123)	2,362
TOTAL REVENUES	707,844	707,777	711,500	3,723
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	14,743	14,743	13,886	857
Total Administration	14,743	14,743	13,886	857
<u>Debt Service</u>				
Principal Debt Retirement	554,000	554,000	554,000	-
Interest Expense	132,184	132,184	132,184	-
Total Debt Service	686,184	686,184	686,184	-
TOTAL EXPENDITURES	700,927	700,927	700,070	857
Excess (deficiency) of revenues Over (under) expenditures	6,917	6,850	11,430	4,580
Net change in fund balance	\$ 6,917	\$ 6,850	\$ 11,430	\$ 4,580
FUND BALANCE, BEGINNING (OCT 1, 2025)	442,185	442,185	442,185	
FUND BALANCE, ENDING	\$ 449,102	\$ 449,035	\$ 453,615	

WATERCHASE
Community Development District

Supporting Schedules

May 31, 2026

**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	Allocation By Fund	
					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	\$ 6,003	\$ 11,206
11/14/25	\$ 99,025	\$ 4,210	\$ 2,021	\$ 105,256	\$ 36,716	\$ 68,540
11/21/25	\$ 60,094	\$ 2,555	\$ 1,226	\$ 63,875	\$ 22,281	\$ 41,594
12/05/25	\$ 593,846	\$ 25,249	\$ 12,119	\$ 631,214	\$ 220,182	\$ 411,031
12/03/25	\$ 129,988	\$ 5,527	\$ 2,653	\$ 138,167	\$ 48,196	\$ 89,971
12/19/25	\$ 33,959	\$ 1,353	\$ 693	\$ 36,005	\$ 12,559	\$ 23,445
01/06/26	\$ 37,193	\$ 1,174	\$ 759	\$ 39,126	\$ 13,648	\$ 25,478
02/04/26	\$ 20,068	\$ 421	\$ 410	\$ 20,899	\$ 7,290	\$ 13,609
03/03/26	\$ 15,146	\$ 155	\$ 309	\$ 15,610	\$ 5,445	\$ 10,165
04/07/26	\$ 36,399	\$ 32	\$ 743	\$ 37,174	\$ 12,967	\$ 24,207
05/07/26	\$ 3,182	\$ 88	\$ 65	\$ 3,335	\$ 1,163	\$ 2,171
TOTAL	\$ 1,044,892	\$ 41,653	\$ 21,324	\$ 1,107,869	\$ 386,451	\$ 721,418
% COLLECTED				98%	98%	98%

Cash and Investment Report
May 31, 2026

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Acct - Operating	Valley Bank	Public Funds Checking	n/a	3.56%	\$ 865,133
GF Subtotal					\$ 865,133
Money Market Account	BankUnited	Business MMA	n/a	3.40%	\$ 169,112
GF Subtotal					\$ 169,112

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%	\$ 360,025
DS Subtotal					\$ 427,841
Total					\$ 1,462,087

Bank Account Statement

Waterchase CDD

Bank Account No. 3101
Statement No. 05-26

Statement Date 05/31/2026

G/L Account No. 101001 Balance	865,132.92	Statement Balance	867,909.53
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	867,909.53
Subtotal	865,132.92	Outstanding Checks	-2,776.61
Negative Adjustments	0.00		
		Ending Balance	865,132.92
Ending G/L Balance	865,132.92		

Outstanding Checks

11/28/2025	Payment	100082	COMPLETE IT	Inv: 18328	-89.70
05/01/2026		JE001815	Accrued Taxes Payable	Valley National Bank ADP	-122.40
05/29/2026	Payment	100130	COMPLETE IT	JournalEntrv 05/1/2026 Inv: 20103	-89.70
05/29/2026	Payment	100131	STRALEY ROBIN VERICKER	Inv: 28452	-1,189.50
05/29/2026	Payment	100132	BUSINESS OBSERVER, INC.	Inv: 26-01750H	-85.31
05/29/2026	Payment	100133	ASSOCIATED CONSTRUCTION PRODUCTS, INC	Inv: PCINV03296	-1,200.00
Total Outstanding Checks					-2,776.61

