INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Waterchase Community Development District

September 14, 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, September 14, 2026, at 6:00 p.m.

The Regular Meeting of the Waterchase Community Development District will be held on Monday, September 14, 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
   C. Aquatics Report……………………………………………………………Page 4
   D. Landscape Report……………………………………………………………Page 12
   E. Field Inspection Report……………………………………………………Page 30
   F. District Manager
      i. District Manager Report……………………………………………………Page 38
4. **BUSINESS ITEMS**
   A. Consideration of Grau & Associates Audit Engagement Letter……………Page 39
   B. Consideration of Resolution 2026-08; Setting FY2027 Meeting Schedule……Page 44
   C. Consideration of Resolution 2026-09; Adopting FY2027 Goals and Objectives……Page 46
   D. Consideration of Arborist Aboard Proposal…………………………………Page 53
   E. Ratification of Steadfast Alliance Proposal for Cleanup of Pond……………Page 57
5. **BUSINESS ADMINISTRATION**

A. Consideration of Minutes from the Meeting held on August 10, 2026………………………………….Page 58

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

C. Review of the Check Register for the Month of July 2026……………………………………………..Page 82

D. Review of Financial Snapshot for the Month of September 2026……………………………………...Page 85

E. Review of the Cash Flow Analysis for the Month of September 2026…………………………………Page 86

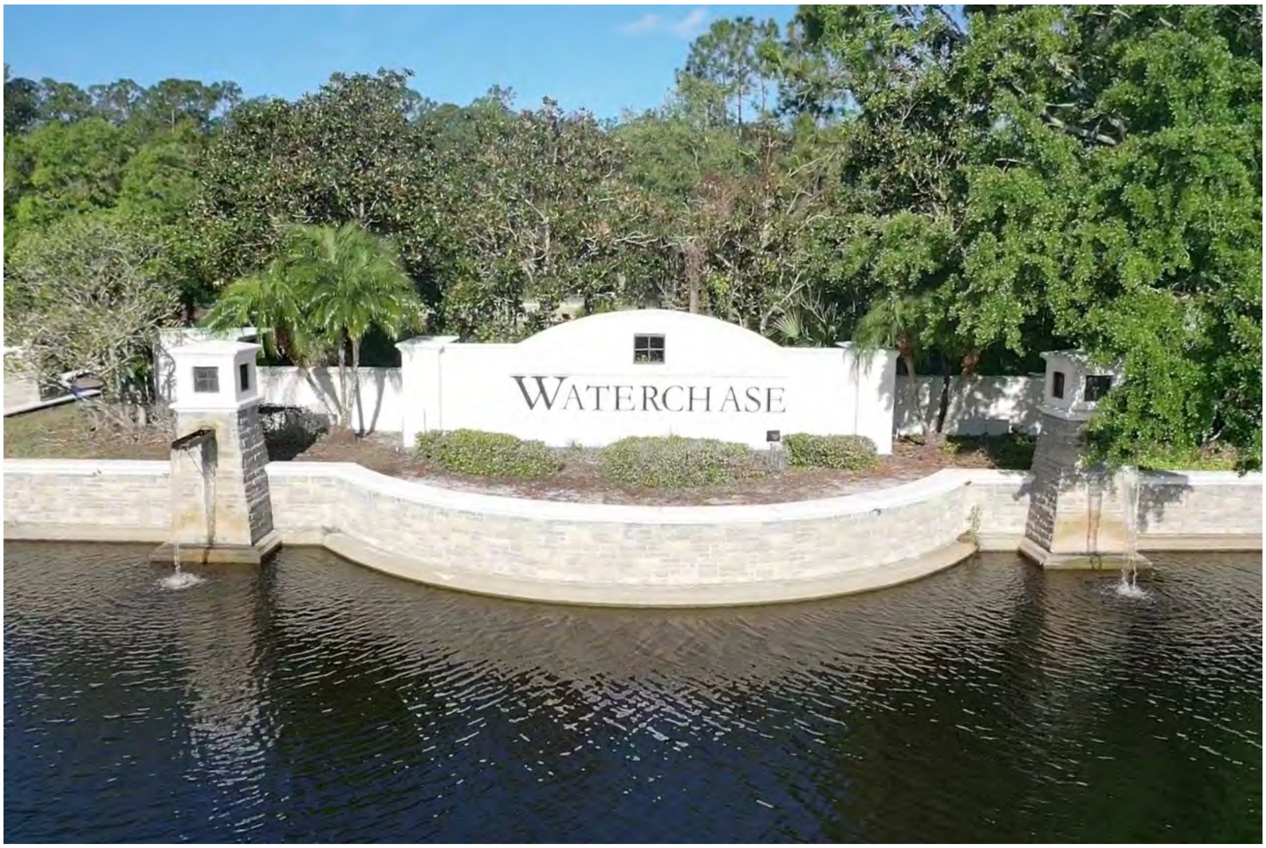
6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

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 October 12, 2026, at 6:00 p.m.



Waterchase CDD Aquatics

Inspection Date:

9/4/2026 12:47 PM

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:

One section of nuisance grass present. Ongoing treatments will continue. Lily treatments have also started to take effect.
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: 2

Condition: ✓Excellent Great Good Poor Mixed Condition Improving


Comments:

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

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:

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.

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: 9

Condition: Excellent Great ✓Good Poor Mixed Condition Improving

Comments:

Some new growth has appeared in previously treated areas. This was just treated earlier this week and will take some time for effects to become evident. Follow ups will be done as needed.
No algae observed.

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:

Inspection Report

SITE: 11

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

Further progress clearing the submersed growth. The current maintenance routine will continue until it is fully gone.
No algae observed.

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: Submersed

SITE: 16

Condition: Excellent Great Good Poor ✓Mixed Condition Improving

Comments:

Nuisance grasses present amid beneficials. Targeted treatments may not be enough. Technicians will begin broader applications to clear the nuisance growth. The beneficials here are typically hardy and will come back if affected by herbicides.
No algae observed.

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: 17

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving

Comments:

This pond is looking better now that water has returned. Terrestrial weeds have mostly cleared already and nuisance aquatic grasses are minimal around the perimeter. Technicians will continue treatment until conditions fully 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:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: 21

Condition: Excellent Great Good ✓Poor Mixed Condition Improving

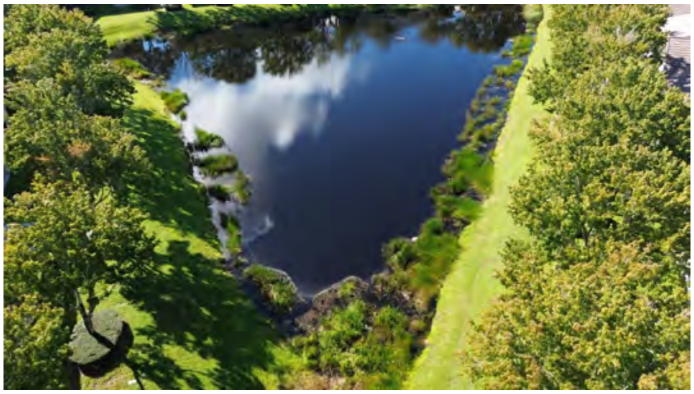
Comments:

The decayed algae will continue to linger until the pond can flush after several rain events. At this point, I recommend removing the beneficials in front of the outlet to help this process until then.
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: 23

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Very mild nuisance grass growth amid beneficials. Targeted treatments have been effective thus far and will continue.
No algae observed.

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:

Access has been further restricted back here. Until techs have a designated access point, treatment will be limited to what can be reached on foot via backpack sprayer.

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

90

We're finally starting to see expected seasonal pond conditions. While rain is almost a daily occurrence now, we're still in a drought; D2/Severe for your area at this moment. This is bringing more frequent algal blooms and accelerated grass growth on top of an already heavy growing season. A bit more effort and some smart spraying techniques will make a notable difference during treatment. We're asking a lot of our technicians right now and all of them have risen to the challenge. Fortunately we're at the back end of summer and conditions should settle in a month or so. Until then, we're ready for whatever comes our way.

Fair and expected pond conditions today. Grasses and algae have both remained surprisingly quiet considering what I've been seeing elsewhere so far this week. This is leaving plenty of time for techs to address other ancillary issues within the community (hydrilla, the creek, debris removal, etc.). A diligent treatment schedule for the remainder of summer should bring an easy winter.

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.

