

Waterchase Community Development District

October 12, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



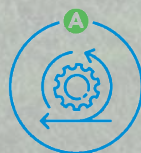
COLLABORATION



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

Lee Graffius, District Manager
Whitney Sousa, District Counsel
Tonja Stewart, District Engineer
John Fowler, Field Service Manager
Sergio Inganzo, District Accountant
Melissa Williams, District Admin

Regular Meeting Agenda

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

The Regular Meeting of the Waterchase Community Development District will be held on Monday, October 12, 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:

<https://teams.microsoft.com/meet/286808394429194?p=XEqOx0pNpkZhlodliO>

Meeting ID: 286 808 394 429 194 **Passcode:** Dq2DH7xv

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

E. Field Inspection Report.....Page 17

F. District Manager

i. District Manager Report.....Page 27

4. BUSINESS ITEMS

A. Report of FY2026 Special Districts Performance Measures & Standards.....Page 28

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes from the Meeting held on September 14, 2026.....Page 32

B. Review of Financial Statement for the Month of August 2026.....Page 38

C. Review of the Check Register for the Month of August 2026.....Page 51

D. Review of Financial Snapshot for the Month of September 2026.....Page 53

E. Review of the Cash Flow Analysis for the Month of October 2026.....Page 54

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 November 9, 2026, at 6:00 p.m.



Waterchase CDD Aquatics

Inspection Date:

10/1/2026 12:52 PM

Prepared by:

Matt Goldrick

Account Manager

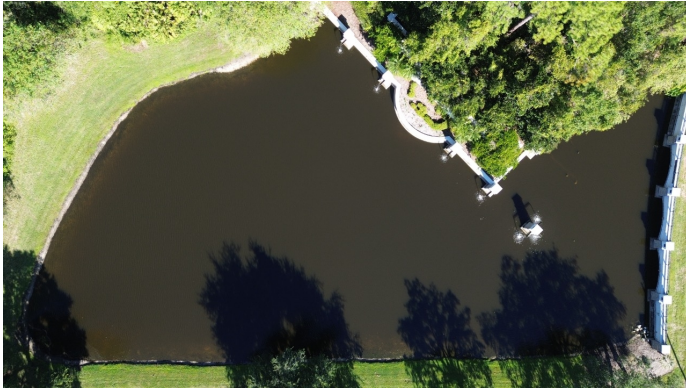
STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

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

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

SITE: 2

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

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

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

Inspection Report

SITE: 3

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

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

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

SITE: 8

Condition: ☐Excellent ☐Great ☐Good ☒Poor ☐Mixed Condition ☐Improving



Comments:

Notable algal and vegetative growth present. Both have been noted for treatment next service with follow ups as needed.

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

Inspection Report

SITE: 11

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Mild filamentous algae growth on the perimeter. Most of it is decaying from previous treatment. A technician will follow up and re-treat if needed and address any chara present.
No nuisance grasses observed.

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

SITE: 13

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Mild nuisance grass growth amid beneficial plants. Targeted treatments are ongoing to clear this.
No algae observed.
Huge improvement since the heavy Hydrilla treatment a few months ago.

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

Inspection Report

SITE: 14

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Most of the nuisance grasses present are decaying. Technicians will continue treatment until fully cleared.
No algae observed.

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

SITE: 15

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

One small patch of nuisance grass present. An herbicide treatment during an upcoming service should clear this quickly.
No algae observed.

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

Inspection Report

SITE: 21

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

I may have a solution for the ever-present algae here. There's a chance it will wipe out the beneficial plants on this pond, though. Peroxide-based algaecides have proven helpful on this type of growth. I won't move forward with this without board approval because of the potential impact to the native plants. Let me know if you're interested.

No nuisance grass observed.

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

SITE: 24

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Progress has been made at clearing the nuisance grasses by the edge. Efforts will continue until fully cleared.
No algae observed.

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

MANAGEMENT SUMMARY



Summer is coming to a close and ponds are definitely feeling it. This is typically one of the most difficult times of year for aquatic management. Temperatures are still high, but slowly declining. Algal growth will continue to benefit off these conditions for a few more weeks. Daily rain is keeping things interesting as well. Bad news: it's going to feed vegetative and algal growth with new nutrients flushed into the ponds. Good news: water levels are slowly returning to where they should be and clearing terrestrial growth. All this means is pond conditions can change in a few days; improving or declining. Technicians are putting in efforts toward one last push to finish the season strong and set us up for an easy winter.

Seasonally appropriate conditions today. We're in the last leg of growing season so every day is a new challenge for techs. Nothing they can't handle. With very few exceptions, unwanted growth is well managed here which leaves more time for techs to address those problem areas. Temperatures are slowly coming down so we have some natural help in cleaning up the ponds with persistent issues. Once we're done with them, techs can switch to maintenance mode to keep them looking great until spring.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



WATERCHASE CDD

Waterchase Blvd, Tampa

Gate Code: -





Printed: Oct 1, 2026

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Sep 1, 2026

Job: SE1079 Waterchase CDD**Title:****Added By:** David Smeltz**Log Notes:**

Treated ponds for:(Grasses and Algae)

1,2,3,21,23,5,6,7,12,11,14,13,9,8,16,15,18,19,20

-(Trash removal performed)

-(Cleared drain Grate of debris on pond 11)

Weather Conditions:

