![INFRAMARK Infrastructure Management Services]

Waterchase
Community Development District

August 10, 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
Salvatore 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
Sergio Inguanzo, District Accountant
Melissa Williams, District Admin

Regular Meeting Agenda

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

The Regular Meeting of the Waterchase Community Development District will be held on Monday, August 10, 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

6. BUSINESS ADMINISTRATION

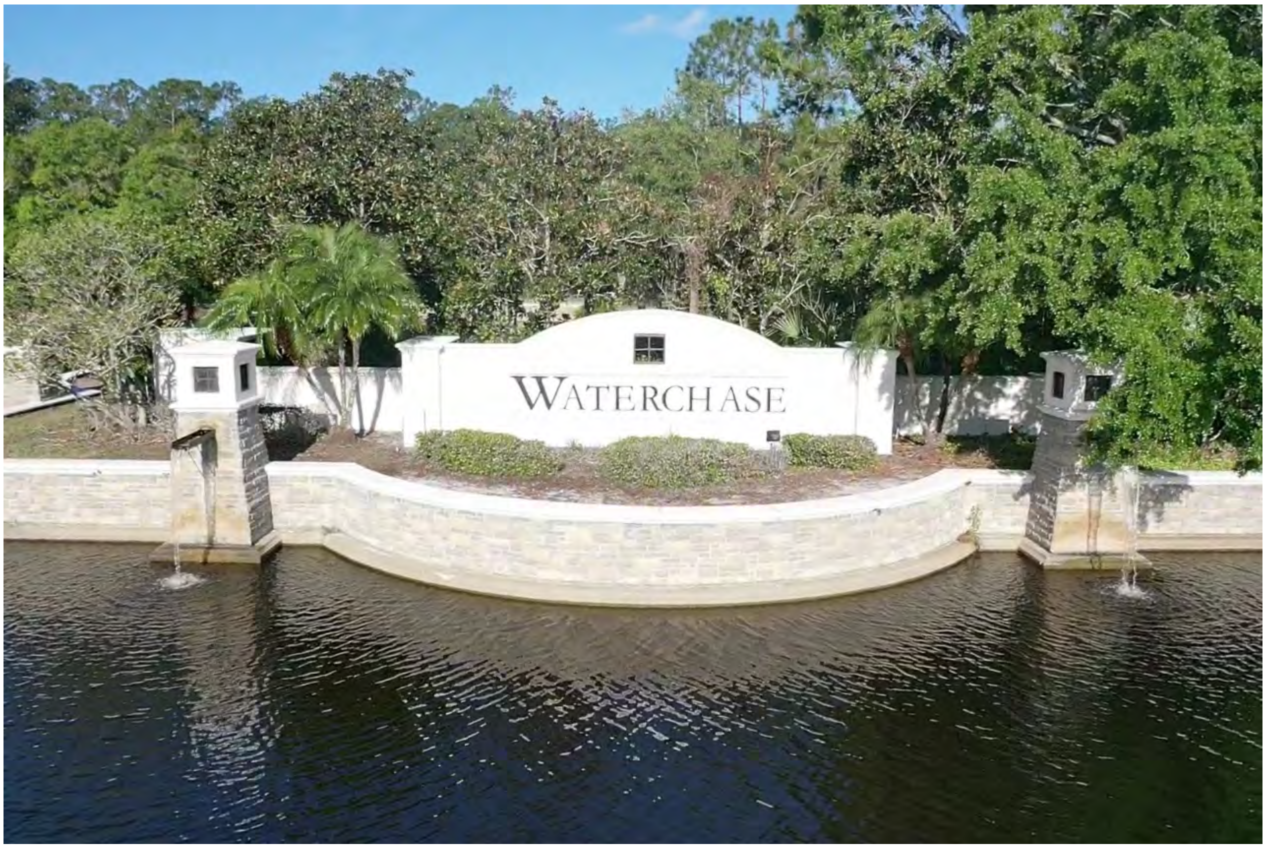
7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. PUBLIC COMMENTS

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

9. ADJOURNMENT

The next meeting is scheduled for September 14, 2026, at 6:00 p.m.



Waterchase CDD Aquatics

Inspection Date:

7/31/2026 11:40 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

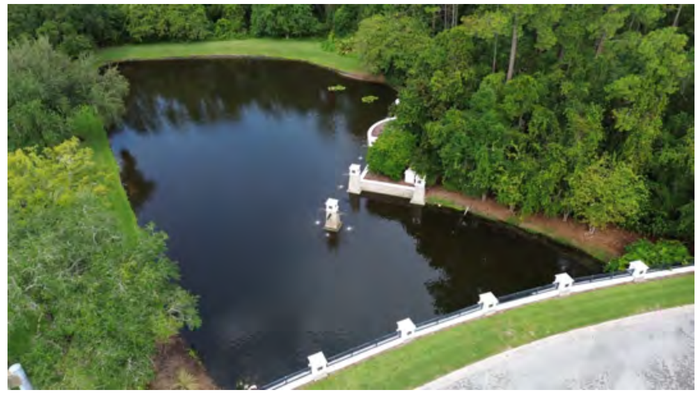
WWW.STEADFASTENV.COM

813-836-7940

Inspection Report

SITE: 1

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Another patch of lilies has appeared since last month. I have emphasized treating these on future work orders; we don't want further propagation.
No algae observed.

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

SITE: 2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

One very small patch of nuisance grass present. It appears to have been treated last week. A technician will follow up and re-treat if needed.
The pond is in excellent condition otherwise.
No algae observed.

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

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.
The littoral area is looking much better now that it is filling with water.

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

SITE: 11

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

Continued progress clearing submersed growth. If treatment methods on pond 13 prove successful, we'll implement them here as well.
No other nuisance growth observed.

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

SITE: 12

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

Mild nuisance grass growth at the water's edge. It appears some residents have put up barriers to prevent service behind their homes. Our techs and possibly landscape maintenance crews are unable to reach these areas, leading to excess grass growth.
No algae observed.

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

SITE: 18

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

Patches of nuisance grass present. These have likely recently appeared now that this pond is holding more water. Treatments will be done if possible; this is another pond with resident-induced access issues.
No algae observed.
Erosion present.

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

SITE: 19

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving


Comments:

Mixed emergent and submersed nuisance growth present. Treatments are ongoing and will continue until conditions improve.
No algae observed.

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

SITE: 21

Condition: Excellent Great Good Poor ✓Mixed Condition ✓Improving


Comments:

Any filamentous algae present is decayed from treatment last week. This pond has a history of lingering mats due to the dense native vegetation around the perimeter. It can't flush quickly which leads to conditions like this. Technicians will treat if new growth appears.
No nuisance grass observed.

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

SITE: 22

Condition: Excellent Great Good Poor ✓Mixed Condition Improving


Comments:

Another pond with poor/no access. Once technicians can access the pond, they will treat the algal blooms and vegetation.

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

SITE: 24

Condition: Excellent Great ✓Good Poor Mixed Condition Improving


Comments:

Continued nuisance grass growth; some algae has started as well. Technicians have noted access issues here as well. I'll scope this out myself next time I'm on site to find a way back there.

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

MANAGEMENT SUMMARY

✓ 92

Unprecedented weather is going to make summer interesting this year. So far, we've seen multiple heat domes, continued drought, and an early-season gulf tropical storm. We're preparing technicians for anything at this point. Rain has become more frequent, but not enough to bring us out of the drought. Still, any added nutrients from runoff can cause rapid algal blooms in ponds as growing conditions are prime. Vegetation will continue to thrive through the season and may appear in areas we've not seen it in for a few months. Rising water levels will at least help quell the persistent terrestrial growth on exposed banks and beds.
We have altered every technician's schedule to give them more time at their properties and better combat current growth.

Mixed, but expected pond conditions today. Summer is in full swing and we're definitely feeling it. Grasses have been growing exceptionally fast this year and providing interesting challenges for techs. They're always up for it and constantly finding new ways to handle what's thrown at them. Nothing seen today is unmanageable with proper treatment.
Algae is still minimal and only present where it can cling to denser grass growth. This has been consistent across most communities I've seen the past few weeks. Drought conditions haven't been as prevalent here as other areas so I'm curious how algae will respond now that rain is coming almost every day. We'll be ready for it if it comes.
Access to ponds was mentioned a few times today. We've known about 22 for a while, but it's becoming a more prevalent issue across the community. A easement map for our technicians and possibly posted on the district website would likely alleviate most of this.

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.