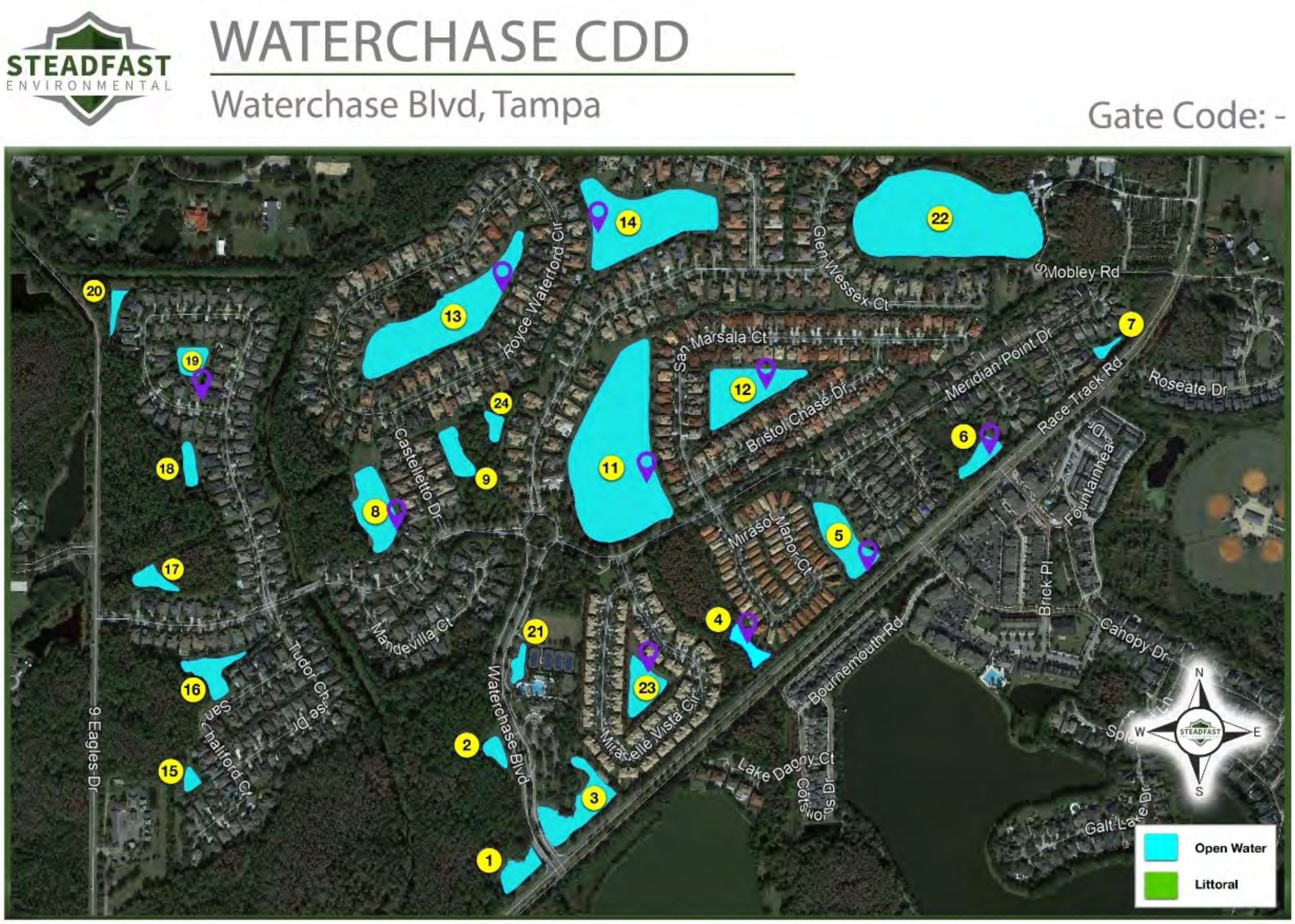
Continue to apply treatment to overgrown littoral areas.

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 & JUNIPER
6 MONTH ANNIVERSARY ALBUM
2026

WARNING...

THE FOLLOWING IMAGES MAY BE SHOCKING

BEFORE

CLUBHOUSE FOUNTAIN

AFTER

BEFORE

CLUBHOUSE PARKING LOT SHRUB ROW

AFTER

BEFORE

CLUBHOUSE PARKING LOT SHRUB ROW

AFTER

BEFORE

OASIS GATE ENTRY

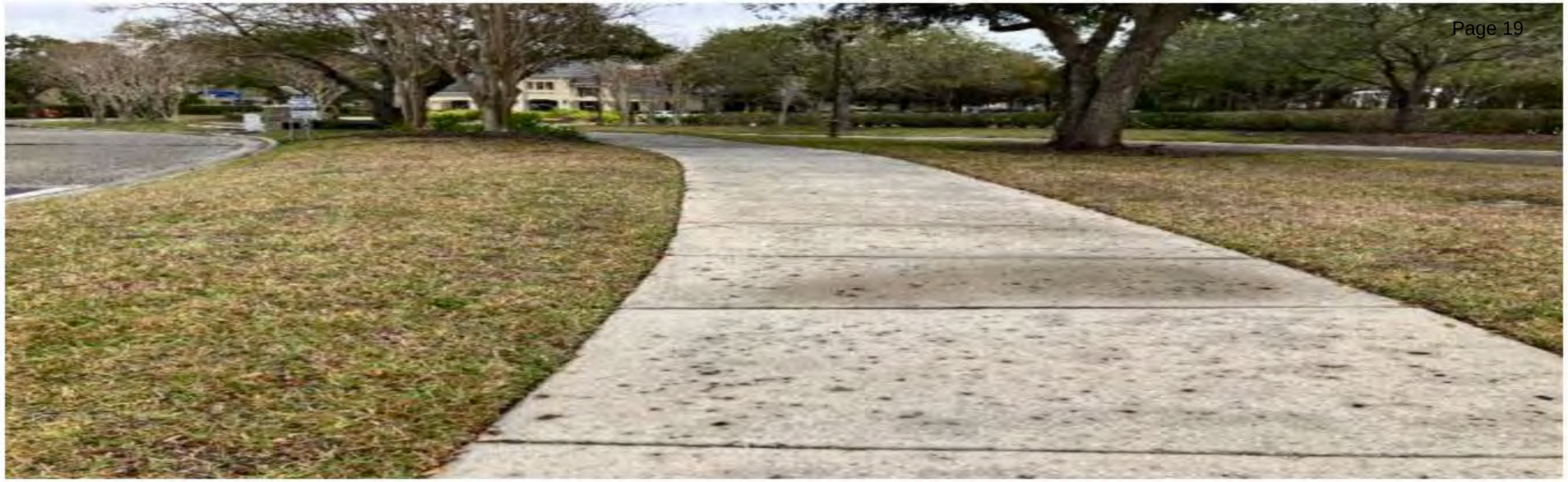
AFTER

BEFORE

RACE TRACK ROAD MEDIAN

AFTER

BEFORE



PROMENADE TO THE COMMUNITY

AFTER

BEFORE

OASIS LOUNGE AREA

AFTER

BEFORE

MARQUEE AREA

AFTER

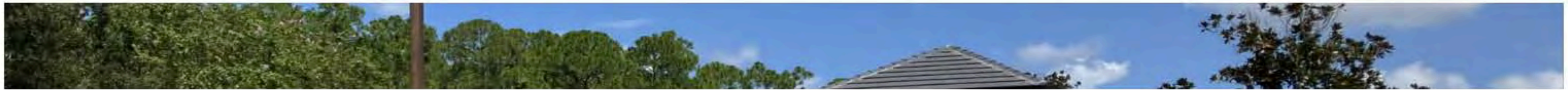
BEFORE

BEFORE

FOUNTAIN GRASS

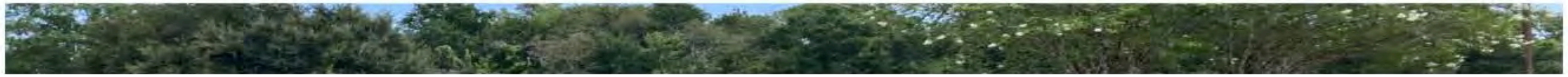
AFTER

BEFORE

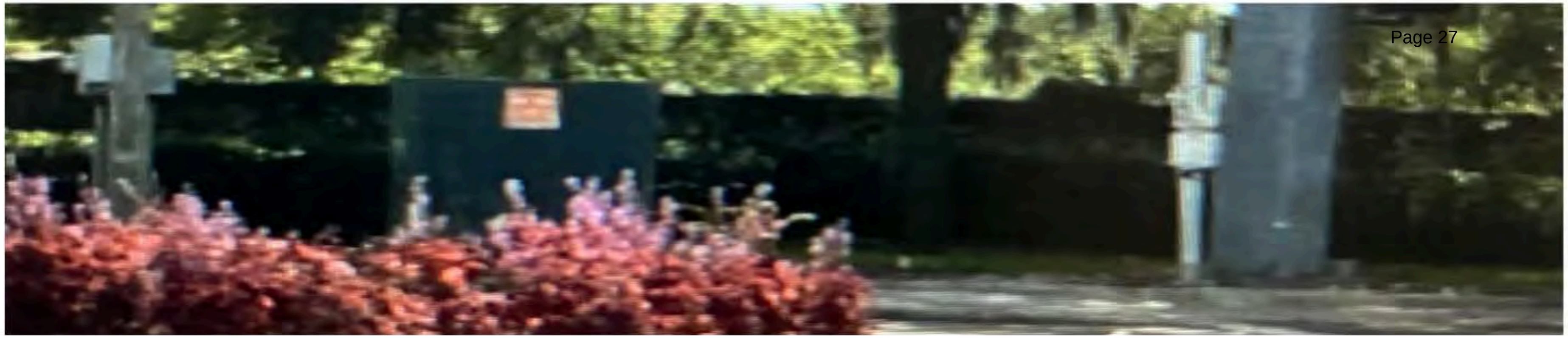


BEFORE

ORNAMENTAL GRASSES WATERCHASE BLVD.