Partly cloudy with isolated storms Tue, Sep 1, 2026, 3:02 PM

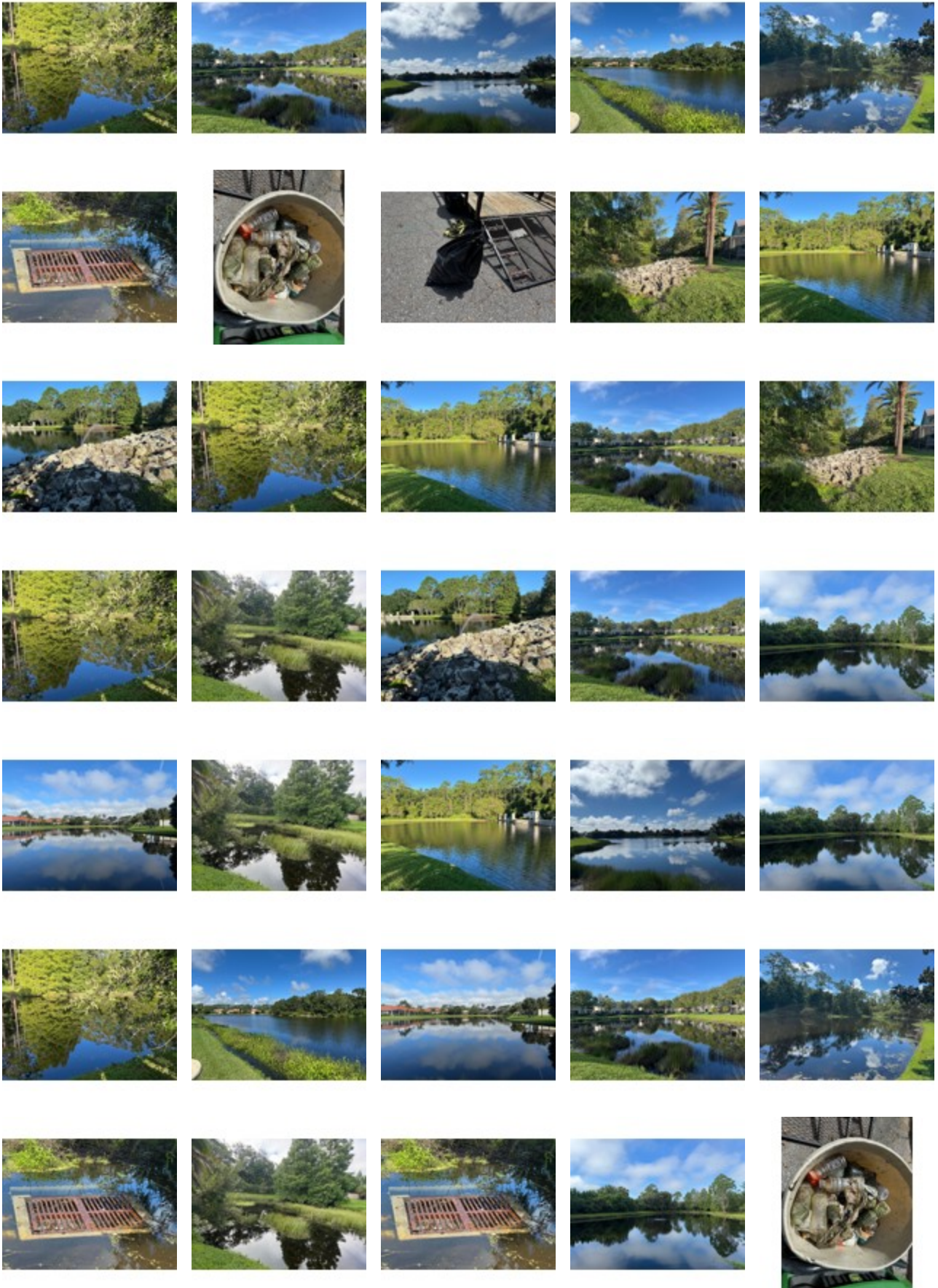
**93°F****75°F**

Wind: 6 mph

Humidity: 97%

Total Precip: 0.15"

Attachments: 44







Printed: Oct 1, 2026

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Sep 16, 2026

Job: SE1079 Waterchase CDD

Title:

Added By: David Smeltz

Log Notes:

Treated ponds for:(Grasses,Algae,Hydrilla)

1,3,2,11,5,7,14,8,15,16,18,19,20

Weather Conditions:

Partly cloudy with showers Wed, Sep 16, 2026, 2:59 PM



89°F

75°F

Wind: 18 mph

Humidity: 93%

Total Precip: 0.01"

Attachments: 11





Printed: Oct 1, 2026

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Sep 22, 2026

Job: SE1079 Waterchase CDD**Title:****Added By:** Richard Perez**Log Notes:**

Treated the creek for weeds, grass, cattails, smartweeds, torpedo grass

Weather Conditions:

Partly cloudy with mist and fog Tue, Sep 22, 2026, 11:44 AM

**90°F****73°F**

Wind: 3 mph

Humidity: 94%

Total Precip: 0.07"

Attachments: 10



Waterchase CDD

Field Inspection Report - September 2026

Tuesday, 29 September 2026

Prepared For Board Of Supervisors

18 Issues Identified

18 Issues Incomplete

Issue 1

Assigned To: Steadfast Aquatics

Treat the aquatic weeds in front of the flume to ensure nothing is blocking the flow. Also, noting area of dead Spike Rush, where there was a washout issue in the past. Asking if this will recover or should this be removed?