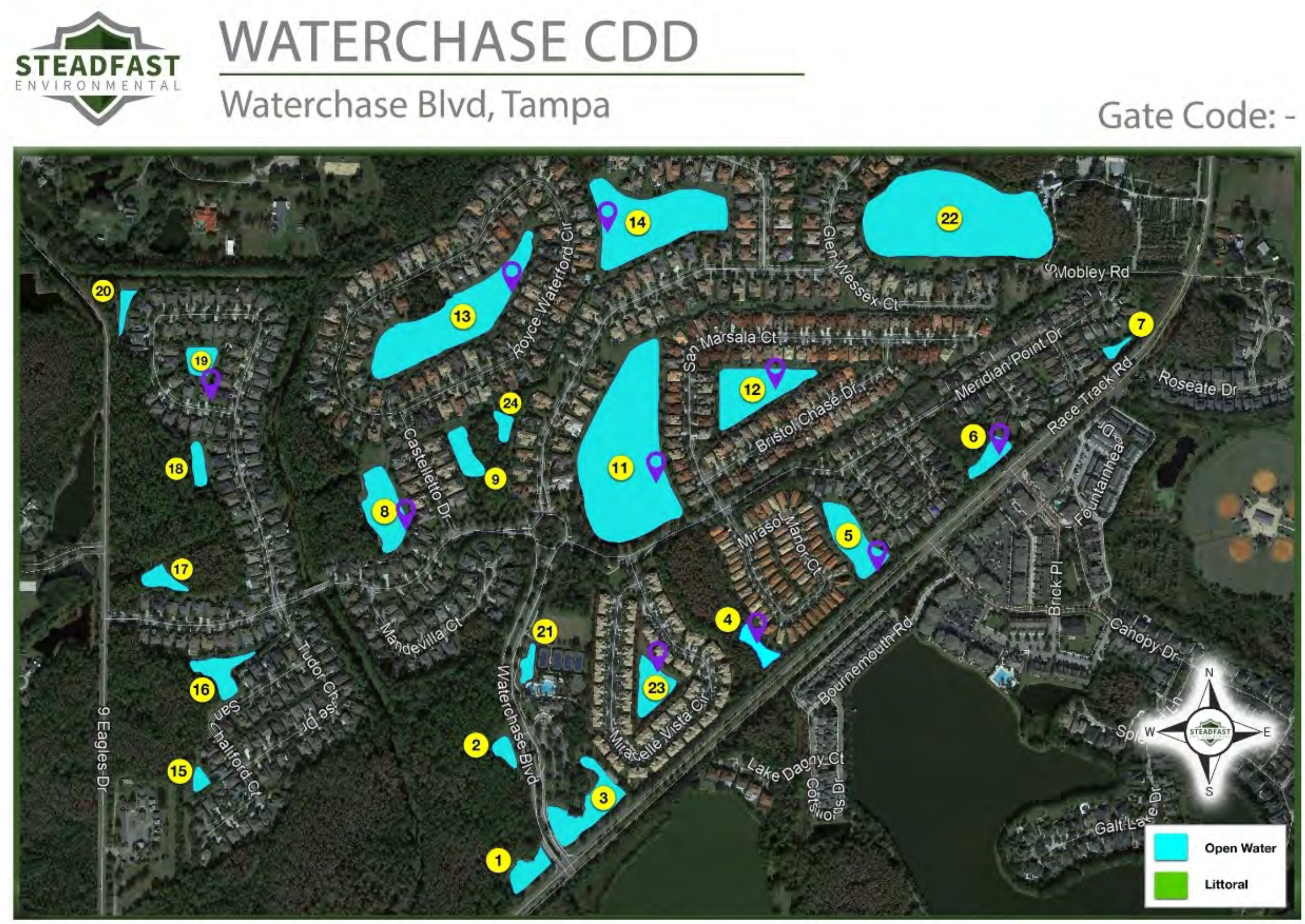
Continue to apply treatment to overgrown littoral areas.

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



Printed: Jul 31, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

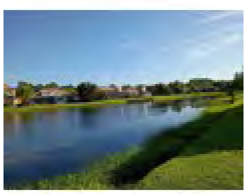
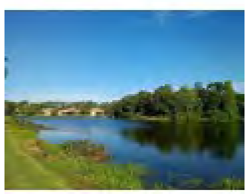
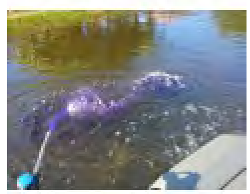
Daily Logs List

Jul 2, 2026

Job: SE1079 Waterchase CDD
Title:
Added By: Richard Perez
Log Notes:
treated pond 13 for hydrilla and then treated the shelve,and pond 8 was treated for hydrilla
Weather Conditions:
Hazy Thu, Jul 2, 2026, 1:21 PM

Hazy **91°F** **73°F**
Wind: 6 mph
Humidity: 92%
Total Precip: 0.04"

Attachments: 4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Phone: 844-347-0702
Fax: 813-501-1432

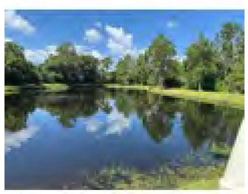
Daily Logs List

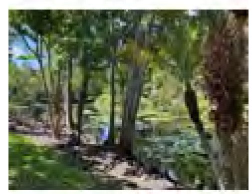
Jul 2, 2026

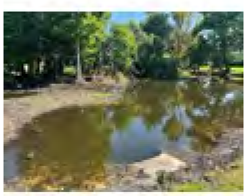
Job: SE1079 Waterchase CDD
Title:
Added By: David Smeltz
Log Notes:
Treated ponds for:(Grasses,Algae,Hydrilla)
1,3,2,11,12,4,5,6,7,14,13,9,8,15,16,18,19,20
Weather Conditions:
Hazy Thu, Jul 2, 2026, 1:21 PM

91°F
73°F
Wind: 6 mph
Humidity: 92%
Total Precip: 0.04"

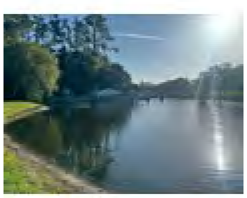
Attachments: 11







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Fax: 813-501-1432

Daily Logs List

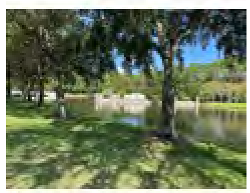
Jul 23, 2026

Job: SE1079 Waterchase CDD
Title:
Added By: David Smeltz
Log Notes:
Treated ponds for:(Grasses,Algae,Hydrilla)
1,3,2,21,11,5,14,13,8,16,19,20
-(Trash removal performed)
Weather Conditions:
Partly cloudy with showers Thu, Jul 23, 2026, 3:04 PM

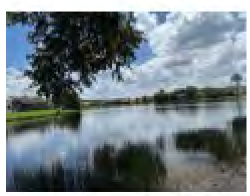
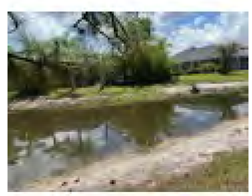
96°F
75°F
Wind: 5 mph
Humidity: 92%
Total Precip: 0.03"

Attachments: 13

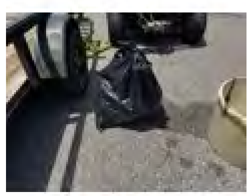










Printed: Jul 31, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

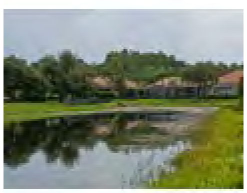
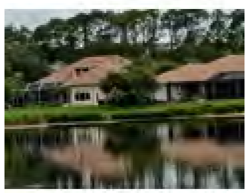
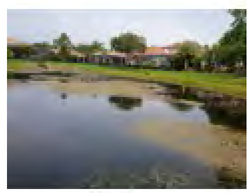
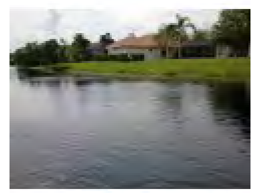
Daily Logs List

Jul 27, 2026

Job: SE1079 Waterchase CDD
Title:
Added By: Richard Perez
Log Notes:
treated pond 13 for hydrilla and algae
Weather Conditions:
Partly cloudy with thunderstorms Mon, Jul 27, 2026, 10:17 AM

Partly cloudy with thunderstorms **92°F** **75°F** Wind: 10 mph
Humidity: 92%
Total Precip: 0.95"

Attachments: 4

LMP

A Juniper Company

Property Evaluation Report

07/17/26

Waterchase CDD (Inc. Add. #1)

PAULA MEANS

paula.means@lmppro.com

Evaluation Grade

Flower Beds

Juniper

Waterchase CDD (Inc. Add. #1)

- Flowers are weird. I will fill in with some more white. Not sure what happened here. I still don't know if you are doing the rock removal.

Juniper

Waterchase CDD (Inc. Add. #1)

- Need to remove rocks. THey make the annual area look small.

- I just wanted to mention this. The yellow Alternatheria in this bed will grow and spell out WC in case you wondered about them.
- THis is HOA not CDD< but I wanted to mention it.

- THis is HOA not CDD. I'm not sure if someone took some or if Batman planted this like this?!? I will fill in spaces on 7.28

- What the heck?

Turf Condition - Common Grounds

- Color is great in median.

Shrub Bed Condition - Common Ground

- I couldn't get out because it was raining, but this area looks clean.

- Back entrance east side needs these two dead bushes removed, please

Drainage

- This is the drainage area on Meridian during a rainstorm.

- This is today 7.27 during storm. No water really in culvert. Some debris.

- 7/27 during storm. Water accumulating here and not going down to culvert.

- Water is not flowing here. It is accumulating at top where the tree stump is.

Waterchase CDD (Inc. Add. #1)

- 7.27 During storm. Water is staying uptop.

- 7.27 Middle of rain storm. Culvert east dry. All water is pooling uptop by road.