BEFORE



PALM TREES

BEFORE

RACE
TRACK
ROAD

AFTER

Waterchase CDD

Field Inspection Report - August 2026

Monday, 31 August 2026

Prepared For Board Of Supervisors

14 Issues Identified

14 Issues Incomplete

Issue 1

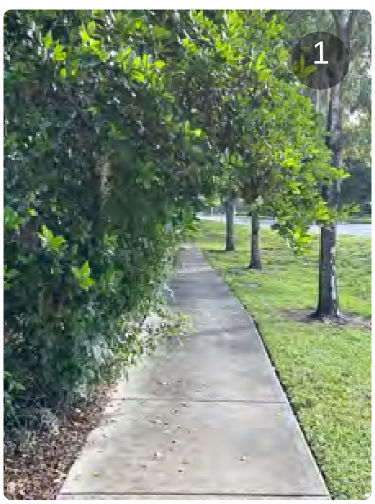
Assigned To: Juniper

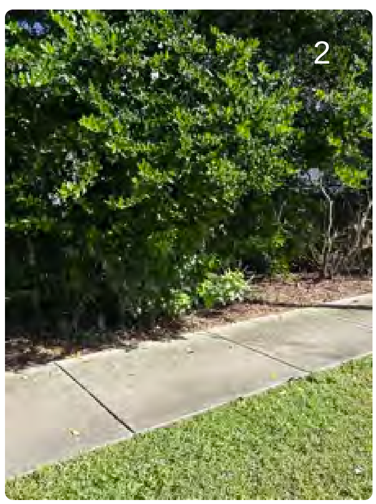
Debris down from declining Pines in the median bed on Race Track Rd. needs to be removed.

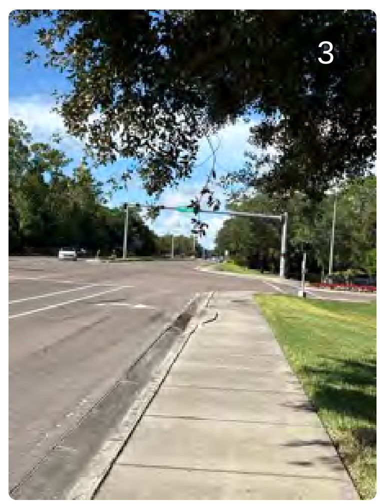
Issue 2

Assigned To: Juniper

Noting a couple areas on the sidewalk on Race Track Rd. where vegetation needs to be lifted from Waterchase Blvd. entrance to the start of the chain-linked fence.







Issue 3

Assigned To: Juniper

Noting a drain that is full of debris and needs to be cleaned for proper drainage in the swale of Race Track Rd. located at the start of the entrance turn lane to get to Waterchase Blvd.

Issue 4

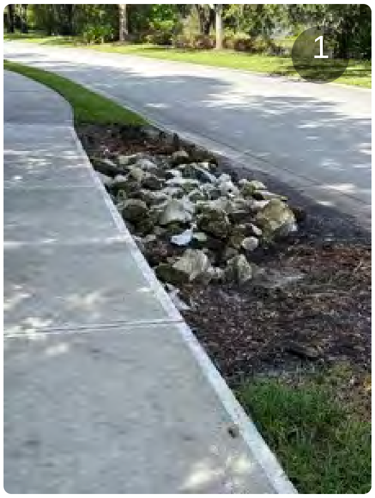
Assigned To: Steadfast Aquatics

Noting it appears there was sod restoration completed on the north end of Pond 23. The grass has started to root and should be safe to mow soon. Also, noting a small amount of algae floating within the Spike Rush.

Issue 5

Assigned To: Board Of Supervisors

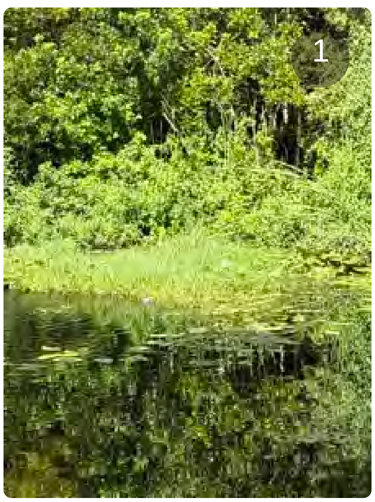
Continuing to note, I feel there should be some type of guard rail where the sidewalk and drain restoration was completed on Meridian Point Dr.

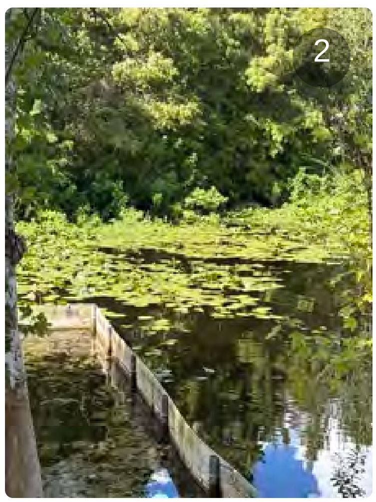


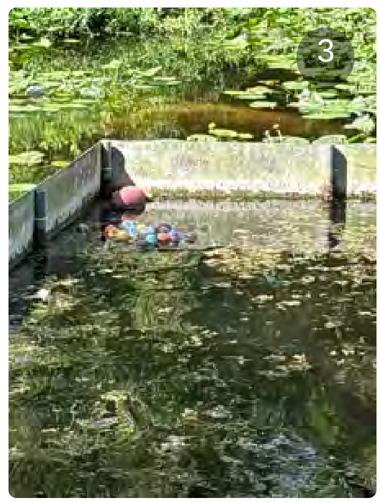
Issue 6

Assigned To: Steadfast Aquatics

Treat Torpedograss in pond 4. May want to consider reducing the waterlily population. Also need to remove trash in the containment area.



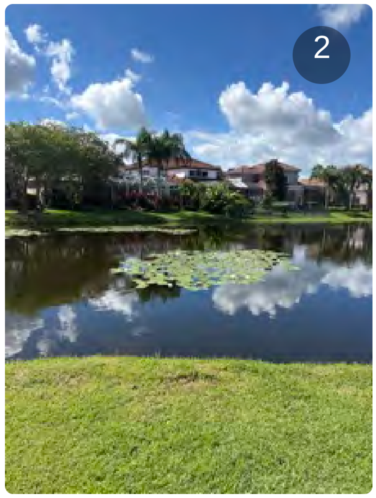




Issue 7

Assigned To: Steadfast Aquatics

Noting it appears the waterlily population has been decreased, however there is a cluster on the east end of pond 12 that may need attention.

Issue 8

Assigned To: Steadfast Aquatics

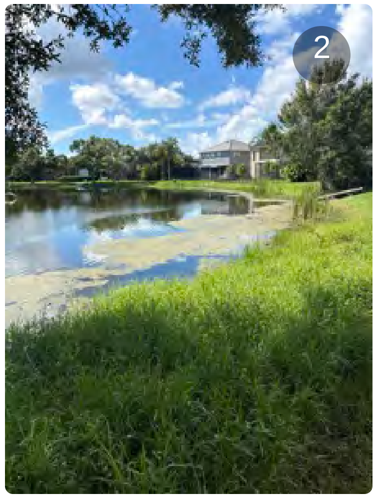
Noting an area of algae bloom and submerged weeds that need treatment on the south end of pond 11.

Issue 9

Assigned To: Steadfast Aquatics

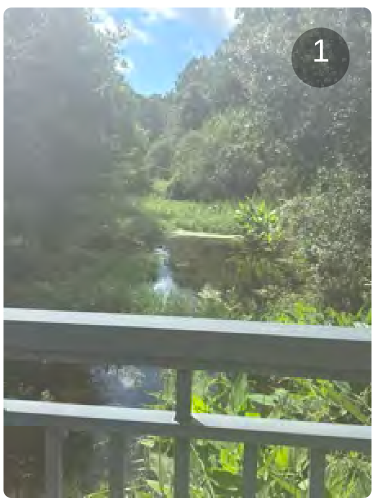
Treat algae blooms and submerged weeds that have surfaced along water edge of pond 22.

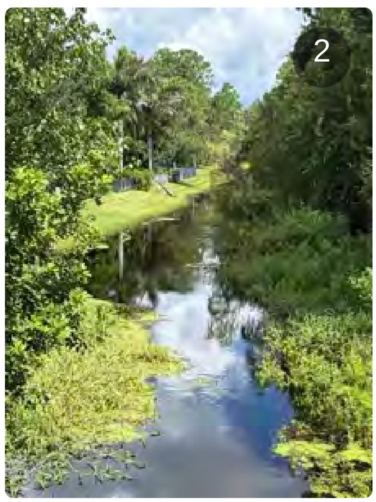


Issue 10

Assigned To: Board Of Supervisors

Showing the south end of the bridge of Double Branch Creek should be considered for clearing after the rainy season. Noting the north side of the bridge is still flowing and not in danger of coming close to a property as of this inspection.





Issue 11

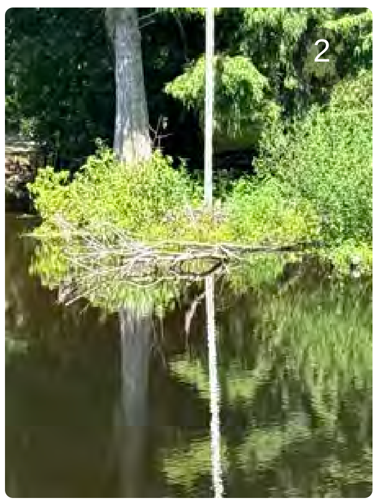
Assigned To: Board Of Supervisors

Noting pond 20 is full of water and looks good overall. Continuing to monitor the washout. It is still in the same condition as the past couple of months telling me this was most likely caused by an irrigation break.