Issue 2

Assigned To: Steadfast Aquatics

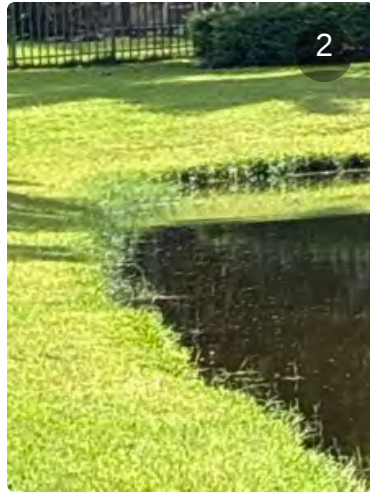
Treat submerged weeds and algae blooms that have surfaced for pond 7.



Issue 3

Assigned To: Steadfast Aquatics

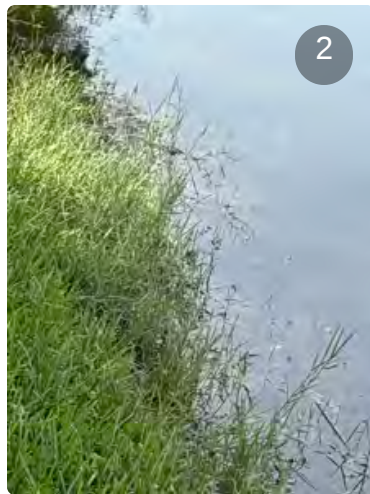
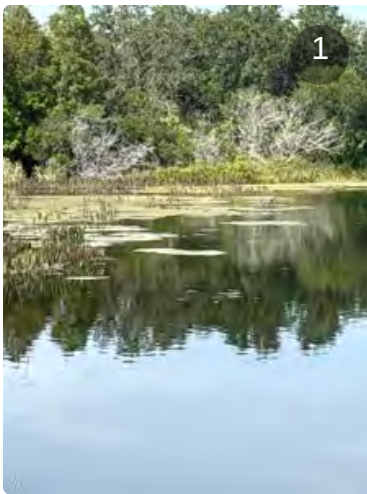
Treat Torpedograss growing along the water edge of Pond 12. Look at reducing the water lily population on the east end.



Issue 4

Assigned To: Steadfast Aquatics

Treat any Torpedograss found along water edge of pond 11. Also, treat submerged weeds and algae blooms that have surfaced on the south end.



Issue 5

Assigned To: Steadfast Aquatics

Treat submerged weeds and algae blooms that have surfaced for pond 22. Also, treat any undesirable vegetation along the water edge.



Issue 6

Assigned To: Steadfast Aquatics

Clear vegetation in front of the flume between the easement of 11943 and 11945 Royce Waterford Cir. for pond 13. Also treat any submerged weeds, algae blooms, and Torpedograss along water edge.



Issue 7

Assigned To: Steadfast Aquatics

Treat submerged weeds, algae blooms, and undesirable weeds that have surfaced along water edge of pond 8.



Issue 8

Assigned To: District Engineer and Steadfast

Ensuring this is on the boards radar for washout and drainage area. District engineer is aware of the issue. Also, including a photo of an irrigation rotor that may be broken that might be part of the issue. This is located between 14703 and 14705 Tudor Chase Dr. It appears a new drain basin was installed, but still have the washout present.



Issue 9

Assigned To: Steadfast Aquatics

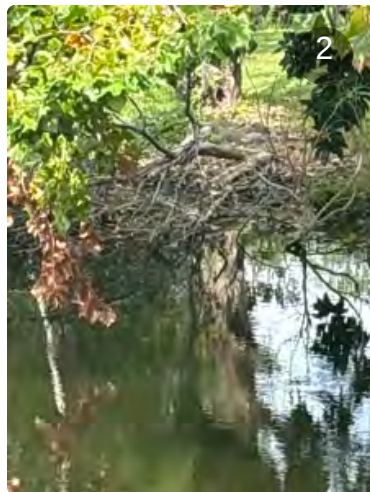
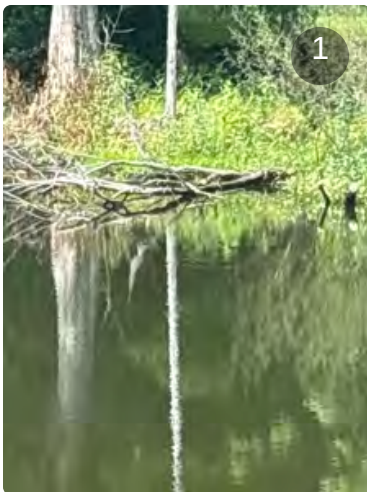
Noting a dead palm tree line next to the weir of pond 20. Need a proposal to have removed.



Issue 10

Assigned To: Steadfast Aquatics

Asking if a proposal has been generated to remove the dead wood in the water for pond 16 off of San Chaliford Ct. May be something better addressed in a couple months when the water levels recede.



Issue 11

Assigned To: Juniper

Noting the down Pine tree at the end of the roundabout on San Chaliford Court. Asking Juniper to provide a proposal for removal out of the bed.



Issue 12

Assigned To: Steadfast Aquatics

Treat any submerged weeds or algae blooms for pond 21. Also, I thought beneficial vegetation was going to be thinned out for this pond.



Issue 13

Assigned To: Board Information

Noting the water levels in the preserves have dropped at 9 Eagle Dr. entrance and drain flumes are still clear.



Issue 14

Assigned To: Juniper

Noting a a hanging limb and down limb that should be removed along the right of way of Nine Eagle Dr.



Issue 15

Assigned To: Juniper

Treat weeds along the perimeter fence of Race Track Rd. right of way.