Outstanding Deposits

Total Outstanding Deposits

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(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 # 100126							
001	05/06/26	INFRAMARK LLC	178439	Inframark MGMT Services May 2026	ProfServ-Mgmt Consulting	531027-51201	\$5,582.08
001	05/06/26	INFRAMARK LLC	178439	Inframark MGMT Services May 2026	Field Services	531122-53901	\$666.67
Check Total							\$6,248.75
CHECK # 100127							
001	05/06/26	STEADFAST ENVIRONMENTAL	SA-22879	Routine Aquatic Maintenance	Contracts-Lakes	534084-53901	\$1,720.00
Check Total							\$1,720.00
CHECK # 100128							
001	05/08/26	STANTEC CONSULTING SERVICES INC	2558511	PROF SVCS ENGINEERING April 2026	ProfServ-Engineering	531013-51501	\$2,635.00
Check Total							\$2,635.00
CHECK # 100129							
001	05/27/26	INFRAMARK LLC	179237	Postage APRIL 2026	Postage and Freight	541006-51301	\$1.48
Check Total							\$1.48
CHECK # 100130							
001	05/29/26	COMPLETE IT	20103	Email Accounts	Website Compliance	534397-51301	\$89.70
Check Total							\$89.70
CHECK # 100131							
001	05/29/26	STRALEY ROBIN VERICKER	28452	District Counsel April 2026	ProfServ-Legal Services	531023-51401	\$1,189.50
Check Total							\$1,189.50
CHECK # 100132							
001	05/29/26	BUSINESS OBSERVER, INC.	26-01750H	Notice Of Qualifying Period For Candidates	Legal Advertising	548002-51301	\$85.31
Check Total							\$85.31
CHECK # 100133							
001	05/29/26	ASSOCIATED CONSTRUCTION PRODUCTS, INC	PCINV03296	Retaining Wall Assessment	R&M Landscape	546259-53901	\$1,200.00
Check Total							\$1,200.00
CHECK # 300024							
001	05/20/26	TAMPA ELECTRIC-ACH	042926-5793-ACH	11716 MERIDIAN POINT DR - April 2026	Electricity - Streetlights	543013-53901	\$827.75
Check Total							\$827.75
CHECK # 300025							
001	05/20/26	TAMPA ELECTRIC-ACH	042926-5983-ACH	11643 MERIDIAN POINT DR April 2026	Electricity - Streetlights	543013-53901	\$253.09
Check Total							\$253.09
CHECK # 300026							
001	05/20/26	TAMPA ELECTRIC-ACH	042926-6189-ACH	14720 WATERCHASE BLVD April 2026	Electricity - Streetlights	543013-53901	\$167.85
Check Total							\$167.85
CHECK # 300027							
001	05/20/26	TAMPA ELECTRIC-ACH	042926-6429-ACH	14401 WATERCHASE BLVD April 2026	Electricity - Streetlights	543013-53901	\$788.82
Check Total							\$788.82
CHECK # 300028							
001	05/20/26	TAMPA ELECTRIC-ACH	042926-4643-ACH	POND 6 April 2026	Electricity - Fountain	543036-53901	\$47.20
Check Total							\$47.20

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300029								
001	05/20/26	TAMPA ELECTRIC-ACH	042926-4650-ACH	POND 23 April 2026	Electricity - Streetlights	543013-53901	\$84.34	
							Check Total	<u>\$84.34</u>
CHECK # 300030								
001	05/20/26	TAMPA ELECTRIC-ACH	042926-4668-ACH	POND 19 April 2026	Electricity - Fountain	543036-53901	\$50.19	
							Check Total	<u>\$50.19</u>
CHECK # 300031								
001	05/20/26	TAMPA ELECTRIC-ACH	042926-5330-ACH	POND 14 April 2026	Electricity - Fountain	543036-53901	\$207.13	
							Check Total	<u>\$207.13</u>
CHECK # 300032								
001	05/20/26	TAMPA ELECTRIC-ACH	042926-8542-ACH	POND 4 April 2026	Electricity - Fountain	543036-53901	\$45.63	
							Check Total	<u>\$45.63</u>
CHECK # 300033								
001	05/20/26	TAMPA ELECTRIC-ACH	042926-4322-ACH	14706 CASTELLETTO DR April 2026	Electricity - Streetlights	543013-53901	\$49.85	
							Check Total	<u>\$49.85</u>
							Fund Total	<u>\$15,691.59</u>
<hr/>								
SERIES 2017 DEBT SERVICE FUND - 203								
CHECK # 1025								
203	05/18/26	WATERCHASE CDD C/O US BANK	05152026-5000-1	SERIES 2017 DS ASSESSMENT COLLECTIONS	Due From Other Funds	131000	\$23,702.07	
							Check Total	<u>\$23,702.07</u>
							Fund Total	<u>\$23,702.07</u>
							Total Checks Paid	<u>\$39,393.66</u>