Issue 12

Assigned To: Steadfast Aquatics

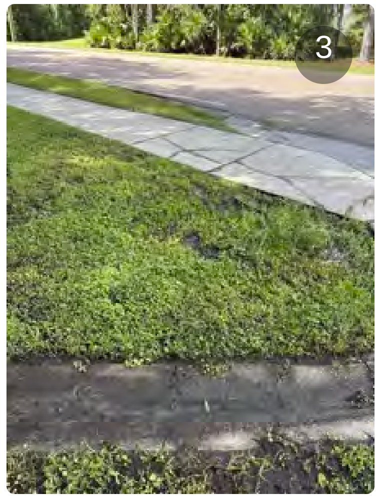
Noting more downed debris since the last inspection for pond 16 from a dead Bald Cypress. Has a proposal been provided to have this removed?



Issue 13

Assigned To: Board Information

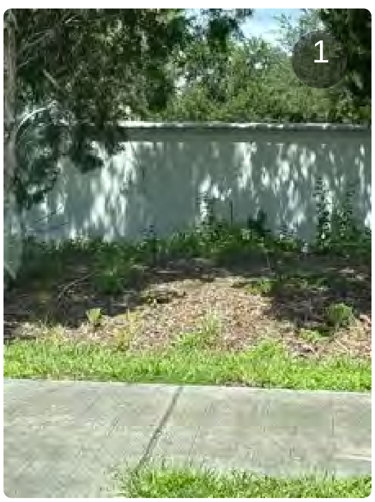
Noting the drainage area at Nine Eagles Dr. The flumes are full of water and not backflowing to the street. Drain swales are clear and the entrance and exit turf is saturated and soft but not under water.

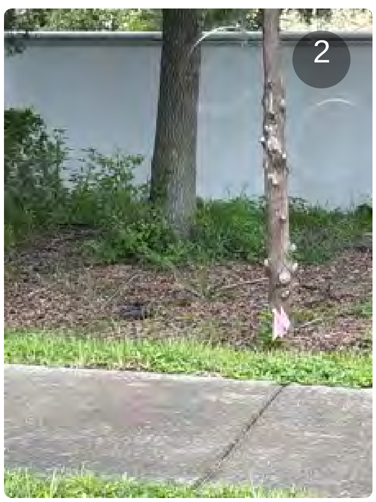


Issue 14

Assigned To: Juniper

Treat weeds along perimeter wall on Race Track Rd. right of way.





INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

District Manager Report – September 2026

- ✓ The next Workshop Meeting is scheduled for September 28, 2026, at 8:00 p.m.
- ✓ The next Board Meeting is scheduled for October 12, 2026, at 6:00 p.m.
- ✓ Streetlights: Fuller Electrical is aware of all currently reported streetlights that are out and was scheduled to be onsite September 4. An update on the status of repairs will be provided to the Board following this visit.
- ✓ Tree Behind 11946 Royce Waterford Circle: Recommend having a Certified Arborist evaluate the tree. A proposal is included in the agenda.
- ✓ Fish Kill: Determined to have been caused by low dissolved oxygen resulting from a pond turnover event. Common occurrence recently.
- ✓ Fence Installation – 11216 San Chaliford Ct.: No further updates have been received or are available to report.
- ✓ Painting Project: Awaiting detailed pricing from Lowe's Commercial Painting to determine the appropriate cost share. The agreement has been provided by District Counsel for review. Communication to the community regarding the project timeline is also pending.
- ✓ Pond 23: Electrical issue resolved. The issue was determined to be caused by a faulty GFCI.
- ✓ District staff have reviewed the areas identified in the Eagles correspondence and found no apparent blockage impacting flow. This has been communicated to the Association Manager.

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

August 12, 2026

To Board of Supervisors
Waterchase Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Waterchase Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2026, with the option of two (2) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Waterchase Community Development District as of and for the fiscal year ended September 30, 2026, with the option of two (2) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

This agreement provides for a contract period of one (1) year with the option of two (2) additional one-year renewals upon the written consent of both parties. Our fee for these services will not exceed $5,500 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued. The fees for the fiscal years, 2027 and 2028 will not exceed $5,600 and $5,700 respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Waterchase Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

____

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Waterchase Community Development District.

By: ____

Title: ____

Date: ____

Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

RESOLUTION 2026-08

A RESOLUTION OF THE WATERCHASE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026/2027

WHEREAS**,** the Waterchase Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026/2027 annual meeting schedule as attached in **Exhibit A**;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 14th DAY OF SEPTEMBER, 2026.

___________ COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

____
Asst. Secretary

____
Chair / Vice Chair

EXHIBIT "A"

NOTICE OF FISCAL YEAR 2027 MEETING SCHEDULE
WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Waterchase Community Development District will hold meetings for Fiscal Year 2027 at the Waterchase Clubhouse, 14401 Waterchase Boulevard, Tampa, Florida at 6:00 p.m. on the second Monday of each month as indicated below:

October 12, 2026	**November 9, 2026**
December 14, 2026	**January 11, 2027**
February 8, 2027	**March 8, 2027**
April 12, 2027	**May 10, 2027**
June 14, 2027	**July 12, 2027**
August 9, 2027	**September 13, 2027**

The Board has amended their workshop schedule to discuss various District matters during the year at the Waterchase Clubhouse, 14401 Waterchase Boulevard, Tampa, Florida at 8:00 p.m. on the fourth Monday unless otherwise indicated below:

October 26, 2026 (Monday @ 8:00 pm - Joint HOA/CDD workshop)
November 19, 2026 Thursday @ 8:00 pm - Joint HOA/CDD workshop)
December 21, 2026 (Third Monday due to Holidays)
January 21, 2027 (Thursday @ 6:00 pm - joint HOA/CDD workshop)
February 22, 2027 (Monday @ 8:00 pm)
March 22, 2027 (Monday at 8:00 pm
April 22, 2027 (Thursday @ 6:00 pm - joint HOA/CDD workshop)
May 17, 2027 (Third Monday due to Holiday at 8:00 pm)
June 28, 2027 (Monday @ 8:00 pm
July 22, 2027 (Thursday @ 6:00 pm - joint HOA/CDD workshop)
August 23, 2027 (Monday @ 8:00 pm)
September 27, 2027 (Monday @ 8:00 pm)

Meetings may be continued to a date, time and location to be specified on the record at the meetings without additional publication of notice. There may be occasions when one or more Supervisors will participate by telephone. Any interested person can attend the meeting at the above location and be fully informed of the discussions taking place.

Any person requiring special accommodations at these meetings and workshops because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least forty-eight (48) hours prior to the meetings or workshops. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any action taken at these meetings and workshops is advised that person will need a record of the proceedings and accordingly, the person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Howard Neal
District Manager

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERCHASE COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Waterchase Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERCHASE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this **14th** day of **SEPTEMBER 2026**.

ATTEST:

WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date: September 14, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Waterchase Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.
Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

SIGNATURES:
Chair/Vice Chair: ______________________________ Date: ____________________
Printed Name: ________________________________
Waterchase Community Development District

District Manager: ______________________________ Date: ____________________
Printed Name: ________________________________
Waterchase Community Development District

Proposal

Arborist Aboard LLC
8611 Vivian Bass Way
Odessa, FL 33556
813-920-4410

Waterchase CDD c/o Inframark 20260827
Thursday, August 27, 2026

Waterchase CDD c/o Inframark

2654 Cypress Ridge Blvd
Wesley Chapel, FL 33544
Mobile: 813-426-4916

Salesperson: Not Assigned

Worksite: Waterchase CDD
14401 Waterchase Blvd
Tampa, FL 33626

#	Item	Description	Qty	Cost
1	Arborist	**Arborist Services** **Tree Assessment @ 11946 Royce Waterford Cir** **Option 1 - $300 - Level II review with oral summary and observation bullet points on invoice** **Option 2 - $550 - TRAQ Report (ISA Tree Risk Assessment)**	1	

Subtotal:	$0.00
Tax:	$0.00
Total:	**$0.00**

Customer Signature

Date

Terms and Conditions for Services

- **Contractor's Responsibility**

Performance by Company:

Arborist Aboard LLC (hereafter "AA") shall recognize and perform in accordance with written terms and specifications, contained or referred herein. AAI reserves the right to amend the contract when price or scope of work is affected by changes to any local, state, or federal law regulation or ordinance that goes into effect after contract is accepted by client.

I. All contracts not accepted within 45 days are subject to review.

II. THIS CONTRACT IS NOT A TREE EVALUATION UNLESS OTHERWISE STATED HEREIN.

Scheduling:

I. Upon contract approval, you will be contacted by AA to arrange scheduling.

II. Due to weather delays and unforeseen incidents, scheduled dates are tentative and are subject to change. A reschedule does not constitute a breach of contract and every effort will be made to reschedule at the next available date for client.

Workmanship:

AA crews consist of experienced arbor care professionals who are identifiable by company uniforms and proper PPE (safety equipment). Industry specific equipment with ISA Best Management Practices for arbor care standards (ISA BMP's) and ANSI Z133 safety protocols are implemented and followed to complete every job.

Insurance:

AA carries and agrees to maintain general liability insurance with umbrella policy, workers' compensation insurance and automotive liability insurance. Current limits are subject to change and client will be notified if coverage rates are reduced ($1M general liability with $2M excess umbrella liability, $1M workers' compensation and $1M automotive liability). All coverages will be provided at time of contract proposal.

Licenses and Permits:

AA carries and agrees to maintain all applicable licenses required by state and local law. AA will comply with all local, state and federal laws and file all necessary permit applications for tree removal and pruning, where applicable.