Issue 16

Assigned To: Juniper

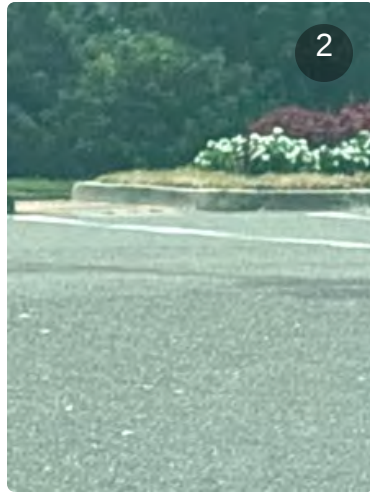
Ensure downed landscape debris is removed each service for Race Track Rd. right of way.



Issue 17

Assigned To: Juniper

Noting the recently installed turf on the bullnoses of Race Track Rd. medians at Waterchase Blvd. intersection appears dry. Ensure irrigation is working properly here including time and coverage.



Issue 18

Assigned To: Juniper

Remove sucker growth off the base of the Crepe Myrtle trunks in the median island of Race Track Rd. at Waterchase Blvd. intersection.



WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

District Manager Report – October 2026

- ✓ The next CDD/HOA Workshop Meeting is scheduled for October 29, 2026, at 6:00 p.m.
- ✓ The next Board Meeting is scheduled for November 9, 2026, at 6:00 p.m.
- ✓ Streetlights: Fuller Electrical has been on property troubleshooting and repairing the streetlighting wiring issues. Most repairs have been completed.
- ✓ Streetlight and sign painting was started on September 28 and will continue for approximately 6 weeks. The timeline and maps were sent out by the HOA.
- ✓ Fuller was requested to review the wiring for the bubbler on pond 11.
- ✓ Once September financials are prepared an evaluation will be completed to determine if an amendment to the budget is required for FY2026.

CLEAR PARTNERSHIPS



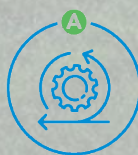
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Memorandum

To: Board of Supervisors

From: District Management

Date: October 12, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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, 2025 – September 30, 2026

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

**MINUTES OF MEETING
WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterchase Community Development District was held on September 14, 2026, at 6:03 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
Chris Rizzo	Assistant Secretary

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

Lee Graffius	District Manager, Inframark
Mark Vega	Senior District Manager, Inframark
Whitney Sousa	District Counsel, Straley & Robin (via Teams)
John Fowler	Field Inspector, 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. Graffius called the meeting to order, and a quorum was established. The meeting began with a discussion regarding the departure of Mr. Neal from Inframark and the appointment of Mr. Graffius as the Interim District Manager. Inframark is currently onboarding a new employee, Mr. Rivera, who will work closely with the existing management team during the transition period. It was noted that Mr. Rivera will be gradually integrated into District operations and supported by current management until the Board is confident in his ability to independently manage the District. The Board of Supervisors shared their concerns over a new employee managing the property, the significant amount of turnover, and lack of communication.

SECOND ORDER OF BUSINESS

Audience Comments

A resident commented on the treatment of Pond 8 over the past several months, expressing concerns that additional attention and maintenance may be needed. The resident also reported an encounter with a reportedly semi-aggressive alligator in the area.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Sousa discussed the direction provided during the workshop and reported that staff had been requested to solicit bids for District management services. A discussion ensued regarding the process and next steps associated with obtaining and evaluating management service proposals.

On MOTION by Mr. Mancini, seconded by Mr. Rizzo, with all in favor, motion to authorize counsel to solicit Property Management Proposal RFP's and appoint Mr. Mancini as the liaison, carried. 4-0

Ms. Sousa provided an update on the landscape cost-share agreement and advised the Board that the final version of the agreement would be presented for execution upon completion with payment to the POA needing to be paid under the current FY2026.

On MOTION by Mr. Rizzo, seconded by Mr. Mancini, with all in favor, motion to ratify the Landscaping Cost Share Agreement with POA in substantial form, carried. 4-0

B. District Engineer

Ms. Stewart was not in attendance. Mr. Vega reported that he had received a 2021 tree assessment report identifying and ranking trees for trimming or removal. The report was subsequently forwarded to the Board for review. Following discussion, the Board agreed that the matter should be considered as part of the FY2027 planning and budgeting process and requested that Ms. Stewart be present at a future meeting to participate in the discussion.

C. Aquatics Report

The Aquatics Report was included in the agenda for the Board's review. Following discussion, the Board requested that future reports include a comprehensive pond-by-pond assessment rather than the current condensed format. The Board also requested a detailed update on Pond 8 be included in the next aquatics report, with specific information regarding its condition, treatment efforts, and any recommended corrective actions.

D. Landscape Report

Ms. Means provided an update on landscape maintenance and improvement projects throughout the community. She reported that the fountain refurbishment project had been completed and provided photographs for the Board's review.

Discussion ensued regarding potential enhancements to additional roundabouts within the community. The Board requested that proposals be obtained for these improvements, including consideration of designating and enhancing one roundabout as a focal point feature to improve the overall appearance of the community and draw attention to its aesthetic standards.

Ms. Means also expressed concerns regarding a request from the on-site HOA manager to relocate the riprap rock. After discussion, she was directed to proceed with the relocation as requested, with the understanding that any issues resulting from the relocation would be the responsibility of the HOA.

The Board further directed staff to coordinate the annual holiday plantings so they are consistent with the HOA's holiday planting scheme. Additionally, Ms. Means was instructed to complete the planned sod installation project.

E. Field Inspection Report

Mr. Fowler presented the field inspection report and noted that several streetlight repairs remain incomplete. Mr. Rizzo directed staff to contact him if issues with the streetlights persist, as he has a direct contact with the vendor and may be able to assist in expediting resolution. The same direction was provided for any vendor-related matters experiencing significant delays.