Amenity Areas

- Nine Eagles Clear

- Nine Eagles West clear

Waterchase CDD (Inc. Add. #1)

- This area was mulched.

Lake Areas / Conservation areas

- Pond 5

- Bridge turf is maintained. Sorry for photo. It was raining.

Juniper

Waterchase CDD (Inc. Add. #1)

- Pond 6

- Pond 16

- Pond 7

- Pond 6

Waterchase CDD (Inc. Add. #1)

- Pond 6 needs branch elevated for mower clearance.

- Pond 7

- Pond 6 needs clearance for mower.

Trees - Common Ground

- This light pole has a branch starting to touch it. Please trim back.

LMP

A Juniper Company

A Juniper Company

Proposal

Proposal No.: **404273**
Proposed Date: 07/15/26

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. APPROVED AT NTE $1,000

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			$205.00
Bed Prep - Rock Removal	2.00	HR	
Debris by the truck	0.25	1	
Landscape Material			$558.29
Floratam Saint Augustine, 01 Square Foot - 01SF	250.00	01SF	
Fuel Surcharge 5.0%			$38.16
Fuel Surcharge	1.00	EA	
		Total:	**$801.45**

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)

7/15/2026

Signature - Representative **Date**

Waterchase CDD

Field Inspection Report July 2026

Friday, 31 July 2026

Prepared For Board Of Supervisors

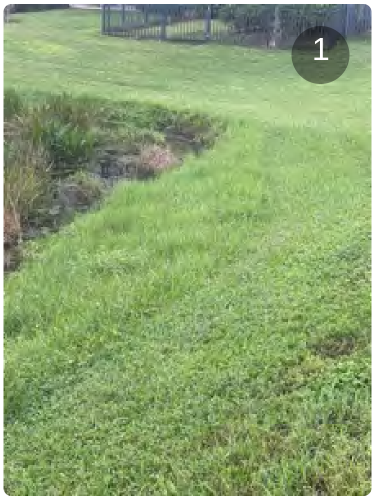
17 Issues Identified

17 Issues Incomplete

Issue 1

Assigned To: Steadfast Aquatics

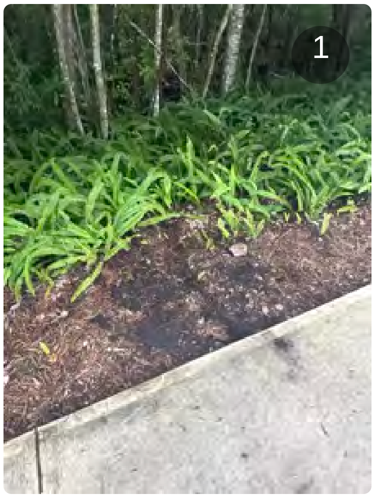
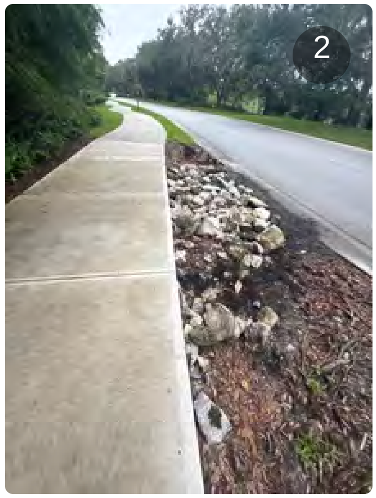
Treat pockets of Torpedograss in pond 23. Landscape vendor to ensure the pond bank is weedeated each service.



Issue 2

Assigned To: Board Infomation

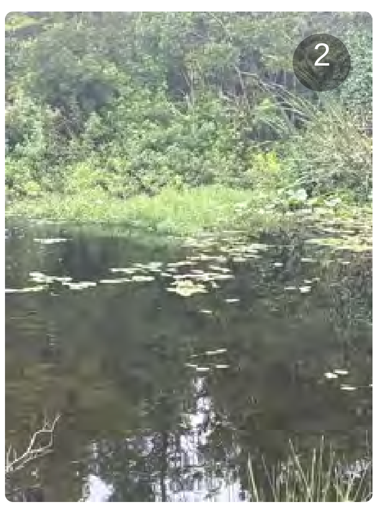
This area of that was renovated on Meridian Point drainage under the sidewalk between Mirasol Manor and the roundabout seems to be working properly. I still feel there should be possible guard rails on both sides of the sidewalk as a safety precaution.

Issue 3

Assigned To: Steadfast Aquatics

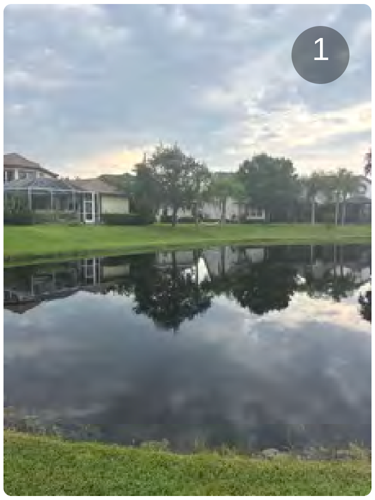
Need to remove trash in the contained area for pond 4. Treat Torpedograss and possibly reduce water Lily population.

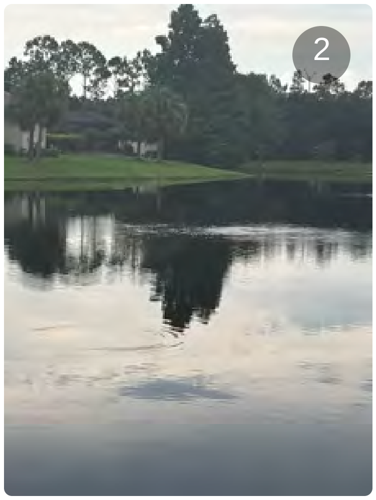



Issue 4

Assigned To: Board Infomation

Overall pond 5 looks good and pictures showing the water level has rise since the recent rains.





Issue 5

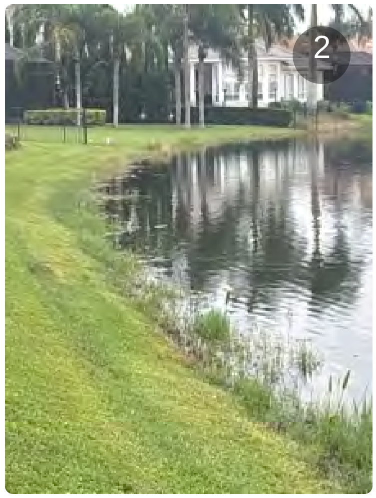
Assigned To: Steadfast Aquatics

Noting the Waterlily population has been reduced in pond 12. Treat a small pocket of submerged weeds that have surfaced on the east corner.

Issue 6

Assigned To: Steadfast Aquatics

Treat the Torpedograss along the water edge of pond 11.



Issue 7

Assigned To: Steadfast Aquatics

Treat submerged weeds that has surfaced throughout pond 22.

Issue 8

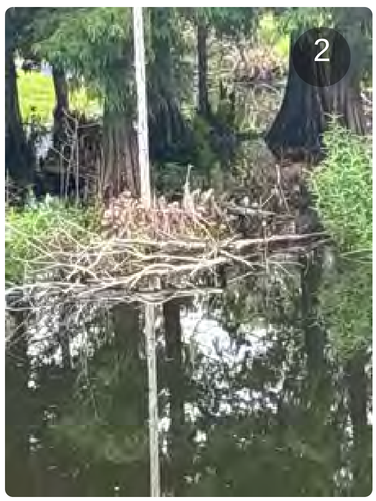
Assigned To: Steadfast Aquatics

Treats submerged weeds that have surfaced for pond 13.

Issue 9

Assigned To: Steadfast Aquatics

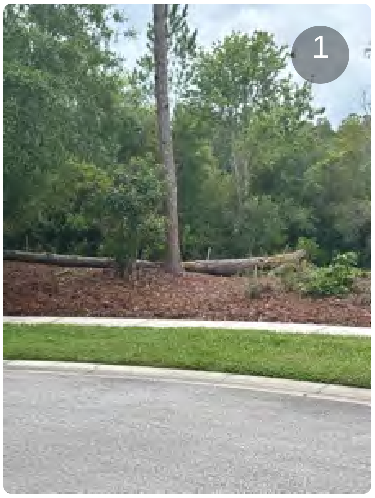
Need a proposal to remove broken down branches in water at the south end of Pond 16

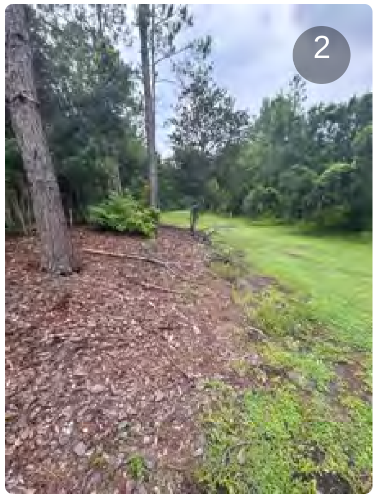


Issue 10

Assigned To: Juniper

Noting the area at the end of the roundabout of San Chaliford Court. Noting the small dead Pine has been removed and the other that fell is on top of the berm.