I. Work will not commence until AA has procured approved permits for protected trees.

Liability:

It is understood and agreed that AA is not liable for any damage or loss of any kind that is not caused by the negligence of AA, its agents or employees, including but not limited to:

I. Underground utilities not communicated or clearly marked, which include but are not limited to: irrigation components; electrical services; ISP lines; drain lines; septic tanks; drain fields; natural gas/propane; water lines.

II. Poor cultural practices and duty of care by client that lead to subpar environmental conditions and tree decline.

III. Weather events that include but are not limited to: drought; flooding; storm or wind damage.

- **Client responsibility**

Jobsite Access:

I. Residential site day of service: The client shall have all access points unlocked, vehicles and personal affects clear of work and access areas. Any delays incurred by AA due to the client not having work or access areas cleared and/or unlocked, will result in chargebacks to the client at the hourly rate for the crew and equipment onsite, including drive time to and from the site if a return service is needed. Hourly rates will be generated from preset pricing in company operating system that was used for contract pricing for crew and equipment onsite. AA will make every good faith effort to work with client and complete scheduled work at time of service.

II. Commercial site day of service: The client shall notify all residents/tenants of scheduled arbor care services and have them park in designated areas away from work zones. Furthermore, the client shall have residents/tenants move personal affects and ensure all access points are unlocked to allow the AA crew(s) to move and work freely through multiple work zones, where applicable. If client fails to comply with the above and AA incurs delays, the client will be charged back at the hourly rate for the crew and equipment onsite, including drive time to and from the site if a return trip is needed. Hourly rates will be generated from preset pricing in company operating system that was used for contract pricing for crew and equipment onsite. AA will make every good faith effort to work with client and complete scheduled work at time of service.

Payment:

I. To be paid upon completion unless otherwise stated.

II. AA will furnish a Notice to Owner (hereafter "NTO") per Florida Statute 713.06 to protect AA's lien rights in the event payment is not received within 40 calendar days.

Defects:

I. The client shall give AA a maximum of (30) days to correct any problem or defect discovered in the performance of the work outlined under this contract.

- **Disputes**

The Client and AA respectively, bind themselves, their affiliates and legal representative to the other party with respect to all covenants of this contract. Neither the Client nor the AA, their affiliates and legal representative shall assign, transfer or terminate any interest in this contract without the written consent of the other.

Termination:

I. Either party may terminate this engagement without cause 3 days prior to service date and in writing. On termination by either party to this Contract for Services, the Client shall immediately pay AA for the Services performed and for all expenses and other charges incurred by AA in providing the Services up to the date in which the engagement is terminated.

If either party breaches this engagement, the non-defaulting party may terminate this engagement in the event that the defaulting party fails to remedy the breach within 7 days of the default, pending receipt of a notice from the non-defaulting party demanding that the breach be remedied. In the event of termination of this engagement by AA under this paragraph, the Client shall immediately pay AA for the Services performed and all expenses and other charges incurred by AA in providing the Services up to the date in which the engagement is terminated.

Law and Venue:

I. AA operates and controls its Service activities from its offices located in the County of Hillsborough in the state of Florida. This Agreement shall be governed by the state and federal courts for the County of Hillsborough, Florida for any lawsuit arising from or related to this contract agreement. Client hereby waives any objection to personal jurisdiction in any proceeding before such courts and consent to personal jurisdiction in such courts. The laws of Florida shall govern the validity, interpretation, construction and performance of this contract.

Dispute Resolution:

I. Mediation: Disputes arising under this agreement must first be mediated by a supreme court certified circuit civil mediator in Hillsborough County, Florida. The parties agree that the mediation shall occur within ninety (90) days of the date mediation is requested by either party. The Mediator shall be agreed upon but if the parties are unwilling or unable to agree, the parties agree that a Mediator from Cary R. Singletary, P.A. shall be binding on the parties. The parties agree to abide by the Mediator's Agreement, pay Mediator fees promptly and share them on an equal basis. Litigation may not be commenced until after mediation has been (i) declared an impasse by the Mediator or (ii) terminated in writing by one or both of the parties. The confidentiality provisions of the "Mediation Confidentiality and Privilege Act" shall attach to any such pre-suit mediation.

II. In any litigation, arbitration, or other proceeding by which one party either seeks to enforce rights under this agreement (whether in contract, tort, or both) or seeks a declaration of any rights or obligations under this agreement, the prevailing party shall be awarded reasonable attorney fees, and costs and expenses incurred.

This proposed Contract for Services is submitted in good faith and it is understood that the contents of this Contract for Services herein shall not be distributed further or used as the basis for a competing bid by any other individuals or disclosed to any third parties.

ESTIMATE

Steadfast Alliance
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
8/25/2026	9/24/2026	

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

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

DESCRIPTION	QTY	RATE	AMOUNT
Immediate mobilization and cleanup of the deceased fish in pond 23 at Waterchase CDD. Technicians to walk the bank and collect deceased fish, transporting them offsite for proper disposal	1.00	720.00	720.00

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 **720.00**

8/26/2026

Accepted this ___________ **day of** ______________________, **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 August 10, 2026, at 6:00 p.m. at the Waterchase Clubhouse, 14401 Waterchase Boulevard, Tampa, Florida.

Present and constituting a quorum were:

Ian Watson	Chairperson
Salvatore Mancini	Vice Chairperson
Michael Acheson	Assistant Secretary
G. Arnie Daniels	Assistant Secretary
Chris Rizzo	Assistant Secretary

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

Howard Neal	District Manager, Inframark
Whitney Sousa	District Counsel, Straley & Robin (via Teams)
Tonja Stewart	District Engineer, Stantec (via Teams)
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.

SECOND ORDER OF BUSINESS **Audience Comments**

A resident commented on several streetlights that are currently inoperable and noted that broken glass was present on fixtures identified as Streetlights #55 and #56 on Inframark's streetlight map. It was discussed that a glass vendor will be required to complete the repairs. Fuller may be able to remove the fixture heads to facilitate replacement of the damaged glass. Mr. Rizzo provided a potential glass repair vendor, Holiga Glass, for consideration. Mr. Mancini expressed concern regarding the length of time some streetlight issues have remained unresolved, noting that several have been outstanding for months. Mr. Watson requested that the Board be kept informed if Fuller is unresponsive regarding repairs or related communications. Mr. Fowler will provide periodic updates to the Board regarding streetlight outages and anticipated remediation timelines.

A resident inquired about trimming a palm tree located within the conservation and noted that dead palm fronds were extending toward the property line.
Discussion followed regarding the request, and it was determined that, because the tree is located within a conservation area, maintenance activities would not be performed.

Lastly, 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

Ms. Sousa provided an update regarding the Landscape Cost Share Agreement. She noted that Mr. Mancini had reviewed and redlined the agreement, and his revisions were distributed to the Board immediately prior to the meeting. The intent of the proposed revisions is to establish the cost-sharing obligation as a percentage of the total landscape maintenance contract rather than a fixed dollar amount. Mr. Watson inquired whether the percentage allocation was included in the version of the agreement being considered. It was confirmed that the percentage was not currently reflected in the agreement.

Mr. Neal advised that a request had been sent to Juniper/LMP to determine the CDD's percentage share of the maintenance agreement. The Board discussed the agreement and the proposed revisions. Mr. Neal further noted that correspondence identifying the applicable maintenance areas had previously been provided to Mr. Mancini and District Counsel through an email from April. It was also noted that the payment for the current year's cost-sharing obligation is anticipated in September, with an additional payment due on December 15.

Ms. Sousa stated that she did not believe the revisions proposed by Mr. Mancini would present any issues and recommended that the Board approve the agreement in substantial form.

> On MOTION by Mr. Watson, seconded by Mr. Rizzo, with all in favor, motion to approve the landscape cost share agreement in substantial form with areas identified in Exhibit B, with Mr. Mancini to gather the information from Eduardo, carried. 5-0

B. District Engineer

Ms. Stewart discussed a small sinkhole that has developed near the storm drain located at 12009 San Chaliford Court. Tyson inspected the area and reported his findings. At this time, it was determined that the condition should be monitored before any corrective action is undertaken. Ms. Stewart confirmed that Tyson will continue to inspect the area on a weekly basis and provide updates as needed. Mr. Neal was directed to contact Eduardo so that he may advise the resident that the CDD is aware of the issue and is actively monitoring the situation.

C. Aquatics Report

Mr. Watson inquired about the status of the proposed work at Pond 21 that had been requested by the HOA/POA. Mr. Liggett provided an update regarding ongoing aquatic maintenance activities and conditions within the District's pond system.

Mr. Neal reported that the previously approved pond fountain repairs are scheduled to be completed on Thursday, contingent upon the anticipated arrival of the necessary parts on Wednesday. The Board discussed the status of the project and related maintenance efforts.

D. Landscape Report

Ms. Means provided an update regarding recurring flooding concerns at the rear exit on Nine Eagles Drive. The Board discussed drainage conditions in the Meridian Point area.

Ms. Means informed the Board that the current proposal in the agenda includes a half pallet of sod. She noted that a full pallet had been requested at the previous meeting. However, the cost exceeded the Board's previously approved not-to-exceed amount of $1,000. The Board discussed the option of authorizing a full pallet of sod and providing additional assistance to the HOA with landscape restoration efforts.