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(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 # 100126								
001	05/06/26	INFRAMARK LLC	178439	Inframark MGMT Services May 2026	ProfServ-Mgmt Consulting	531027-51201	\$5,582.08	
001	05/06/26	INFRAMARK LLC	178439	Inframark MGMT Services May 2026	Field Services	531122-53901	\$666.67	
							Check Total	<u>\$6,248.75</u>
CHECK # 100127								
001	05/06/26	STEADFAST ENVIRONMENTAL	SA-22879	Routine Aquatic Maintenance	Contracts-Lakes	534084-53901	\$1,720.00	
							Check Total	<u>\$1,720.00</u>
CHECK # 100128								
001	05/08/26	STANTEC CONSULTING SERVICES INC	2558511	PROF SVCS ENGINEERING April 2026	ProfServ-Engineering	531013-51501	\$2,635.00	
							Check Total	<u>\$2,635.00</u>
CHECK # 100129								
001	05/27/26	INFRAMARK LLC	179237	Postage APRIL 2026	Postage and Freight	541006-51301	\$1.48	
							Check Total	<u>\$1.48</u>
CHECK # 100130								
001	05/29/26	COMPLETE IT	20103	Email Accounts	Website Compliance	534397-51301	\$89.70	
							Check Total	<u>\$89.70</u>
CHECK # 100131								
001	05/29/26	STRALEY ROBIN VERICKER	28452	District Counsel April 2026	ProfServ-Legal Services	531023-51401	\$1,189.50	
							Check Total	<u>\$1,189.50</u>
CHECK # 100132								
001	05/29/26	BUSINESS OBSERVER, INC.	26-01750H	Notice Of Qualifying Period For Candidates	Legal Advertising	548002-51301	\$85.31	
							Check Total	<u>\$85.31</u>
CHECK # 100133								
001	05/29/26	ASSOCIATED CONSTRUCTION PRODUCTS, INC	PCINV03296	Retaining Wall Assessment	R&M Landscape	546259-53901	\$1,200.00	
							Check Total	<u>\$1,200.00</u>
CHECK # 300024								
001	05/20/26	TAMPA ELECTRIC-ACH	042926-5793-ACH	11716 MERIDIAN POINT DR - April 2026	Electricity - Streetlights	543013-53901	\$827.75	
							Check Total	<u>\$827.75</u>
CHECK # 300025								
001	05/20/26	TAMPA ELECTRIC-ACH	042926-5983-ACH	11643 MERIDIAN POINT DR April 2026	Electricity - Streetlights	543013-53901	\$253.09	
							Check Total	<u>\$253.09</u>
CHECK # 300026								
001	05/20/26	TAMPA ELECTRIC-ACH	042926-6189-ACH	14720 WATERCHASE BLVD April 2026	Electricity - Streetlights	543013-53901	\$167.85	
							Check Total	<u>\$167.85</u>
CHECK # 300027								
001	05/20/26	TAMPA ELECTRIC-ACH	042926-6429-ACH	14401 WATERCHASE BLVD April 2026	Electricity - Streetlights	543013-53901	\$788.82	
							Check Total	<u>\$788.82</u>
CHECK # 300028								
001	05/20/26	TAMPA ELECTRIC-ACH	042926-4643-ACH	POND 6 April 2026	Electricity - Fountain	543036-53901	\$47.20	
							Check Total	<u>\$47.20</u>