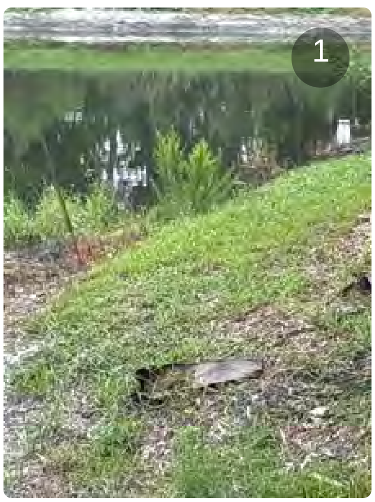




Issue 11

Assigned To: Steadfast Aquatics

Treat undesirable weeds along the littoral band of Pond 20. Also, continuing to monitor the washout that does not appear to be in worse condition than the last inspection.



Issue 12

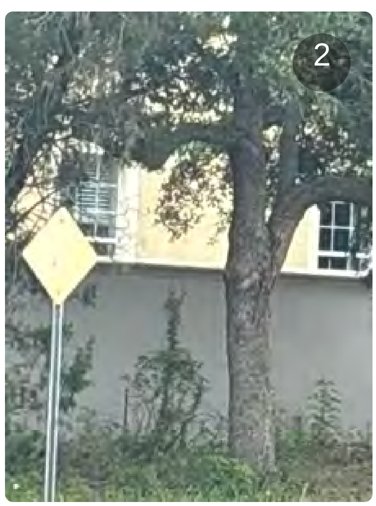
Assigned To: Juniper

Noting the drainage area on the entrance and exit corners of Nine Eagles. The entrance side has a small rut that could be repaired. The rest is in good condition with the amount of recent rainfall.

Issue 13

Assigned To: Juniper

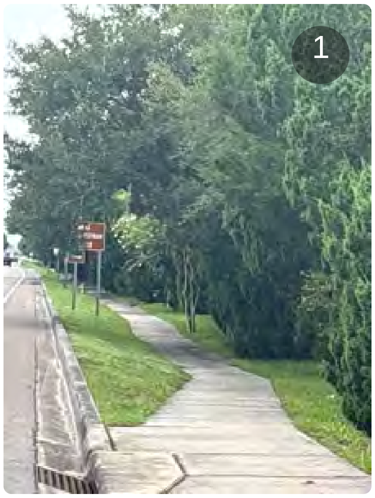
Treat weeds and remove vines on the perimeter wall of Race Track Rd. right of way.



Issue 14

Assigned To: Juniper

Noting some tree canopy lifting has been completed on the north end of Race Track Rd. Still need to finish the a couple more signs.



Issue 15

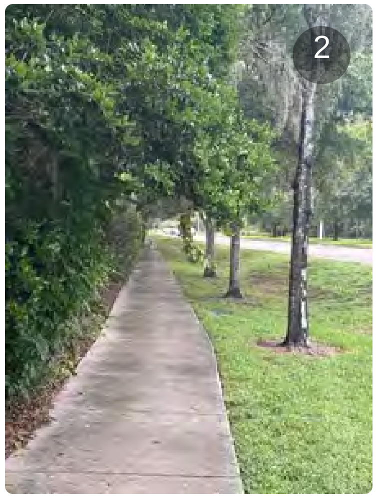
Assigned To: Juniper

Remove vines growing on the shrubs and trees on Race Track Rd. right of ways.

Issue 16

Assigned To: Juniper

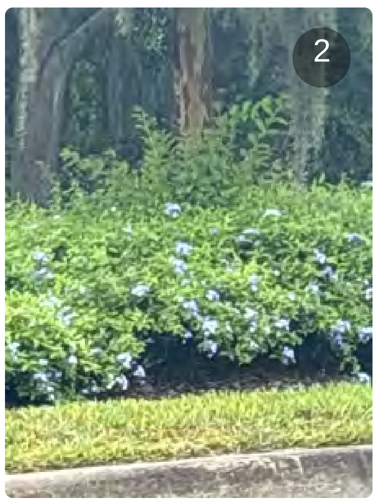
There is a Ligustrum canopy hanging low over the sidewalk near the entrance to the CDD.



Issue 17

Assigned To: Juniper

Remove sucker growth off the base of the Crepe Myrtle trees in the median island of Race Track Rd.



INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

District Manager Report – August 2026

- ✓ The next Workshop meeting is on August 24, 2026, at 8pm.
- ✓ The next Board meeting is on September 14, 2026, at 6pm.
- ✓ Tree behind 11946 Royce Waterford Circle: Steadfast treated the vines; however, the resident remains concerned that the tree may fall and has requested that the CDD retain a certified arborist to inspect it.
- ✓ Fence install at 11216 San Chaliford Ct.
- ✓ The night inspection was performed on 7/14/2026, the following streetlights were observed as not working.
  - 40
  - 44
  - 79
  - 197
- ✓ Pond 11: Steadfast has ordered the required parts. Once they arrive, the work will be scheduled.
- ✓ Pond 23: An electrical issue is being investigated. TECO confirmed power is reaching the meter. Fuller Electrical has been notified and is scheduling further evaluation and any necessary repairs.

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERCHASE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of the Waterchase Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.

b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the

Waterchase Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of $____________________, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	$________________
Total Reserve Fund [if Applicable]	$________________
Total Debt Service Funds	$________________
Total All Funds*	**$________________**

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 10, 2026.

Attested By:	**Waterchase Community Development District**
______________________________	____________________________________
Print Name:_____________________	Print Name:__________________________
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERCHASE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Waterchase Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** ("**FY 2026-2027 Budget**") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2026-2027 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 10, 2026.

Attested By:	**Waterchase Community Development District**
_____________________________	_____________________________
Print Name:____________________	Print Name:_________________________
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

Waterchase **July 29, 2026**
14401 Waterchase Blvd.
Tampa, FL 33626
Howard Neal-howard.neal@inframark.com

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 or 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.

Waterchase **July 29, 2026**
14401 Waterchase Blvd.
Tampa, FL 33626
Howard Neal-howard.neal@inframark.com

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

226 light poles
67 Stop signs/speed limit and traffic
23 community signs

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.

Hammered finish

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

www.lowescommercialpainting.com info@lowescommercialpainting.com

Decorative posts are included

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

www.lowescommercialpainting.com info@lowescommercialpainting.com

Decorative posts are included

12461 Creekside Dr. Largo, Florida 33773
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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**

LMP • 13050 E US Highway 92 • Dover, FL 33527
Phone: 8137576500

ESTIMATE

Steadfast Alliance
Suite 102
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
2/9/2026	3/9/2026	EST-SCA3219

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

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

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for Quarterly Maintenance of the Double Branch Creek using EPA approved herbicides. Technician will utilize Argo amphibious vehicle to traverse through the creek and apply herbicide to nuisance grasses that are present within the water and along the shoreline. Area to be treated includes North section of creek behind homes (running east to west), and southern section that runs down to the end of the houses (running north to south). Price per event: $1,650.00	4.00	1,650.00	6,600.00
Tree Removal : Removal of Down tree across the creek behind 14823 Tudor Chase Dr. (Natural Occurances). The tree has to potential to catch debris and create blockage.	1.00	950.00	950.00

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

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

TOTAL **7,550.00**

Accepted this ___________ day of ___________________________, 20_____.

Signature: ____

Printed Name and Title: ______________________________________

Representing (Name of Firm): ___________________________________

ESTIMATE

Steadfast Alliance
Suite 102
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
7/28/2026	8/27/2026	

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

SHIP TO
11946 Royce Waterford Circle
Tampa Florida 33626 United States

DESCRIPTION	QTY	RATE	AMOUNT
Purpose: To address the vines chocking the otherwise healthy tree behind 11946 Royce Waterford Circle. Technician to obtain access to tree through vegetation, cut vines at the base of the trunk, and dip the freshly cut ends into concentrated broad-spectrum herbicide.	1.00	500.00	500.00

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

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

TOTAL **500.00**

Accepted this ___________ **day of** 7/28/2026 , **20**_____.

DocuSigned by:

Signature: Howard Neal

D11AB161EAD44AD...

Printed Name and Title: Howard Neal District Manager

Representing (Name of Firm): INFRAMARK

MINUTES OF MEETING
WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Waterchase Community Development District was held on July 13, 2026, at 6:01 p.m. at the Waterchase Clubhouse, 14401 Waterchase Boulevard, Tampa, Florida.

Present and constituting a quorum were:

Ian Watson	Chairperson
Salvatore Mancini	Vice Chairperson *(via Teams)*
Michael Acheson	Assistant Secretary
G. Arnie Daniels	Assistant Secretary
Chris Rizzo	Assistant Secretary

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

Howard Neal	District Manager, Inframark
Jason Liggett	Field Director, Inframark
Paula Means	Landscape, LMP
Residents and Members of the Public	

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

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

Mr. Neal called the meeting to order, and a quorum was established. Mr. Mancini joined the meeting via Teams at 6:08 p.m. and left the meeting at 7:13 p.m.