Discussion also occurred regarding the ongoing challenge of repairing a broken streetlight lens. The Board directed staff to remove the fixture and transport it to a vendor for evaluation and potential repair, noting that Mr. Neal had been unable to identify the original installer.

The Board further directed Ms. Stewart to review the water flow issue located along the south end of Double Branch Creek and to coordinate with Steadfast to verify the current treatment schedule.

Additionally, the Board requested that field staff review and monitor the streetlight painting project once work commences to help ensure the project is completed properly and to avoid any issues after completion.

Lastly, staff was asked to provide a follow-up update regarding the pond bubbler at Provence and the status of the light timer for the entrance pond.

F. District Manager

i. District Manager Report

Mr. Vega was asked to provide an update regarding the proposed project language and the anticipated schedule for commencement of the streetlight painting project. Mr. Graffius reiterated that discussions regarding the HOA cost-share agreement were still ongoing and noted that approval of the required deposit was needed for the project to move forward.

Board members emphasized the importance of providing proper notice to residents and establishing a clear project schedule, particularly in consideration of Halloween activities and related community events. Following discussion, the Board directed Mr. Graffius to proceed with the deposit and implementation of the project independent of the pending cost-share agreement to avoid further delays.

On MOTION by Mr. Watson, seconded by Mr. Rizzo, with all in favor, motion to approve the streetlighting painting schedule in substantial form and appoint Mr. Mancini as point of contact to approve final notice to the community on scheduling, carried. 4-0

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Grau & Associates Audit Engagement Letter

On MOTION by Mr. Watson, seconded by Mr. Acheson, with all in favor, motion to approve FY2026 Audit Engagement Letter with Grau & Associates, carried. 4-0

B. Consideration of Resolution 2026-08, Setting FY2027 Meeting Schedule

On MOTION by Mr. Watson, seconded by Mr. Rizzo, with all in favor, motion to approve Resolution 2026-08; Setting FY2027 Meeting Schedule in substantial form amending dates as provided during the meeting with Mr. Vega to update the revised dates in the Resolution, carried. 4-0

C. Consideration of Resolution 2026-09; Adopting FY2027 Goals and Objectives

On MOTION by Mr. Mancini, seconded by Mr. Acheson, with all in favor, motion to adopt Resolution 2026-09; Adopting FY2027 Goals and Objectives in substantial form with Mr. Vega to verify with Counsel on advertising requirement and update verbiage, carried. 4-0

D. Consideration of Arborist Aboard Proposal

The Board discussed the proposal submitted by Arborist Aboard for the inspection of a tree located on Waterford Circle. Following discussion, no action was taken by the Board. Staff was requested to review the matter further, and it was determined that no action related to this item was required as part of the October Field Report.

E. Ratification of Steadfast Alliance Proposal for Cleanup of Pond

On MOTION by Mr. Acheson, seconded by Mr. Watson, with all in favor, motion to approve ratification of Steadfast Alliance Proposal for Pond clean up in the amount of \$720.00, carried. 4-0

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Meeting held August 10, 2026

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

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

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

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

On MOTION by Mr. Mancini, seconded by Mr. Acheson, with all in favor, motion to accept the regular meeting minutes held on August 10, 2026, July 2026 Financials and Check Register, the September 2026 Financial Snapshot, and the September 2026 Cash Flow Analysis, carried. 4-0

SIXTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Rizzo requested Inframark have a seasoned manager as District Manager when resubmitting their bid for the RFP for management services.

SEVENTH ORDER OF BUSINESS

Audience Comments

Ms. Goldyn of Inframark inquired whether the Board currently has access to the Avid Strongroom payment system for reviewing invoices. Board members indicated that they do not have access to the platform. Ms. Goldyn advised that access can be provided upon request, allowing Board members to directly review paid invoices and supporting documentation rather than requesting updates or copies from management. She noted that this access could improve transparency and provide a more efficient method for invoice review.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Mancini, seconded by Mr. Watson, with all in favor, the meeting was adjourned at 8:02 p.m. 4-0

Ian Watson

Chairperson

Waterchase Community Development District

Financial Report

August 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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WATERCHASE
Community Development District

Financial Statements

(Unaudited)

August 31, 2026

Balance Sheet
August 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 825,073	\$ -	\$ 825,073
Investments:			
Money Market Account	170,530	-	170,530
Reserve Fund	-	67,816	67,816
Revenue Fund	-	405,773	405,773
Prepaid Items	6,610	-	6,610
Utility Deposits - TECO	2,724	-	2,724
TOTAL ASSETS	\$ 1,004,937	\$ 473,589	\$ 1,478,526
<u>LIABILITIES</u>			
Accounts Payable	\$ 14,820	\$ -	\$ 14,820
TOTAL LIABILITIES	14,820	-	14,820
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	6,610	-	6,610
Deposits	2,724	-	2,724
Restricted for:			
Debt Service	-	473,589	473,589
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:	118,423	-	118,423
TOTAL FUND BALANCES	\$ 990,117	\$ 473,589	\$ 1,463,706
TOTAL LIABILITIES & FUND BALANCES	\$ 1,004,937	\$ 473,589	\$ 1,478,526

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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	\$ 18,333	\$ 34,896	\$ 16,563	174.48%
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	397,405	416,778	19,373	104.44%