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300029								
001	05/20/26	TAMPA ELECTRIC-ACH	042926-4650-ACH	POND 23 April 2026	Electricity - Streetlights	543013-53901	\$84.34	
							Check Total	<u>\$84.34</u>
CHECK # 300030								
001	05/20/26	TAMPA ELECTRIC-ACH	042926-4668-ACH	POND 19 April 2026	Electricity - Fountain	543036-53901	\$50.19	
							Check Total	<u>\$50.19</u>
CHECK # 300031								
001	05/20/26	TAMPA ELECTRIC-ACH	042926-5330-ACH	POND 14 April 2026	Electricity - Fountain	543036-53901	\$207.13	
							Check Total	<u>\$207.13</u>
CHECK # 300032								
001	05/20/26	TAMPA ELECTRIC-ACH	042926-8542-ACH	POND 4 April 2026	Electricity - Fountain	543036-53901	\$45.63	
							Check Total	<u>\$45.63</u>
CHECK # 300033								
001	05/20/26	TAMPA ELECTRIC-ACH	042926-4322-ACH	14706 CASTELLETTO DR April 2026	Electricity - Streetlights	543013-53901	\$49.85	
							Check Total	<u>\$49.85</u>
							Fund Total	<u><u>\$15,691.59</u></u>
<hr/>								
SERIES 2017 DEBT SERVICE FUND - 203								
CHECK # 1025								
203	05/18/26	WATERCHASE CDD C/O US BANK	05152026-5000-1	SERIES 2017 DS ASSESSMENT COLLECTIONS	Due From Other Funds	131000	\$23,702.07	
							Check Total	<u>\$23,702.07</u>
							Fund Total	<u><u>\$23,702.07</u></u>
							Total Checks Paid	<u><u>\$39,393.66</u></u>

Waterchase CDD
Cash Flow Projection
5/31/2026

	<u>10/01/2025</u>	<u>11/30/2025</u>	<u>12/31/2025</u>	<u>1/31/2026</u>	<u>2/28/2026</u>	<u>3/31/2026</u>	<u>4/30/2026</u>	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Valley National Bank	47,904.95	241,850.44	443,240.47	376,677.71	940,257.29	881,258.10	877,266.29	865,133.00	3.56%
Transfer From BankUnited to Valley National Bank	-	50,000.00	-	-	600,000.00				
BankUnited MMA	810,100.37	762,390.83	764,595.16	766,769.29	167,692.93	168,169.77	168,632.54	169,111.63	3.40%
Less: Current Outstanding AP								(21,512.00)	
Estimated Cash Available Today								<u>1,012,732.63</u>	
Outstanding FY26 Tax Roll								24,127.00	<i>last distribution received on 5/07/2026</i>
Estimated Total Cash Available with Tax Roll								<u>1,036,859.63</u>	
 <u>Projections:</u>									
Monthly Average Spend - 4 months June-Sept								33,256.00	
Total Monthly Average Spend								<u>33,256.00</u>	
Average budgeted Spend to YE (4 months June -September)								(133,024.00)	
Expected Cash Flow at YE (9/30/26)								<u>903,835.63</u>	
Average budgeted Spend 1st QTR FY27 (3 mos avg spend)								116,482.74	
Expected Need through 1st QTR FY27								<u>787,352.89</u>	
<i>*tax roll revenue for the new FY is received in December</i>									

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot June 18th, 2026

- **Current Cash Balances:**
 - Valley National Bank Operating: \$865,133.
 - BankUnited MMA: \$169,122.
- **Cash with Fiscal Agent:**
 - Check was cut to Debt service, not being cashed yet.
- **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 June 15th, 2026.
- **Prepaid Items:**
 - Trustee fees to US Bank (\$361.00) from October 2026 to February 2027.
- **Deposits:**
 - Deposits to open accounts from TECO Water Utilities (\$2,724.00).
- **Expenses:**
 - Current expenses make up 71% of the annual budget through the end of April 2026, Total expenses for the first 8 months are approximately \$281,010.
- **Assessment collections:**
 - We are 98% fully collected on the tax roll.