SECOND ORDER OF BUSINESS **Audience Comments**

A resident reported a streetlight outage on a pole that does not have an identification number. He believes the affected streetlight is located along Meridian Point Drive. Mr. Fowler is scheduled to conduct his routine streetlight inspection on Tuesday evening and will investigate the issue at that time.

Another resident expressed his appreciation for the efforts of both the Board and Steadfast, commenting that they are doing a good job.

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Mr. Neal reviewed the Landscape Cost Share Agreement with the Board, which Mr. Neal advised was received from Ms. Sousa earlier in the day. The Board discussed whether the cost-share payment should be made annually or monthly. Mr. Mancini noted that, under the proposed structure, the annual payment would be made in October 2026 as a prepaid expense for the subsequent fiscal year, with reimbursement of payments to be made if necessary. He further explained that a prorated payment covering March 1, 2026, through September 30, 2026, would be required, followed by the payment for Fiscal Year 2026/2027 due in October 2026.

The Board also discussed the need to add the escalation clause as a chart at the bottom of page three of the agreement. The escalation would be based on a January through December schedule, with increases taking effect January 1 each year. Mr. Neal was directed to coordinate with Eduardo to determine the applicable increase percentage. Mr. Mancini clarified that the cost-share amount reflected only the base fee for services and would not include any additional or supplemental services.

A resident suggested that LMP offer a discount if Provence were to utilize LMP for its landscaping services. Mr. Mancini responded that any such discount should be proportionately reflected in the CDD’s share of the costs. Mr. Watson commented that reserve funds would initially be used to make the payment and would subsequently be reimbursed. The Board reviewed the timing of tax revenue collections from the County, and Mr. Liggett and Mr. Neal confirmed that the majority of tax revenues are generally received in December. Based on this, Mr. Watson recommended that the annual payment be due on or before December 15, 2026, to align with the District’s tax collection cycle. The Board requested that Mr. Watson and Mr. Mancini provide final approval once the agreement has been amended. Mr. Watson emphasized the importance of completing the final agreement promptly so the matter can be resolved. Mr. Neal was directed to work with Ms. Sousa to incorporate the discussed revisions and prepare the final version for review.

B. District Engineer

Ms. Stewart was not present at the meeting, however, the Board discussed the resident's request to install a fence at 12116 San Chaliford Court and requested additional documentation, including a sketch or survey of the proposed installation. The Board also directed that, once the application is submitted to the DRC, a copy should be provided to the CDD for review.

C. Aquatics Report

Mr. Watson informed the Board that a lift station overflow occurred earlier in the day. Joe inspected the situation personally and recommended monitoring the station to see if any further issues arise before taking additional action. Mr. Watson also noted that Ms. Stewart is aware of the incident. At this time, it is unclear whether any wastewater reached the adjacent pond. The Board requested follow-up regarding Pond 16 and the affected lift station to determine if any environmental impacts occurred.

The Board also discussed nuisance alligators in light of a recent alligator-related incident within the community. Members expressed a desire to educate residents regarding the District's position on nuisance alligators and indicated that they do not support the subjective removal of alligators. The Board requested that Eduardo distribute a community-wide email explaining the State of Florida's definition of a nuisance alligator and providing educational information on alligator safety. It was noted that, under Florida guidelines, a nuisance alligator is generally defined as an alligator measuring at least four feet in length that is believed to pose a threat to people, pets, or property. Mr. Watson directed Mr. Neal to provide Eduardo with the Florida Fish and Wildlife Conservation Commission's information regarding nuisance alligators for distribution to residents.

D. Landscape Report

Ms. Means provided an update on landscape maintenance activities throughout the District and confirmed that drought conditions remain evident. She reported that the trimming of a limb obstructing a sign and the lifting of oak tree canopies are scheduled to be completed. Paula also advised that seasonal annual flowers are being replaced and that the work is expected to be completed by the end of the week.

Mr. Neal presented Proposal #406979 for the removal of a fallen pine tree. The Board discussed the proposal at length. Arnie stated that he did not believe the work was necessary. Mr. Rizzo commented that, in some instances, fallen trees could be left in place. However, he noted that this particular tree is not located within a conservation area. Mr. Acheson agreed that no action was necessary at this time. Following discussion, the Board reached a consensus to table the proposal.

Mr. Rizzo also raised concerns regarding trees throughout the community that are in need of replacement. In response, Ms. Means confirmed that the District's arborist removed nine trees earlier that day. Additional discussion followed regarding ongoing tree maintenance and replacement needs within the community.

E. Field Inspection Report

The Board discussed conditions within the conservation areas and the need to identify and confirm access to the northern portion of the District with Mr. Watson's assistance. Mr. Rizzo also raised concerns regarding credits under the LMP landscape maintenance contract, noting that additional discounts should be applied as more areas within the community utilize LMP's services. Mr. Neal was directed to coordinate with Eduardo to ensure the District receives all applicable discounts.

The Board discussed the location of a homeless encampment and the need for further inspection of the northern conservation strip. Mr. Fowler was directed to coordinate with Mr. Watson regarding access to the area. Mr. Neal was also asked to notify Eduardo about an area identified by Mr. Fowler on Glen Wessex Court during his conservation area inspection.

Mr. Liggett reviewed the inspection report and highlighted several aquatic maintenance concerns, including algae growth and water turnover issues. He noted that Item 6 identified a cracked flume and recommended notifying the District Engineer for further evaluation. Additional discussion focused on reducing lily pad coverage and addressing submerged vegetation concerns in Pond 13. Regarding Item 17, Mr. Watson commented that the structure was functioning too much like a dam and suggested working with Ms. Means to identify a solution that would improve water runoff. For Item 18, Mr. Fowler confirmed that the tree in question was not considered unsafe. Mr. Watson recommended having Steadfast treat the vine growth affecting the tree, noting that eliminating the vines would allow the tree to remain healthy and safe. Mr. Neal was authorized to coordinate with Joe at Steadfast and approve the work, provided it falls within the approved spending limits.

Mr. Liggett then reviewed the Preserve Area Report with the Board. He noted that Brazilian pepper populations can become costly to manage if treatment is delayed. Discussion followed regarding Items 8 and 12, where vegetation extending onto private property was determined to be the responsibility of the respective homeowners. Mr. Daniels stated that if the vegetation is located behind a resident's home, maintenance responsibility rests with the property owner. The Board directed Mr. Neal to send notification letters to affected residents, including those on Royce Waterchase Drive and San Chaliford Court, advising them of their maintenance obligations. David, a resident, requested that Eduardo be informed of the letters being distributed. Mr. Neal was directed to provide Eduardo with details regarding which residents would receive correspondence and the locations referenced in the report.

The Board also discussed streetlight maintenance concerns throughout the community. Mr. Liggett advised that Mr. Fowler would be conducting a streetlight inspection on Tuesday evening. Mr. Rizzo reported several streetlights that were not functioning upon entering Provence and requested that Mr. Liggett investigate them during his inspection. He clarified that these were separate from the streetlight issue previously raised during audience comments. Mr. Mancini noted that one of the lights referenced by Mr. Rizzo appeared unstable, and he identified an additional light outage. Further discussion followed regarding the reported streetlight issues and the need for inspection and potential repair.

F. District Manager

i. District Manager Report

Mr. Neal reviewed the Manager's Report and provided several updates to the Board. The next Workshop Meeting is scheduled for July 23, 2026, at 6:00 p.m., and the next Board Meeting, which will include the budget hearing, is scheduled for August 10, 2026, at 6:00 p.m.

Mr. Neal reported that the nighttime streetlight inspection conducted on June 8, 2026, identified four non-functioning streetlights located at positions 156, 197, 222, and 242, as reflected on the accompanying map provided in the agenda package.

The Board also discussed Strongroom Access. Mr. Neal explained that Strongroom is Inframark's electronic invoice workflow system, which is used to review, approve, track, and maintain invoice records. Supervisors may be granted access to the system if desired. Mr. Watson suggested that Mr. Mancini be provided with view-only access to Strongroom. Mr. Neal advised that this access will be established, and that Mr. Mancini will need to create his account to begin utilizing the system.

Additionally, Mr. Neal reported that Lowe's Commercial Painting has been requested to provide a revised proposal that includes detailed counts of all light poles and street sign poles for the Board's review at the September meeting. The Board emphasized the importance of receiving a thorough and comprehensive inventory to assist with evaluating the proposal.

FOURTH ORDER OF BUSINESS Business Items

A. Consideration of LMP Rock Removal Proposal

Mr. Mancini reviewed the proposal and explained the rationale for bringing the item before the Board. Mr. Rizzo made a motion to approve the proposal. During discussion, Mr. Daniels raised questions regarding ongoing irrigation issues and expressed concern about the amount being proposed for sod replacement, as well as the quantity of sod that would be required. Ms. Means provided clarification on the cost of the sod and the estimated amount needed to complete the work. Mr. Rizzo suggested purchasing a pallet of sod and recommended establishing a not-to-exceed amount of $1,000 for the project. Ms. Means further suggested that any leftover sod be utilized to address other end cap areas throughout the community that may require repair. Following discussion, Mr. Rizzo amended his motion to approve the purchase and installation of sod with a not-to-exceed amount of $1,000 and to use any remaining sod in other areas as needed.