On MOTION by Mr. Mancini seconded by Mr. Daniels, with all in favor, motion to approve the revised proposal with a full pallet of sod NTE $1,300.00, carried. 5-0

Mr. Watson, speaking as a resident, asked Ms. Means whether an update could be provided to the HOA on the overall status and progress of landscape maintenance efforts. He suggested a presentation summarizing conditions throughout the Waterchase Community before and after LMP's first six months of service, highlighting improvements and areas of continued focus. Ms. Means responded that such a presentation could be prepared, although one has not yet been developed.

Mr. Mancini commented that the community's landscaping appears to be in good condition and that the overall appearance has improved.

Mr. Watson also noted that several trees had fallen in the Nine Eagles area and requested that they be evaluated. Additionally, he reported vegetation near the Nine Eagles exit that is creating sight-distance concerns and should be inspected for possible trimming or maintenance.

E. Field Inspection Report

Mr. Mancini commented on the streetlights that had already been discussed earlier in the meeting. Mr. Liggett raised the possibility of removing the heads from the damaged streetlights. Mr. Rizzo advised that the glass vendor may be able to perform the necessary glass replacement work onsite, and the District Manager was directed to contact the vendor to determine whether this service is available.

Mr. Watson then inquired about the tree located behind 11946 Royce Waterford Circle. Mr. Neal reported that Steadfast had treated the vines on the tree. However, the resident remains concerned that the tree may be at risk of falling and has requested that the CDD retain a certified arborist to inspect it. Mr. Watson noted that Ms. Stewart may have records from a tree review conducted several years ago and suggested determining whether the tree had previously been identified for monitoring. The discussion was opened to the Board, and staff was directed to gather additional information regarding the tree and provide it to Mr. Daniels and Mr. Watson for their review and feedback before determining next steps.

Mr. Liggett also raised concerns regarding the lack of a guardrail near the Meridian Point Drive bridge, citing it as a potential safety issue. Mr. Watson commented that the matter appeared to fall under the HOA's responsibility. The Board continued its discussion regarding the concern and potential avenues for addressing it.

F. District Manager

i. District Manager Report

Mr. Neal reviewed the Manager's Report, noting that several items had already been discussed earlier in the meeting. Mr. Rizzo inquired about an email received from a resident regarding a nuisance alligator, which had been forwarded to the Board for review. The Board discussed the matter and potential responses. Following the discussion, Mr. Rizzo provided the District Manager with a response to be sent to the resident.

FOURTH ORDER OF BUSINESS Public Hearing to Consider the Adoption of the Fiscal Year 2027 Budget

A. Consideration of Resolution 2026-06, Adopting the Budget for Fiscal Year 2027

On MOTION by Mr. Mancini, seconded by Mr. Rizzo, with all in favor, motion to open the Public Hearing at 6:59 p.m. carried. 5-0

During the public hearing, David, a resident, provided comments regarding the budget letter distributed to residents. He stated that he would have appreciated additional context regarding completed and proposed projects to better understand the reasons for the budget increase. The resident suggested that examples such as streetlight painting and landscaping savings could have been included to provide residents with a broader understanding of District operations and expenditures. Mr. Mancini responded that the letter reflects the statutory maximum assessment amount, or "high water mark," which the Board cannot exceed. Mr. Watson added that the contents of the letter are largely dictated by statutory requirements. The Board continued its discussion with the resident regarding the budget process, projected revenues, and expenditures. Mr. Mancini reviewed current fiscal year financial figures, compared them to the proposed budget, and explained that reserve funds are maintained for future repairs and capital needs. He noted that the proposed streetlight painting project would be funded through reserves. David questioned why this additional information had not been included in the budget letter. Chris suggested that the District consider issuing a "State of the CDD" communication in future years to provide residents with a more comprehensive overview of District projects, operations, and factors affecting budget increases.

Kathy, a resident, asked for clarification regarding conservation area boundaries and responsibility for maintenance. Mr. Watson explained that responsibility is generally determined by the location of the issue in relation to the conservation area boundary and that ownership and maintenance obligations are evaluated on a case-by-case basis. Kathy also expressed concerns regarding streetlights that have remained unrepaired for an extended period and asked why the issues had not been addressed. Ian explained that maintenance concerns are typically reported to the District Manager and then forwarded to the appropriate vendor. Mr. Rizzo added that the District pays Inframark for field inspection services and expects issues such as streetlight repairs to be monitored and addressed through that process. Mr. Liggett acknowledged the concern, stating that improvements were needed and that he would discuss the matter further with Mr. Fowler. Mr. Rizzo asked whether the streetlight issues were visible during both daytime and nighttime hours, and Kathy confirmed that they were. The Board continued its discussion regarding the matter.

Victor, a resident and HOA President, provided comments regarding landscaping and the need to ensure landscaping issues are addressed by the District's contractor, LMP. Mr. Mancini responded by noting that some requested work may fall within the contractor's scope while other items may not. The resident also inquired whether the District had contributed funds to reserves during the past five years. Mr. Watson responded, and additional discussion followed regarding reserve funding practices. Victor further asked whether the Board would consider issuing a new bond once the existing bond is paid off, prompting additional discussion among Board members.

Following the conclusion of public comments and Board discussion, a motion to close the Public Hearing was made.

> On MOTION by Mr. Rizzo, seconded by Mr. Mancini, with all in favor, motion to close the Public Hearing at 7:25 p.m., carried. 5-0

Mr. Mancini then reviewed several budget line items, including Contracts - Aquatic Midge Management, Contracts - Canal Maintenance/Cleaning, and Contracts - Wetland Mitigation, noting that these line items reflected zero-dollar allocations in the proposed budget. The Board discussed these items, the overall budget, and the need to account for approximately $25,000 in landscaping expenses. During the discussion, the Board requested that the budget line item titled "Contracts - Aquatic Midge Mgmt" be revised to simply read "Aquatic Midge Mgmt.

> On MOTION by Mr. Watson, seconded by Mr. Daniels, with all in favor, motion to adopt Resolution 2026-06, Adopting the Budget for Fiscal Year 2027, carried. 5-0

B. Consideration of Resolution 2026-07, Levying Non-Ad Valorem Assessments

> On MOTION by Mr. Watson, seconded by Mr. Daniels, with all in favor, motion to adopt Resolution 2026-07, Levying Non-Ad Valorem Assessments, carried. 5-0

FIFTH ORDER OF BUSINESS **Business Items**

A. Consideration of L&T Brothers Light Poles Proposal

The Board discussed the proposed streetlight painting project and noted that coordination with the HOA would be necessary to identify which poles are owned by the HOA so that an itemized list could be prepared and the HOA invoiced for its share of the costs. Discussion followed regarding ownership responsibilities and project funding. Mr. Rizzo suggested obtaining updated proposals for the work and evaluating potential retrofit options for the existing streetlights. He further recommended soliciting additional proposals, including options for replacing poles with newer, smart-controlled lighting systems, so the Board could evaluate long-term solutions. The Board discussed the value of comparing replacement and retrofit alternatives.

Mr. Watson suggested conducting a community-wide lighting study, noting that tree growth has altered lighting conditions over time and that advancements in lighting technology may provide improved solutions. Discussion also included the potential use of financing or loan options for larger-scale improvements.

Mr. Acheson expressed his desire to move forward with the streetlight painting project. Following additional discussion, Mr. Acheson made a motion to approve the proposal, seconded by Mr. Daniels, with funding to be provided from the District's reserve funds.

On MOTION by Mr. Acheson, seconded by Mr. Daniels, with all in favor, motion to approve L&T Brothers Light Poles Proposal in the amount of $52,065.00 with funding to be provided from the District’s reserve funds, carried. 5-0

Mr. Rizzo emphasized the importance of project oversight and recommended that Field Services and the District Manager provide close supervision throughout the project, beginning with the preparation work. He requested a project outline identifying the anticipated schedule, milestones, and overall timeframe. Mr. Watson stressed that project timing was critical and requested a detailed project plan showing when work would be performed in each area of the community. He also expressed a preference that the project be completed no later than the week prior to Halloween. Mr. Daniels requested that staff determine when each section of the community would be scheduled for completion and coordinate those efforts with Eduardo. The Board discussed the possibility of pausing work around Halloween, if necessary, and returning afterward to complete any remaining items.

Mr. Mancini stated that his preference would be for the project to be substantially completed by Friday, October 23, 2026, with any unfinished work resuming on Monday, November 2, 2026, should additional time be required. The Board discussed and generally supported establishing a project schedule that would minimize impacts on residents during the Halloween season.

B. Consideration of LMP Proposal #399528

> On MOTION by Mr. Mancini, seconded by Mr. Daniels, with all in favor, motion to approve LMP Proposal #399528 in the amount of $650.00, carried. 5-0

C. Consideration of Steadfast Alliance Quarterly Creek Spraying and Tree Removal Proposal

> On MOTION by Mr. Mancini, seconded by Mr. Daniels, with all in favor, motion to approve Steadfast Alliance Quarterly Creek Spraying and Tree Proposal in the amount of $7,550.00, carried. 5-0

D. Ratification of Steadfast Alliance Royce Circle Vines Proposal

> On MOTION by Mr. Watson, seconded by Mr. Daniels, motion to approve the ratification of Steadfast Alliance Royce Waterford Circle Vines Proposal in the amount of $500.00, carried. 4-1

SIXTH ORDER OF BUSINESS — Business Administration

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

> On MOTION by Mr. Rizzo, seconded by Mr. Watson, with all in favor, motion to accept the regular meeting minutes held on July 13, 2026, carried. 5-0

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

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

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

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

> On MOTION by Mr. Mancini, seconded by Mr. Daniels, with all in favor, motion to approve the June 2026 Financials and Check Register, the August 2026 Financial Snapshot, and the June 2026 Cash Flow Analysis, carried. 5-0

SEVENTH ORDER OF BUSINESS — Supervisors' Requests

Mr. Mancini commented that his only concern was the streetlights. He requested that staff communicate with the Board going forward whenever issues arise regarding communications with the electrical vendor. Mr. Mancini further stated that this expectation should apply to all vendors to ensure the Board remains informed of any communication challenges or service-related concerns.