EXPENDITURES**Administration**

P/R-Board of Supervisors	24,000	22,000	23,030	(1,030)	95.96%
FICA Taxes	1,836	1,683	1,084	599	59.04%
ProfServ-Arbitrage Rebate	600	600	3,650	(3,050)	608.33%
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.00%
ProfServ-Engineering	20,000	18,333	22,146	(3,813)	110.73%
ProfServ-Legal Services	9,000	8,250	10,384	(2,134)	115.38%
ProfServ-Mgmt Consulting	66,985	61,403	61,403	-	91.67%
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	986	53	933	4.93%
Auditing Services	5,600	5,600	5,600	-	100.00%
Website Compliance	2,500	2,500	3,214	(714)	128.56%
Postage and Freight	350	321	25	296	7.14%
Insurance - General Liability	7,960	7,960	7,337	623	92.17%
Legal Advertising	2,500	2,292	538	1,754	21.52%
Misc-Bank Charges	50	46	-	46	0.00%
Misc-Assessment Collection Cost	7,897	7,897	7,613	284	96.40%
Payroll Services	-	-	691	(691)	0.00%
Misc-Contingency	-	-	295	(295)	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	164,866	154,383	160,575	(6,192)	97.40%

Field

Field Services	8,000	7,333	7,333	-	91.66%
Contracts-Wetland Mitigation	12,000	11,000	-	11,000	0.00%
Contracts-Lakes	21,440	19,653	18,920	733	88.25%
Contracts-Canal Maint/Cleaning	10,000	9,167	-	9,167	0.00%
Aquatic Midge Mgmt	7,500	6,875	-	6,875	0.00%
Contracts-RTR Landscaping	58,516	53,640	22,823	30,817	39.00%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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
Electricity - Streetlights	30,250	27,729	24,231	3,498	80.10%
Electricity - Fountain	2,000	1,833	3,755	(1,922)	187.75%
R&M-Fountain	5,000	4,583	890	3,693	17.80%
R&M-Irrigation	5,000	4,583	541	4,042	10.82%
R&M-Lake	7,500	6,875	22,572	(15,697)	300.96%
R&M-Streetlights	42,000	38,500	49,354	(10,854)	117.51%
Invasive Plant Removal	10,000	9,167	4,290	4,877	42.90%
R&M Landscape	10,000	9,167	6,397	2,770	63.97%
Aerators - R&M	5,000	4,583	800	3,783	16.00%
Total Field	234,206	214,688	161,906	52,782	69.13%
TOTAL EXPENDITURES	399,072	369,071	322,481	46,590	80.81%
Excess (deficiency) of revenues Over (under) expenditures	-	28,334	94,297	65,963	0.00%
Net change in fund balance	\$ -	\$ 28,334	\$ 94,297	\$ 65,963	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	895,820	895,820	895,820		
FUND BALANCE, ENDING	\$ 895,820	\$ 924,154	\$ 990,117		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>					
Interest - Investments	\$ 200	\$ 183	\$ 21,204	\$ 21,021	10602.00%
Special Assmnts- Tax Collector	737,129	737,129	737,131	2	100.00%
Special Assmnts- Discounts	(29,485)	(29,485)	(26,535)	2,950	89.99%
TOTAL REVENUES	707,844	707,827	731,800	23,973	103.38%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	14,743	14,743	14,212	531	96.40%
Total Administration	14,743	14,743	14,212	531	96.40%
<u>Debt Service</u>					
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	6,900	31,404	24,504	n/a
Net change in fund balance	\$ 6,917	\$ 6,900	\$ 31,404	\$ 24,504	n/a
FUND BALANCE, BEGINNING (OCT 1, 2025)	442,185	442,185	442,185		
FUND BALANCE, ENDING	\$ 449,102	\$ 449,085	\$ 473,589		

WATERCHASE
Community Development District

Supporting Schedules

August 31, 2026

WATERCHASE

Community Development District

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

					Allocation By Fund	
Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Tax Coll Cost	Gross Amount Received	General Fund	Debt Service Fund
Assmnts Levied FY 2026				\$1,131,996	\$394,867	\$737,129
Allocation %				100%	35%	65%
11/07/25	\$ 15,993	\$ 890	\$ 326	\$ 17,209	\$ 6,003	\$ 11,206
11/14/25	99,025	4,210	2,021	105,256	36,716	68,540
11/21/25	60,094	2,555	1,226	63,875	22,281	41,594
12/05/25	593,846	25,249	12,119	631,214	220,182	411,031
12/03/25	129,988	5,527	2,653	138,167	48,196	89,971
12/19/25	33,959	1,353	693	36,005	12,559	23,445
01/06/26	37,193	1,174	759	39,126	13,648	25,478
02/04/26	20,068	421	410	20,899	7,290	13,609
03/03/26	15,146	155	309	15,610	5,445	10,165
04/07/26	36,399	32	743	37,174	12,967	24,207
05/07/26	3,182	(88)	65	3,160	1,102	2,057
06/05/26	7,052	(210)	144	6,986	2,437	4,549
06/17/26	17,482	(520)	357	17,319	6,041	11,278
TOTAL	\$ 1,069,426	\$ 40,749	\$ 21,825	\$ 1,131,999	\$ 394,868	\$ 737,131
% COLLECTED					100%	100%

Cash and Investment Report

August 31, 2026

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Acct - Operating	Valley Bank	Government Checking	n/a	3.56%	\$ 825,073
GF Subtotal					<u>825,073</u>
Money Market Account	BankUnited	Public Funds MM	n/a	3.37%	170,530
GF Subtotal					<u>170,530</u>

Debt Service Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2017 Reserve Fund	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%	405,773
DS Subtotal					<u>473,589</u>
Total					<u>\$ 1,469,192</u>

Bank Account Statement

Waterchase CDD

Monday, September 21, 2026

Page 1

SINGUANZO2 1

Bank Account No. 3101

Statement No. 08-26

Statement Date 08/31/2026

G/L Account No. 101001 Balance	825,072.87	Statement Balance	828,005.93
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	825,072.87	Subtotal	828,005.93
Negative Adjustments	0.00	Outstanding Checks	-2,933.06
Ending G/L Balance	825,072.87	Ending Balance	825,072.87