On MOTION by Mr. Rizzo, seconded by Mr. Acheson, with all in favor, motion to approve the purchase and installation of sod with a NTE amount of $1,000 and to use any remaining sod in other areas as needed. carried. 5-0

Paula will provide the District Manager with an update regarding the purchase and installation of the pallet of sod and confirm that the work remains within the approved $1,000 not-to-exceed amount.

B. Consideration of Steadfast Pond 11 Fountain Light Replacement Proposal

The Board discussed the proposal. Mr. Rizzo asked about the confidence level that the proposed work would resolve the issue, and discussion followed regarding the anticipated results. He also inquired about the expected timeframe for completion, and the Board generally agreed that the work could likely be completed within a few days.

Mr. Watson made a motion to approve the reconditioning proposal, and Mr. Daniels seconded the motion. During further discussion, Mr. Acheson questioned whether the matter should be presented to residents for feedback before proceeding. He noted that some residents had previously supported similar measures under the belief that they would help control midge flies, although that was not the actual purpose of the proposed work. The Board discussed the overall necessity of the project and its anticipated benefits to the District. Following discussion, the motion to approve the reconditioning proposal was put to a vote and passed. Mr. Acheson voted in opposition to the motion.

> On MOTION by Mr. Watson, seconded by Mr. Daniels, motion to approve the Steadfast Alliance reconditioning proposal in the amount of $9,060, carried. 4-1

FIFTH ORDER OF BUSINESS **Business Administration**

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

> On MOTION by Mr. Rizzo, seconded by Mr. Watson, with all in favor, motion to accept the regular meeting minutes held on June 8, 2026, carried. 5-0

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

There being no further comments from the Board, the Board moved onto the next agenda item.

C. Review of the Check Register for the Month of May 2026

There being no further comments from the Board, the Board moved onto the next agenda item.

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

Mr. Neal requested feedback from the Board regarding the Snapshot Report. Overall, the Board responded favorably to the format and content. However, Mr. Mancini, who had previously requested additional information be included in the report, was not present at the time of the discussion. Mr. Rizzo suggested enhancing the Snapshot Report by including a section identifying contracts that are approaching expiration, as well as any anticipated projects, expenses, or issues that could result in significant costs to the District.

The Board also discussed properties with delinquent assessment balances. In reviewing the outstanding assessments, Mr. Watson requested additional information regarding the reported outstanding balance of $24,127, specifically asking for the number of lots represented by that amount. The Board agreed that future reports should identify the total number of homes with delinquent assessments in addition to the outstanding dollar balance.

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

There being no additional questions from the Board, the Board moved onto the next order of business.

SIXTH ORDER OF BUSINESS **Supervisors' Requests**

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

SEVENTH ORDER OF BUSINESS **Audience Comments**

There being no public comments, the Board moved onto the next order of business.

EIGHTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Daniels, seconded by Mr. Watson, with all in favor, the meeting was adjourned at 7:31 p.m. 4-0

Ian Watson
Chairperson

Waterchase Community Development District

Financial Report

June 30, 2026

Table of Contents

WATERCHASE

Community Development District

Financial Statements

(Unaudited)

June 30, 2026

Balance Sheet
June 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	$ 858,318	$ -	$ 858,318
Cash with Fiscal Agent	-	15,976	15,976
Accounts Receivable	31	-	31
Investments:			
Money Market Account	170,034	-	170,034
Reserve Fund	-	67,816	67,816
Revenue Fund	-	387,093	387,093
Prepaid Items	361	-	361
Utility Deposits - TECO	2,724	-	2,724
TOTAL ASSETS	**$ 1,031,468**	**$ 470,885**	**$ 1,502,353**
LIABILITIES			
Accounts Payable	$ 6,636	$ -	$ 6,636
TOTAL LIABILITIES	**6,636**	**-**	**6,636**
FUND BALANCES			
Nonspendable:			
Prepaid Items	361	-	361
Deposits	2,724	-	2,724
Restricted for:			
Debt Service	-	470,885	470,885
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:	159,387	-	159,387
TOTAL FUND BALANCES	**$ 1,024,832**	**$ 470,885**	**$ 1,495,717**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,031,468**	**$ 470,885**	**$ 1,502,353**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 20,000	$ 15,000	$ 31,908	$ 16,908	159.54%
Interest - Tax Collector	-	-	1,083	1,083	0.00%
Special Assmnts- Tax Collector	394,867	394,867	394,868	1	100.00%
Special Assmnts- Discounts	(15,795)	(15,795)	(14,217)	1,578	90.01%
TOTAL REVENUES	**399,072**	**394,072**	**413,642**	**19,570**	**103.65%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	24,000	18,000	19,030	(1,030)	79.29%
FICA Taxes	1,836	1,377	901	476	49.07%
ProfServ-Arbitrage Rebate	600	600	3,150	(2,550)	525.00%
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.00%
ProfServ-Engineering	20,000	15,000	19,012	(4,012)	95.06%
ProfServ-Legal Services	9,000	6,750	8,274	(1,524)	91.93%
ProfServ-Mgmt Consulting	66,985	50,239	50,239	-	75.00%
ProfServ-Special Assessment	9,000	9,000	9,000	-	100.00%
ProfServ-Trustee Fees	4,337	4,337	4,337	-	100.00%
ProfServ-Web Site Development	1,076	807	53	754	4.93%
Auditing Services	5,600	5,600	5,600	-	100.00%
Website Compliance	2,500	2,500	3,035	(535)	121.40%
Postage and Freight	350	262	24	238	6.86%
Insurance - General Liability	7,960	7,960	7,337	623	92.17%
Legal Advertising	2,500	1,875	120	1,755	4.80%
Misc-Bank Charges	50	37	-	37	0.00%
Misc-Assessment Collection Cost	7,897	7,897	7,613	284	96.40%
Payroll Services	-	-	560	(560)	0.00%
Misc-Contingency	-	-	200	(200)	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	164,866	133,416	138,660	(5,244)	84.10%
Field					
Field Services	8,000	6,000	6,000	-	75.00%
Contracts-Wetland Mitigation	12,000	9,000	-	9,000	0.00%
Contracts-Lakes	21,440	16,080	15,480	600	72.20%
Contracts-Canal Maint/Cleaning	10,000	7,500	-	7,500	0.00%
Contracts-Aquatic Midge Mgmt	7,500	5,625	-	5,625	0.00%
Contracts-RTR Landscaping	58,516	43,887	22,823	21,064	39.00%
Electricity - Streetlights	30,250	22,687	19,242	3,445	63.61%
Electricity - Fountain	2,000	1,500	3,755	(2,255)	187.75%
R&M-Fountain	5,000	3,750	890	2,860	17.80%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
R&M-Irrigation	5,000	3,750	541	3,209	10.82%
R&M-Lake	7,500	5,625	20,202	(14,577)	269.36%
R&M-Streetlights	42,000	31,500	46,900	(15,400)	111.67%
Invasive Plant Removal	10,000	7,500	4,290	3,210	42.90%
R&M Landscape	10,000	7,500	5,247	2,253	52.47%
Aerators - R&M	5,000	3,750	600	3,150	12.00%
Total Field	234,206	175,654	145,970	29,684	62.33%
TOTAL EXPENDITURES	**399,072**	**309,070**	**284,630**	**24,440**	**71.32%**
Excess (deficiency) of revenues Over (under) expenditures	-	85,002	129,012	44,010	0.00%
Net change in fund balance	$ -	$ 85,002	$ 129,012	$ 44,010	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**895,820**	**895,820**	**895,820**		
FUND BALANCE, ENDING	**$ 895,820**	**$ 980,822**	**$ 1,024,832**		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 200	$ 150	$ 18,500	$ 18,350	9250.00%
Special Assmnts- Tax Collector	737,129	737,129	737,131	2	100.00%
Special Assmnts- Discounts	(29,485)	(29,485)	(26,535)	2,950	89.99%
TOTAL REVENUES	**707,844**	**707,794**	**729,096**	**21,302**	**103.00%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	14,743	14,743	14,212	531	96.40%
Total Administration	14,743	14,743	14,212	531	96.40%
Debt Service					
Principal Debt Retirement	554,000	554,000	554,000	-	100.00%
Interest Expense	132,184	132,184	132,184	-	100.00%
Total Debt Service	686,184	686,184	686,184	-	100.00%
TOTAL EXPENDITURES	**700,927**	**700,927**	**700,396**	**531**	**99.92%**
Excess (deficiency) of revenues Over (under) expenditures	6,917	6,867	28,700	21,833	n/a
Net change in fund balance	$ 6,917	$ 6,867	$ 28,700	$ 21,833	n/a
FUND BALANCE, BEGINNING (OCT 1, 2025)	**442,185**	**442,185**	**442,185**		
FUND BALANCE, ENDING	**$ 449,102**	**$ 449,052**	**$ 470,885**		

WATERCHASE

Community Development District

Supporting Schedules

June 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

					Allocation By Fund	
Date Received	**Net Amt Rcvd**	**Discount / (Penalties) Amount**	**Tax Coll Cost**	**Gross Amount Received**	**General Fund**	**Debt Service Fund**
Assmnts Levied FY 2026				$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	3,160	1,102	2,057
06/05/26	7,052	(210)	144	6,986	2,437	4,549
06/17/26	17,482	(520)	357	17,319	6,041	11,278
TOTAL	**$ 1,069,426**	**$ 40,749**	**$ 21,825**	**$ 1,131,999**	**$ 394,868**	**$ 737,131**
% COLLECTED				100%	100%	100%