EIGHTH ORDER OF BUSINESS **Audience Comments**

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

NINTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Daniels, seconded by Mr. Acheson, with all in favor, the meeting was adjourned at 8:32 p.m. 5-0

Ian Watson
Chairperson

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Waterchase Community Development District

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Table of Contents

WATERCHASE

Community Development District

Financial Statements

(Unaudited)

July 31, 2026

Balance Sheet
July 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	$ 833,843	$ -	$ 833,843
Investments:			
Money Market Account	170,051	-	170,051
Reserve Fund	-	67,816	67,816
Revenue Fund	-	404,374	404,374
Prepaid Items	361	-	361
Utility Deposits - TECO	2,724	-	2,724
TOTAL ASSETS	**$ 1,006,979**	**$ 472,190**	**$ 1,479,169**
LIABILITIES			
Accounts Payable	$ 500	$ -	$ 500
TOTAL LIABILITIES	**500**	**-**	**500**
FUND BALANCES			
Nonspendable:			
Prepaid Items	361	-	361
Deposits	2,724	-	2,724
Restricted for:			
Debt Service	-	472,190	472,190
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:	141,034	-	141,034
TOTAL FUND BALANCES	**$ 1,006,479**	**$ 472,190**	**$ 1,478,669**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,006,979**	**$ 472,190**	**$ 1,479,169**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	$ 16,667	$ 31,938	$ 15,271	159.69%
Interest - Tax Collector	-	-	1,231	1,231	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**	**395,739**	**413,820**	**18,081**	**103.70%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	24,000	20,000	21,030	(1,030)	87.63%
FICA Taxes	1,836	1,530	931	599	50.71%
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	16,667	20,387	(3,720)	101.94%
ProfServ-Legal Services	9,000	7,500	9,138	(1,638)	101.53%
ProfServ-Mgmt Consulting	66,985	55,821	55,821	-	83.33%
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	897	53	844	4.93%
Auditing Services	5,600	5,600	5,600	-	100.00%
Website Compliance	2,500	2,500	3,125	(625)	125.00%
Postage and Freight	350	292	24	268	6.86%
Insurance - General Liability	7,960	7,960	7,337	623	92.17%
Legal Advertising	2,500	2,083	538	1,545	21.52%
Misc-Bank Charges	50	42	-	42	0.00%
Misc-Assessment Collection Cost	7,897	7,897	7,613	284	96.40%
Payroll Services	-	-	637	(637)	0.00%
Misc-Contingency	-	-	200	(200)	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	164,866	143,901	149,096	(5,195)	90.43%
Field					
Field Services	8,000	6,667	6,667	-	83.34%
Contracts-Wetland Mitigation	12,000	10,000	-	10,000	0.00%
Contracts-Lakes	21,440	17,867	17,200	667	80.22%
Contracts-Canal Maint/Cleaning	10,000	8,333	-	8,333	0.00%
Aquatic Midge Mgmt	7,500	6,250	-	6,250	0.00%
Contracts-RTR Landscaping	58,516	48,763	22,823	25,940	39.00%
Electricity - Streetlights	30,250	25,208	23,913	1,295	79.05%
Electricity - Fountain	2,000	1,667	4,092	(2,425)	204.60%
R&M-Fountain	5,000	4,167	890	3,277	17.80%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	4,167	541	3,626	10.82%
R&M-Lake	7,500	6,250	20,202	(13,952)	269.36%
R&M-Streetlights	42,000	35,000	46,900	(11,900)	111.67%
Invasive Plant Removal	10,000	8,333	4,290	4,043	42.90%
R&M Landscape	10,000	8,333	5,747	2,586	57.47%
Aerators - R&M	5,000	4,167	800	3,367	16.00%
Total Field	234,206	195,172	154,065	41,107	65.78%
TOTAL EXPENDITURES	**399,072**	**339,073**	**303,161**	**35,912**	**75.97%**
Excess (deficiency) of revenues Over (under) expenditures	-	56,666	110,659	53,993	0.00%
Net change in fund balance	$ -	$ 56,666	$ 110,659	$ 53,993	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**895,820**	**895,820**	**895,820**		
FUND BALANCE, ENDING	**$ 895,820**	**$ 952,486**	**$ 1,006,479**		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	$ 167	$ 19,805	$ 19,638	9902.50%
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**	**707,811**	**730,401**	**22,590**	**103.19%**
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	6,884	30,005	23,121	433.79%
Net change in fund balance	$ 6,917	$ 6,884	$ 30,005	$ 23,121	433.79%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**442,185**	**442,185**	**442,185**		
FUND BALANCE, ENDING	**$ 449,102**	**$ 449,069**	**$ 472,190**		

WATERCHASE

Community Development District

Supporting Schedules

July 31, 2026

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

July 31, 2026

General Fund

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
Checking Acct - Operating	Valley Bank	Government Checking	n/a	3.56%	$ 833,843
				GF Subtotal	**833,843**
Money Market Account	BankUnited	Public Funds MM	n/a	3.37%	170,051
				GF Subtotal	**170,051**

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%	404,374
				DS Subtotal	**472,190**
				Total	**$ 1,476,083**

Bank Account Statement

Waterchase CDD

Bank Account No. 3101
Statement No. 07-26
Statement Date 07/31/2026

G/L Account No. 101001 Balance	833,842.53	**Statement Balance**	839,969.27
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	839,969.27
Subtotal	833,842.53	**Outstanding Checks**	-6,126.74
Negative Adjustments	0.00	**Ending Balance**	833,842.53
Ending G/L Balance	833,842.53		

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
07/31/2026	Payment	100145	STRALEY ROBIN VERICKER	Inv: 28775			-863.50
07/31/2026	Payment	100146	BUSINESS OBSERVER, INC.	Inv: 26-02577H			-76.56
07/31/2026	Payment	100147	COMPLETE IT	Inv: 20728			-89.70
07/29/2026	Payment	300054	TAMPA ELECTRIC-ACH	Inv: 072926-8542-ACH			-48.77
07/29/2026	Payment	300055	TAMPA ELECTRIC-ACH	Inv: 072926-5330-ACH			-234.69
07/29/2026	Payment	300056	TAMPA ELECTRIC-ACH	Inv: 072926-4668-ACH			-49.31
07/29/2026	Payment	300057	TAMPA ELECTRIC-ACH	Inv: 072926-4650-ACH			-22.03
07/29/2026	Payment	300058	TAMPA ELECTRIC-ACH	Inv: 072926-4643-ACH			-46.32
07/29/2026	Payment	300059	TAMPA ELECTRIC-ACH	Inv: 072926-6429-ACH			-866.36
07/29/2026	Payment	300060	TAMPA ELECTRIC-ACH	Inv: 072926-6189-ACH			-165.84
07/29/2026	Payment	300061	TAMPA ELECTRIC-ACH	Inv: 072926-5983-ACH			-266.24
07/29/2026	Payment	300062	TAMPA ELECTRIC-ACH	Inv: 072926-5793-ACH			-892.55
07/29/2026	Payment	300063	TAMPA ELECTRIC-ACH	Inv: 072926-4322-ACH			-53.01
07/29/2026	Payment	300065	TAMPA ELECTRIC-ACH	Inv: 072926-5983			-266.24
07/29/2026	Payment	300066	TAMPA ELECTRIC-ACH	Inv: 072926-5793			-892.55
07/29/2026	Payment	300067	TAMPA ELECTRIC-ACH	Inv: 072926-4668			-49.31
07/29/2026	Payment	300068	TAMPA ELECTRIC-ACH	Inv: 072926-4322			-53.01
07/29/2026	Payment	300069	TAMPA ELECTRIC-ACH	Inv: 072926-5330			-234.69
07/29/2026	Payment	300072	TAMPA ELECTRIC-ACH	Inv: 072926-6429			-866.36
Total Outstanding Checks							-6,126.74