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
08/18/2026	Payment	100151	LLS TAX SOLUTIONS INC	Inv: 004242			-500.00
08/27/2026	Payment	300073	TAMPA ELECTRIC-ACH	Inv: 082726-5793-ACH			-746.81
08/27/2026	Payment	300074	TAMPA ELECTRIC-ACH	Inv: 082726-5983-ACH			-273.33
08/27/2026	Payment	300075	TAMPA ELECTRIC-ACH	Inv: 082726-6189-ACH			-160.44
08/27/2026	Payment	300076	TAMPA ELECTRIC-ACH	Inv: 082726-6429-ACH			-771.07
08/27/2026	Payment	300077	TAMPA ELECTRIC-ACH	Inv: 082726-4643-ACH			-42.91
08/27/2026	Payment	300078	TAMPA ELECTRIC-ACH	Inv: 082726-4650-ACH			-21.29
08/27/2026	Payment	300079	TAMPA ELECTRIC-ACH	Inv: 082726-4668-ACH			-44.00
08/27/2026	Payment	300080	TAMPA ELECTRIC-ACH	Inv: 082726-5330-ACH			-192.31
08/27/2026	Payment	300081	TAMPA ELECTRIC-ACH	Inv: 082726-8542-ACH			-43.85
08/27/2026	Payment	300082	TAMPA ELECTRIC-ACH	Inv: 082726-4322-ACH			-47.35
Total Outstanding Checks							-2,933.06

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2026 to 08/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

CHECK # 100148

001	08/17/26	INFRAMARK LLC	186057	AUG 2026 MGMT SVCS	ProfServ-Mgmt Consulting	531027-51201	\$5,582.08
001	08/17/26	INFRAMARK LLC	186057	AUG 2026 MGMT SVCS	Field Services	531122-53901	\$666.67

Check Total \$6,248.75

CHECK # 100149

001	08/17/26	STEADFAST CONTRACTORS ALLIANCE LLC	SA-26553	AQUATIC MAINT - AUG 2026	Contracts-Lakes	534084-53901	\$1,720.00
001	08/17/26	STEADFAST CONTRACTORS ALLIANCE LLC	SA-26831	REMOVAL OF EMERGENT BRUSHES & PRIMROSE TREE	R&M Landscape	546259-53901	\$500.00

Check Total \$2,220.00

CHECK # 100150

001	08/17/26	SALVATORE MANCINI	SM081226-REIMB	REIMB MEAL AT BOARD MTG	Misc-Contingency	549900-51301	\$94.37
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Check Total \$94.37

CHECK # 100151

001	08/18/26	LLS TAX SOLUTIONS INC	004242	SERIES 2017 ARBITRAGE SVCS 10/25/25	ProfServ-Arbitrage Rebate	531002-51301	\$500.00
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Check Total \$500.00

CHECK # 300073

001	08/27/26	TAMPA ELECTRIC-ACH	082726-5793-ACH	SVC PRD 07/24-08/21/2026	Electricity - Streetlights	543013-53901	\$746.81
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Check Total \$746.81

CHECK # 300074

001	08/27/26	TAMPA ELECTRIC-ACH	082726-5983-ACH	SVC PRD 07/24-08/21/2026	Electricity - Streetlights	543013-53901	\$273.33
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Check Total \$273.33

CHECK # 300075

001	08/27/26	TAMPA ELECTRIC-ACH	082726-6189-ACH	SVC PRD 07/24-08/22/2026	Electricity - Streetlights	543013-53901	\$160.44
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Check Total \$160.44

CHECK # 300076

001	08/27/26	TAMPA ELECTRIC-ACH	082726-6429-ACH	SVC PRD 07/24-08/21/2026	Electricity - Streetlights	543013-53901	\$771.07
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Check Total \$771.07

CHECK # 300077

001	08/27/26	TAMPA ELECTRIC-ACH	082726-4643-ACH	SVC PRD 07/24-08/22/2026	Electricity - Streetlights	543013-53901	\$42.91
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Check Total \$42.91

CHECK # 300078

001	08/27/26	TAMPA ELECTRIC-ACH	082726-4650-ACH	SVC PRD 07/24-08/21/2026	Electricity - Streetlights	543013-53901	\$21.29
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Check Total \$21.29

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2026 to 08/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300079							
001	08/27/26	TAMPA ELECTRIC-ACH	082726-4668-ACH	SVC PRD 07/24-08/21/2026	Electricity - Streetlights	543013-53901	\$44.00
Check Total							\$44.00
CHECK # 300080							
001	08/27/26	TAMPA ELECTRIC-ACH	082726-5330-ACH	SVC PRD 07/25-08/22/2026	Electricity - Streetlights	543013-53901	\$192.31
Check Total							\$192.31
CHECK # 300081							
001	08/27/26	TAMPA ELECTRIC-ACH	082726-8542-ACH	SVC PRD 07/24-08/21/2026	Electricity - Streetlights	543013-53901	\$43.85
Check Total							\$43.85
CHECK # 300082							
001	08/27/26	TAMPA ELECTRIC-ACH	082726-4322-ACH	SVC PRD 07/24-08/21/2026	Electricity - Streetlights	543013-53901	\$47.35
Check Total							\$47.35
Fund Total							\$11,406.48

Total Checks Paid	\$11,406.48
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WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2026 to 08/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