Cash and Investment Report

June 30, 2026

General Fund

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
Checking Acct - Operating	Valley Bank	Government Checking	n/a	3.56%	$ 858,318
				GF Subtotal	**858,318**
Money Market Account	BankUnited	Public Funds MM	n/a	3.37%	170,034
				GF Subtotal	**170,034**

Debt Service Fund

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
Series 2017 Reserve Fund	U.S. Bank	US Bank Open End CP	n/a	3.50%	67,816
Series 2017 Revenue Fund	U.S. Bank	US Bank Open End CP	n/a	3.50%	387,093
				DS Subtotal	**454,909**
				Total	**$ 1,483,262**

Bank Account Statement

Waterchase CDD

Bank Account No.	3101		
Statement No.	06-26	**Statement Date**	06/30/2026

G/L Account No. 101001 Balance	858,318.18	**Statement Balance**	874,753.32
		Outstanding Deposits	2,510.28
Positive Adjustments	0.00	**Subtotal**	877,263.60
Subtotal	858,318.18	**Outstanding Checks**	-18,945.42
Negative Adjustments	0.00	**Ending Balance**	858,318.18
Ending G/L Balance	858,318.18		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
11/28/2025	Payment	100082	COMPLETE IT	Inv: 18328			-89.70
05/01/2026		JE001815	Accrued Taxes Payable	Valley National Bank ADP JournalEntry 05/1/2026			-122.40
06/26/2026	Payment	1028	WATERCHASE CDD C/O US BANK	Payment of Invoice 005075			-15,975.78
06/30/2026	Payment	300044	TAMPA ELECTRIC-ACH	Inv: 062926-5793-ACH			-930.20
06/30/2026	Payment	300045	TAMPA ELECTRIC-ACH	Inv: 062926-5983-ACH			-275.44
06/30/2026	Payment	300046	TAMPA ELECTRIC-ACH	Inv: 062926-6189-ACH			-175.59
06/30/2026	Payment	300047	TAMPA ELECTRIC-ACH	Inv: 062926-6429-ACH			-897.90
06/30/2026	Payment	300048	TAMPA ELECTRIC-ACH	Inv: 062926-4643-ACH			-49.54
06/30/2026	Payment	300049	TAMPA ELECTRIC-ACH	Inv: 062926-4650-ACH			-23.49
06/30/2026	Payment	300050	TAMPA ELECTRIC-ACH	Inv: 062926-4668-ACH			-52.53
06/30/2026	Payment	300051	TAMPA ELECTRIC-ACH	Inv: 062926-5330-ACH			-244.07
06/30/2026	Payment	300052	TAMPA ELECTRIC-ACH	Inv: 062926-8542-ACH			-52.02
06/30/2026	Payment	300053	TAMPA ELECTRIC-ACH	Inv: 062926-4322-ACH			-56.76
Total Outstanding Checks							-18,945.42

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(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 # 100134							
001	06/16/26	STANTEC CONSULTING SERVICES INC	2570351	May 2026	ProfServ-Engineering	531013-51501	$2,219.00
						Check Total	*$2,219.00*
CHECK # 100135							
001	06/16/26	STEADFAST CONTRACTORS ALLIANCE LLC	SA-24022	June 2026	Contracts-Lakes	534084-53901	$1,720.00
						Check Total	*$1,720.00*
CHECK # 100136							
001	06/16/26	INFRAMARK LLC	180949	June 2026	ProfServ-Mgmt Consulting	531027-51201	$5,582.08
001	06/16/26	INFRAMARK LLC	180949	June 2026	Field Services	531122-53901	$666.67
						Check Total	*$6,248.75*
CHECK # 100137							
001	06/16/26	FULLER ELECTRICAL CONTRACTORS	18672	Pond Electrical repair	R&M-Fountain	546032-53901	$890.00
						Check Total	*$890.00*
CHECK # 1027							
001	06/12/26	SALVATORE MANCINI	06082026	Supervisor Meal at Board Meeting	Misc-Contingency	549900-51301	$68.45
						Check Total	*$68.45*
CHECK # 300034							
001	06/03/26	TAMPA ELECTRIC-ACH	052926-5793-ACH	SVC PRD 04/24-05/22/2026	Electricity - Streetlights	543013-53901	$802.07
						Check Total	*$802.07*
CHECK # 300035							
001	06/03/26	TAMPA ELECTRIC-ACH	052926-5983-ACH	SVC PRD 04/24-05/22/2026	Electricity - Streetlights	543013-53901	$243.97
						Check Total	*$243.97*
CHECK # 300036							
001	06/03/26	TAMPA ELECTRIC-ACH	052926-6189-ACH	SVC PRD 04/24-05/22/2026	Electricity - Streetlights	543013-53901	$152.55
						Check Total	*$152.55*
CHECK # 300037							
001	06/03/26	TAMPA ELECTRIC-ACH	052926-6429-ACH	SVC PRD 04/24-05/22/2026	Electricity - Streetlights	543013-53901	$756.64
						Check Total	*$756.64*
CHECK # 300038							
001	06/03/26	TAMPA ELECTRIC-ACH	052926-4643-ACH	SVC PRD 04/24-05/22/2026	Electricity - Streetlights	543013-53901	$45.42
						Check Total	*$45.42*

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300039							
001	06/03/26	TAMPA ELECTRIC-ACH	052926-4650-ACH	SVC PRD 04/24-05/22/2026	Electricity - Streetlights	543013-53901	$67.07
						Check Total	*$67.07*
CHECK # 300040							
001	06/03/26	TAMPA ELECTRIC-ACH	052926-4668-ACH	SVC PRD 04/24-05/22/2026	Electricity - Streetlights	543013-53901	$47.87
						Check Total	*$47.87*
CHECK # 300041							
001	06/03/26	TAMPA ELECTRIC-ACH	052926-5330-ACH	SVC PRD 04/24-05/22/2026	Electricity - Streetlights	543013-53901	$205.63
						Check Total	*$205.63*
CHECK # 300042							
001	06/03/26	TAMPA ELECTRIC-ACH	052926-8542-ACH	SVC PRD 04/24-05/22/2026	Electricity - Streetlights	543013-53901	$43.82
						Check Total	*$43.82*
CHECK # 300043							
001	06/03/26	TAMPA ELECTRIC-ACH	052926-4322-ACH	SVC PRD 04/24-05/22/2026	Electricity - Streetlights	543013-53901	$47.56
						Check Total	*$47.56*
CHECK # 300044							
001	06/30/26	TAMPA ELECTRIC-ACH	062926-5793-ACH	SVC PRD 05/23-06/23/2026	Electricity - Streetlights	543013-53901	$930.20
						Check Total	*$930.20*
CHECK # 300045							
001	06/30/26	TAMPA ELECTRIC-ACH	062926-5983-ACH	SVC PRD 05/23-06/23/2026	Electricity - Streetlights	543013-53901	$275.44
						Check Total	*$275.44*
CHECK # 300046							
001	06/30/26	TAMPA ELECTRIC-ACH	062926-6189-ACH	SVC PRD 05/23-06/23/2026	Electricity - Streetlights	543013-53901	$175.59
						Check Total	*$175.59*
CHECK # 300047							
001	06/30/26	TAMPA ELECTRIC-ACH	062926-6429-ACH	SVC PRD 05/23-06/23/2026	Electricity - Streetlights	543013-53901	$897.90
						Check Total	*$897.90*
CHECK # 300048							
001	06/30/26	TAMPA ELECTRIC-ACH	062926-4643-ACH	SVC PRD 05/23-06/23/2026	Electricity - Streetlights	543013-53901	$49.54
						Check Total	*$49.54*

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300049							
001	06/30/26	TAMPA ELECTRIC-ACH	062926-4650-ACH	SVC PRD 05/23-06/23/2026	Electricity - Streetlights	543013-53901	$23.49
						Check Total	*$23.49*
CHECK # 300050							
001	06/30/26	TAMPA ELECTRIC-ACH	062926-4668-ACH	SVC PRD 05/23-06/23/2026	Electricity - Streetlights	543013-53901	$52.53
						Check Total	*$52.53*
CHECK # 300051							
001	06/30/26	TAMPA ELECTRIC-ACH	062926-5330-ACH	SVC PRD 05/23-06/23/2026	Electricity - Streetlights	543013-53901	$244.07
						Check Total	*$244.07*
CHECK # 300052							
001	06/30/26	TAMPA ELECTRIC-ACH	062926-8542-ACH	SVC PRD 05/23-06/23/2026	Electricity - Streetlights	543013-53901	$52.02
						Check Total	*$52.02*
CHECK # 300053							
001	06/30/26	TAMPA ELECTRIC-ACH	062926-4322-ACH	SVC PRD 05/23-06/23/2026	Electricity - Streetlights	543013-53901	$56.76
						Check Total	*$56.76*
						Fund Total	**$16,316.34**