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(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 # 100138							
001	07/06/26	COMPLETE IT	20412	EMAIL ACCT	ProfServ-Web Site Development	531047-51301	$89.70
						Check Total	*$89.70*
CHECK # 100139							
001	07/06/26	STRALEY ROBIN VERICKER	28553	MAY 2026 SVCS	ProfServ-Legal Services	531023-51401	$1,639.50
						Check Total	*$1,639.50*
CHECK # 100140							
001	07/06/26	STEADFAST CONTRACTORS ALLIANCE LLC	SA-25191	QTRLY AERATION MAINT	Aerators - R&M	546700-53901	$200.00
001	07/06/26	STEADFAST CONTRACTORS ALLIANCE LLC	SA-25305	JULY 2026 AQUATIC MAINT	Contracts-Lakes	534084-53901	$1,720.00
						Check Total	*$1,920.00*
CHECK # 100141							
001	07/06/26	FULLER ELECTRICAL CONTRACTORS	18772	LIGHT POLE REPAIRS	R&M-Streetlights	546095-53901	$1,707.16
001	07/06/26	FULLER ELECTRICAL CONTRACTORS	18772_2	LIGHT POLE REPAIRS	R&M-Streetlights	546095-53901	$1,160.00
001	07/06/26	FULLER ELECTRICAL CONTRACTORS	18772_2R	LIGHT POLE REPAIRS	R&M-Streetlights	546095-53901	$2,040.00
						Check Total	*$4,907.16*
CHECK # 100142							
001	07/14/26	INFRAMARK LLC	183708	JULY 2026 MGMT SVCS	ProfServ-Mgmt Consulting	531027-51201	$5,582.08
001	07/14/26	INFRAMARK LLC	183708	JULY 2026 MGMT SVCS	Field Services	531122-53901	$666.67
						Check Total	*$6,248.75*
CHECK # 100143							
001	07/14/26	STANTEC CONSULTING SERVICES INC	2584991	THRU 6/12/26 SVCS	ProfServ-Engineering	531013-51501	$1,375.00
						Check Total	*$1,375.00*
CHECK # 100144							
001	07/29/26	BUSINESS OBSERVER, INC.	26-02526H	8/10/26 PUBLIC HEARING	Legal Advertising	548002-51301	$341.25
						Check Total	*$341.25*
CHECK # 100145							
001	07/31/26	STRALEY ROBIN VERICKER	28775	JUNE 2026 SVCS	ProfServ-Legal Services	531023-51401	$863.50
						Check Total	*$863.50*
CHECK # 100146							
001	07/31/26	BUSINESS OBSERVER, INC.	26-02577H	PUBLIC HEARING 8/10/26	Legal Advertising	548002-51301	$76.56
						Check Total	*$76.56*
CHECK # 100147							
001	07/31/26	COMPLETE IT	20728	SUPERVISORS EMAIL ACCTS	Website Compliance	534397-51301	$89.70
						Check Total	*$89.70*
CHECK # 300054							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-8542-ACH	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$48.77
						Check Total	*$48.77*

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300055							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-5330-ACH	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$234.69
						Check Total	*$234.69*
CHECK # 300056							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-4668-ACH	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$49.31
						Check Total	*$49.31*
CHECK # 300057							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-4650-ACH	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$22.03
						Check Total	*$22.03*
CHECK # 300058							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-4643-ACH	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$46.32
						Check Total	*$46.32*
CHECK # 300059							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-6429-ACH	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$866.36
						Check Total	*$866.36*
CHECK # 300060							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-6189-ACH	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$165.84
						Check Total	*$165.84*
CHECK # 300061							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-5983-ACH	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$266.24
						Check Total	*$266.24*
CHECK # 300062							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-5793-ACH	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$892.55
						Check Total	*$892.55*
CHECK # 300063							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-4322-ACH	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$53.01
						Check Total	*$53.01*
CHECK # 300065							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-5983	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$266.24
						Check Total	*$266.24*
CHECK # 300066							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-5793	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$892.55
						Check Total	*$892.55*
CHECK # 300067							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-4668	SVC PRD 06/24-07/23/2026 POND 19	Electricity - Fountain	543036-53901	$49.31
						Check Total	*$49.31*

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300068							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-4322	SVC PRD 06/24-07/23/2026 POND 8	Electricity - Fountain	543036-53901	$53.01
						Check Total	*$53.01*
CHECK # 300069							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-5330	SVC PRD 06/24-07/24/2026 POND 14	Electricity - Fountain	543036-53901	$234.69
						Check Total	*$234.69*
CHECK # 300072							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-6429	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$866.36
						Check Total	*$866.36*
						Fund Total	**$22,558.40**

Total Checks Paid	**$22,558.40**

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(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 # 100138							
001	07/06/26	COMPLETE IT	20412	EMAIL ACCT	ProfServ-Web Site Development	531047-51301	$89.70
						Check Total	*$89.70*
CHECK # 100139							
001	07/06/26	STRALEY ROBIN VERICKER	28553	MAY 2026 SVCS	ProfServ-Legal Services	531023-51401	$1,639.50
						Check Total	*$1,639.50*
CHECK # 100140							
001	07/06/26	STEADFAST CONTRACTORS ALLIANCE LLC	SA-25191	QTRLY AERATION MAINT	Aerators - R&M	546700-53901	$200.00
001	07/06/26	STEADFAST CONTRACTORS ALLIANCE LLC	SA-25305	JULY 2026 AQUATIC MAINT	Contracts-Lakes	534084-53901	$1,720.00
						Check Total	*$1,920.00*
CHECK # 100141							
001	07/06/26	FULLER ELECTRICAL CONTRACTORS	18772	LIGHT POLE REPAIRS	R&M-Streetlights	546095-53901	$1,707.16
001	07/06/26	FULLER ELECTRICAL CONTRACTORS	18772_2	LIGHT POLE REPAIRS	R&M-Streetlights	546095-53901	$1,160.00
001	07/06/26	FULLER ELECTRICAL CONTRACTORS	18772_2R	LIGHT POLE REPAIRS	R&M-Streetlights	546095-53901	$2,040.00
						Check Total	*$4,907.16*
CHECK # 100142							
001	07/14/26	INFRAMARK LLC	183708	JULY 2026 MGMT SVCS	ProfServ-Mgmt Consulting	531027-51201	$5,582.08
001	07/14/26	INFRAMARK LLC	183708	JULY 2026 MGMT SVCS	Field Services	531122-53901	$666.67
						Check Total	*$6,248.75*
CHECK # 100143							
001	07/14/26	STANTEC CONSULTING SERVICES INC	2584991	THRU 6/12/26 SVCS	ProfServ-Engineering	531013-51501	$1,375.00
						Check Total	*$1,375.00*
CHECK # 100144							
001	07/29/26	BUSINESS OBSERVER, INC.	26-02526H	8/10/26 PUBLIC HEARING	Legal Advertising	548002-51301	$341.25
						Check Total	*$341.25*
CHECK # 100145							
001	07/31/26	STRALEY ROBIN VERICKER	28775	JUNE 2026 SVCS	ProfServ-Legal Services	531023-51401	$863.50
						Check Total	*$863.50*
CHECK # 100146							
001	07/31/26	BUSINESS OBSERVER, INC.	26-02577H	PUBLIC HEARING 8/10/26	Legal Advertising	548002-51301	$76.56
						Check Total	*$76.56*
CHECK # 100147							
001	07/31/26	COMPLETE IT	20728	SUPERVISORS EMAIL ACCTS	Website Compliance	534397-51301	$89.70
						Check Total	*$89.70*
CHECK # 300054							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-8542-ACH	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$48.77
						Check Total	*$48.77*

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

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For the Period from 07/01/2026 to 07/31/2026

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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300055							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-5330-ACH	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$234.69
						Check Total	*$234.69*
CHECK # 300056							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-4668-ACH	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$49.31
						Check Total	*$49.31*
CHECK # 300057							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-4650-ACH	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$22.03
						Check Total	*$22.03*
CHECK # 300058							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-4643-ACH	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$46.32
						Check Total	*$46.32*
CHECK # 300059							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-6429-ACH	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$866.36
						Check Total	*$866.36*
CHECK # 300060							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-6189-ACH	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$165.84
						Check Total	*$165.84*
CHECK # 300061							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-5983-ACH	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$266.24
						Check Total	*$266.24*
CHECK # 300062							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-5793-ACH	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$892.55
						Check Total	*$892.55*
CHECK # 300063							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-4322-ACH	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$53.01
						Check Total	*$53.01*
CHECK # 300065							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-5983	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$266.24
						Check Total	*$266.24*
CHECK # 300066							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-5793	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$892.55
						Check Total	*$892.55*
CHECK # 300067							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-4668	SVC PRD 06/24-07/23/2026 POND 19	Electricity - Fountain	543036-53901	$49.31
						Check Total	*$49.31*

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

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CHECK # 300068							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-4322	SVC PRD 06/24-07/23/2026 POND 8	Electricity - Fountain	543036-53901	$53.01
						Check Total	*$53.01*
CHECK # 300069							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-5330	SVC PRD 06/24-07/24/2026 POND 14	Electricity - Fountain	543036-53901	$234.69
						Check Total	*$234.69*
CHECK # 300072							
001	07/29/26	TAMPA ELECTRIC-ACH	072926-6429	SVC PRD 06/24-07/23/2026	Electricity - Streetlights	543013-53901	$866.36
						Check Total	*$866.36*
						Fund Total	**$22,558.40**

Total Checks Paid	**$22,558.40**

WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
August 26, 2026

- **Current Cash Balances:**
  - Valley National Bank Operating: $833,843
  - BankUnited MMA: $170,051

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

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

- **Accounts Payable:**
  - Invoice paid in August 2026

- **Expenses:**
  - Budget target @ 7/31/26 83.33%. Current expenses are approximately 76% compared to budget, Total expenses for the first 10 months are $303,161.

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

Waterchase CDD

Cash Flow Projection

7/31/2026

	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	7/31/2026 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	$ 833,843	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	170,051	3.37%
Less: Current Outstanding AP										(500)	
Estimated Cash Available Today										1,003,394	
Outstanding FY 2026 Tax Roll										-	
Estimated Total Cash Available with Tax Roll										1,003,394	
Projections:											
Monthly Average Spent										*30,316*	
Total Monthly Average Spend										30,316	
Average budgeted Spend to YE (2 months Aug -Sept)										(60,632)	
Expected Cash Flow at YE (9/30/26)										**942,762**	
Average budgeted 1st QTR FY 2027 (3 mos)										116,483	
Expected Need through 1st QTR FY 2027										**826,279**	

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