CHECK # 100148

001	08/17/26	INFRAMARK LLC	186057	AUG 2026 MGMT SVCS	ProfServ-Mgmt Consulting	531027-51201	\$5,582.08
001	08/17/26	INFRAMARK LLC	186057	AUG 2026 MGMT SVCS	Field Services	531122-53901	\$666.67

Check Total \$6,248.75

CHECK # 100149

001	08/17/26	STEADFAST CONTRACTORS ALLIANCE LLC	SA-26553	AQUATIC MAINT - AUG 2026	Contracts-Lakes	534084-53901	\$1,720.00
001	08/17/26	STEADFAST CONTRACTORS ALLIANCE LLC	SA-26831	REMOVAL OF EMERGENT BRUSHES & PRIMROSE TREE	R&M Landscape	546259-53901	\$500.00

Check Total \$2,220.00

CHECK # 100150

001	08/17/26	SALVATORE MANCINI	SM081226-REIMB	REIMB MEAL AT BOARD MTG	Misc-Contingency	549900-51301	\$94.37
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Check Total \$94.37

CHECK # 100151

001	08/18/26	LLS TAX SOLUTIONS INC	004242	SERIES 2017 ARBITRAGE SVCS 10/25/25	ProfServ-Arbitrage Rebate	531002-51301	\$500.00
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Check Total \$500.00

CHECK # 300073

001	08/27/26	TAMPA ELECTRIC-ACH	082726-5793-ACH	SVC PRD 07/24-08/21/2026	Electricity - Streetlights	543013-53901	\$746.81
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Check Total \$746.81

CHECK # 300074

001	08/27/26	TAMPA ELECTRIC-ACH	082726-5983-ACH	SVC PRD 07/24-08/21/2026	Electricity - Streetlights	543013-53901	\$273.33
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Check Total \$273.33

CHECK # 300075

001	08/27/26	TAMPA ELECTRIC-ACH	082726-6189-ACH	SVC PRD 07/24-08/22/2026	Electricity - Streetlights	543013-53901	\$160.44
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Check Total \$160.44

CHECK # 300076

001	08/27/26	TAMPA ELECTRIC-ACH	082726-6429-ACH	SVC PRD 07/24-08/21/2026	Electricity - Streetlights	543013-53901	\$771.07
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Check Total \$771.07

CHECK # 300077

001	08/27/26	TAMPA ELECTRIC-ACH	082726-4643-ACH	SVC PRD 07/24-08/22/2026	Electricity - Streetlights	543013-53901	\$42.91
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Check Total \$42.91

CHECK # 300078

001	08/27/26	TAMPA ELECTRIC-ACH	082726-4650-ACH	SVC PRD 07/24-08/21/2026	Electricity - Streetlights	543013-53901	\$21.29
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Check Total \$21.29

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2026 to 08/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300079							
001	08/27/26	TAMPA ELECTRIC-ACH	082726-4668-ACH	SVC PRD 07/24-08/21/2026	Electricity - Streetlights	543013-53901	\$44.00
Check Total							\$44.00
CHECK # 300080							
001	08/27/26	TAMPA ELECTRIC-ACH	082726-5330-ACH	SVC PRD 07/25-08/22/2026	Electricity - Streetlights	543013-53901	\$192.31
Check Total							\$192.31
CHECK # 300081							
001	08/27/26	TAMPA ELECTRIC-ACH	082726-8542-ACH	SVC PRD 07/24-08/21/2026	Electricity - Streetlights	543013-53901	\$43.85
Check Total							\$43.85
CHECK # 300082							
001	08/27/26	TAMPA ELECTRIC-ACH	082726-4322-ACH	SVC PRD 07/24-08/21/2026	Electricity - Streetlights	543013-53901	\$47.35
Check Total							\$47.35
Fund Total							\$11,406.48

Total Checks Paid	\$11,406.48
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WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot September 22, 2026

- **Current Cash Balances:**
 - o Valley National Bank Operating: \$825,073
 - o BankUnited MMA: \$170,530
- **Prepaid Items:**
 - o U.S. Bank trustee fees October 2026
 - o Inframark Sept 2026
- **Deposits:**
 - o Deposits to open accounts from TECO Water Utilities (\$2,724.00)
- **Accounts Payable:**
 - o Invoices paid in September 2026
- **Expenses:**
 - o Budget target @ 8/31/26 91.67%. Current expenses are approximately 81% compared to budget, Total expenses for the first 11 months are \$322,481.
- **Assessment collections:**
 - o The District is 100% collected on the tax roll.

Waterchase CDD

Cash Flow Projection

8/31/2026

	<u>10/01/2025</u>	<u>11/30/2025</u>	<u>12/31/2025</u>	<u>1/31/2026</u>	<u>2/28/2026</u>	<u>3/31/2026</u>	<u>4/30/2026</u>	<u>5/31/2026</u>	<u>6/30/2026</u>	<u>7/31/2026</u>	<u>8/31/2026</u> <u>Balances</u>	<u>Interest Rate</u>
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	\$ 825,073	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	170,530	3.37%
Less: Current Outstanding AP											(14,820)	
Estimated Cash Available Today											<u>980,783</u>	
Outstanding FY 2026 Tax Roll											-	
Estimated Total Cash Available with Tax Roll											<u>980,783</u>	
<u>Projections:</u>												
Monthly Average Spent											29,316	
Total Monthly Average Spend											<u>29,316</u>	
Average budgeted Spend to YE (1 month - Sept)											(29,316)	
Expected Cash Flow at YE (9/30/26)											<u>951,467</u>	
Average budgeted 1st QTR FY 2027 (3 mos)											116,483	
Expected Need through 1st QTR FY 2027											<u>834,984</u>	
<i>*tax roll revenue for the new FY is received in December</i>												