SERIES 2017 DEBT SERVICE FUND - 203

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1026							
203	06/03/26	WATERCHASE CDD C/O US BANK	06032026-5000-1	SERIES 2017 FY26 DS	Due From Other Funds	131000	$2,072.21
						Check Total	*$2,072.21*
CHECK # 1028							
203	06/26/26	WATERCHASE CDD C/O US BANK	06262026-5000-1	SERIES 2017 FY26 DS	Due From Other Funds	131000	$15,975.78
						Check Total	*$15,975.78*
						Fund Total	**$18,047.99**

Total Checks Paid	**$34,364.33**

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(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 # 100134							
001	06/16/26	STANTEC CONSULTING SERVICES INC	2570351	May 2026	ProfServ-Engineering	531013-51501	$2,219.00
						Check Total	*$2,219.00*
CHECK # 100135							
001	06/16/26	STEADFAST CONTRACTORS ALLIANCE LLC	SA-24022	June 2026	Contracts-Lakes	534084-53901	$1,720.00
						Check Total	*$1,720.00*
CHECK # 100136							
001	06/16/26	INFRAMARK LLC	180949	June 2026	ProfServ-Mgmt Consulting	531027-51201	$5,582.08
001	06/16/26	INFRAMARK LLC	180949	June 2026	Field Services	531122-53901	$666.67
						Check Total	*$6,248.75*
CHECK # 100137							
001	06/16/26	FULLER ELECTRICAL CONTRACTORS	18672	Pond Electrical repair	R&M-Fountain	546032-53901	$890.00
						Check Total	*$890.00*
CHECK # 1027							
001	06/12/26	SALVATORE MANCINI	06082026	Supervisor Meal at Board Meeting	Misc-Contingency	549900-51301	$68.45
						Check Total	*$68.45*
CHECK # 300034							
001	06/03/26	TAMPA ELECTRIC-ACH	052926-5793-ACH	SVC PRD 04/24-05/22/2026	Electricity - Streetlights	543013-53901	$802.07
						Check Total	*$802.07*
CHECK # 300035							
001	06/03/26	TAMPA ELECTRIC-ACH	052926-5983-ACH	SVC PRD 04/24-05/22/2026	Electricity - Streetlights	543013-53901	$243.97
						Check Total	*$243.97*
CHECK # 300036							
001	06/03/26	TAMPA ELECTRIC-ACH	052926-6189-ACH	SVC PRD 04/24-05/22/2026	Electricity - Streetlights	543013-53901	$152.55
						Check Total	*$152.55*
CHECK # 300037							
001	06/03/26	TAMPA ELECTRIC-ACH	052926-6429-ACH	SVC PRD 04/24-05/22/2026	Electricity - Streetlights	543013-53901	$756.64
						Check Total	*$756.64*
CHECK # 300038							
001	06/03/26	TAMPA ELECTRIC-ACH	052926-4643-ACH	SVC PRD 04/24-05/22/2026	Electricity - Streetlights	543013-53901	$45.42
						Check Total	*$45.42*

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300039							
001	06/03/26	TAMPA ELECTRIC-ACH	052926-4650-ACH	SVC PRD 04/24-05/22/2026	Electricity - Streetlights	543013-53901	$67.07
						Check Total	*$67.07*
CHECK # 300040							
001	06/03/26	TAMPA ELECTRIC-ACH	052926-4668-ACH	SVC PRD 04/24-05/22/2026	Electricity - Streetlights	543013-53901	$47.87
						Check Total	*$47.87*
CHECK # 300041							
001	06/03/26	TAMPA ELECTRIC-ACH	052926-5330-ACH	SVC PRD 04/24-05/22/2026	Electricity - Streetlights	543013-53901	$205.63
						Check Total	*$205.63*
CHECK # 300042							
001	06/03/26	TAMPA ELECTRIC-ACH	052926-8542-ACH	SVC PRD 04/24-05/22/2026	Electricity - Streetlights	543013-53901	$43.82
						Check Total	*$43.82*
CHECK # 300043							
001	06/03/26	TAMPA ELECTRIC-ACH	052926-4322-ACH	SVC PRD 04/24-05/22/2026	Electricity - Streetlights	543013-53901	$47.56
						Check Total	*$47.56*
CHECK # 300044							
001	06/30/26	TAMPA ELECTRIC-ACH	062926-5793-ACH	SVC PRD 05/23-06/23/2026	Electricity - Streetlights	543013-53901	$930.20
						Check Total	*$930.20*
CHECK # 300045							
001	06/30/26	TAMPA ELECTRIC-ACH	062926-5983-ACH	SVC PRD 05/23-06/23/2026	Electricity - Streetlights	543013-53901	$275.44
						Check Total	*$275.44*
CHECK # 300046							
001	06/30/26	TAMPA ELECTRIC-ACH	062926-6189-ACH	SVC PRD 05/23-06/23/2026	Electricity - Streetlights	543013-53901	$175.59
						Check Total	*$175.59*
CHECK # 300047							
001	06/30/26	TAMPA ELECTRIC-ACH	062926-6429-ACH	SVC PRD 05/23-06/23/2026	Electricity - Streetlights	543013-53901	$897.90
						Check Total	*$897.90*
CHECK # 300048							
001	06/30/26	TAMPA ELECTRIC-ACH	062926-4643-ACH	SVC PRD 05/23-06/23/2026	Electricity - Streetlights	543013-53901	$49.54
						Check Total	*$49.54*

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300049							
001	06/30/26	TAMPA ELECTRIC-ACH	062926-4650-ACH	SVC PRD 05/23-06/23/2026	Electricity - Streetlights	543013-53901	$23.49
						Check Total	*$23.49*
CHECK # 300050							
001	06/30/26	TAMPA ELECTRIC-ACH	062926-4668-ACH	SVC PRD 05/23-06/23/2026	Electricity - Streetlights	543013-53901	$52.53
						Check Total	*$52.53*
CHECK # 300051							
001	06/30/26	TAMPA ELECTRIC-ACH	062926-5330-ACH	SVC PRD 05/23-06/23/2026	Electricity - Streetlights	543013-53901	$244.07
						Check Total	*$244.07*
CHECK # 300052							
001	06/30/26	TAMPA ELECTRIC-ACH	062926-8542-ACH	SVC PRD 05/23-06/23/2026	Electricity - Streetlights	543013-53901	$52.02
						Check Total	*$52.02*
CHECK # 300053							
001	06/30/26	TAMPA ELECTRIC-ACH	062926-4322-ACH	SVC PRD 05/23-06/23/2026	Electricity - Streetlights	543013-53901	$56.76
						Check Total	*$56.76*
						Fund Total	**$16,316.34**

SERIES 2017 DEBT SERVICE FUND - 203

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1026							
203	06/03/26	WATERCHASE CDD C/O US BANK	06032026-5000-1	SERIES 2017 FY26 DS	Due From Other Funds	131000	$2,072.21
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203	06/26/26	WATERCHASE CDD C/O US BANK	06262026-5000-1	SERIES 2017 FY26 DS	Due From Other Funds	131000	$15,975.78
						Check Total	*$15,975.78*
						Fund Total	**$18,047.99**

Total Checks Paid	**$34,364.33**

WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
August 3, 2026

- **Current Cash Balances:**
  - Valley National Bank Operating: $838,122
  - BankUnited MMA: $170,034

- **Cash with Fiscal Agent:**
  - Check in transit and was issued to Trustee on 6/26/26.

- **Accounts Receivable:**
  - Waiting for refund from Department of Revenue related to payroll tax ($30.60).

- **Prepaid Items:**
  - U.S. Bank trustee fees October 2026.

- **Deposits:**
  - Deposits to open accounts from TECO Water Utilities ($2,724.00).

- **Expenses:**
  - Budget target @ 6/30/26 75%. Current expenses are approximately 71% compare to budget, Total expenses for the first 9 months are $284,630.

- **Assessment collections:**
  - The District is 100% collected on the tax roll.

Waterchase CDD

Cash Flow Projection

6/30/2026

	10/01/2025	11/30/2025	12/31/2025	1/31/2026	2/28/2026	3/31/2026	4/30/2026	5/31/2026	6/30/2026 Balances	Interest Rate
Operating Account - Valley National Bank	$ 47,905	$ 241,850	$ 443,240	$ 376,678	$ 940,257	$ 881,258	$ 877,266	$ 865,133	$ 858,318	3.56%
Transfer From BankUnited to Valley National Bank	-	50,000	-	-	600,000					
BankUnited MMA	810,100	762,391	764,595	766,769	167,693	168,170	168,633	169,112	170,034	3.37%
Less: Current Outstanding AP									(6,636)	
Estimated Cash Available Today									1,021,716	
Outstanding FY 2026 Tax Roll									-	
Estimated Total Cash Available with Tax Roll									1,021,716	
Projections:										
Monthly Average Spend - 3 months July-Sept									*31,626*	
Total Monthly Average Spend									31,626	
Average budgeted Spend to YE (3 months July -September)									(94,877)	
Expected Cash Flow at YE (9/30/26)									**926,839**	
Average budgeted Spend 1st QTR FY 2027 (3 mos avg spend)									116,483	
Expected Need through 1st QTR FY 2027									**810,357**	

**tax roll revenue for the new FY is received in December*