INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Waterchase Community Development District

November 9, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



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

The Regular Meeting of the Waterchase Community Development District will be held on Monday, November 9, 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/2715053168108154?p=SoVqET0UZ59bV48VoS

Meeting ID: 271 505 316 810 815 4 **Passcode:** hC7tC9Xb

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

   i. Review of District Management Proposals *(separate cover)*

   B. District Engineer

   C. Aquatics Report……....Page 4

   i. Consideration of Steadfast Alliance Pond #5 Compressor Replacement Proposal……...Page 17

   ii. Consideration of Steadfast Pond 16 Tree Removal Proposal……....Page 18

   iii. Consideration of Steadfast Pond 20 Palm Tree Removal Proposal……....Page 19

   D. Landscape Report

   E. Field Inspection Report…….....Page 20

   F. District Manager

   i. District Manager Report…….....Page 28
4. **BUSINESS ITEMS**

   A. Consideration of Resolution 2027-01; Removing and Redesignating New Assistant Secretary……....Page 29

   B. Consideration of FY26 Audit Engagement letter for Grau & Associates……...Page 30
5. **BUSINESS ADMINISTRATION**

A. Consideration of Minutes from the Meeting held on October 12, 2026…….Page 35
B. Review of Financial Statement for the Month of September 2026…….Page 38
C. Review of the Check Register for the Month of September 2026…….....Page 52
D. Review of Financial Snapshot for the Month of October 2026…….....Page 55
E. Review of the Cash Flow Analysis for the Month of October 2026……...Page 56

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



Waterchase CDD Aquatics

Inspection Date:

10/30/2026 11:34 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940

SITE: 4

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Efforts to reduce spatterdock growth are ongoing. Each technician has recently been given materials targeting floating vegetation like this. I'll encourage the tech assigned here to start adding it to treatments on this pond.
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: Spatterdock

SITE: 5

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving





Comments:

Any nuisance grasses present are decaying and will clear within a few weeks. Technicians will continue to monitor for new growth and treat if 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:

SITE: 6

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

One small patch of nuisance grass present offshore. A technician will address during an upcoming service.
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: 7

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving





Comments:

Any algae and nuisance grasses present were treated yesterday and will begin to decay shortly. Follow-up treatments will be applied as needed.

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: 11

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

The chara typically present here has been knocked back to benthic regions of the pond. Ongoing treatment and incoming cooler temperatures will help further progress.
No other nuisance growth 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: 12

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

The only nuisance growth present is some lilies that have gotten a bit too close to shore. A tech will employ the targeted treatment here as well.
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: Lilies

SITE: 15

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Mild nuisance grass growth on exposed banks. An herbicide application next visit will begin to clear these.
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:

Previous lily treatments have taken effect. Padless stems are present in the water and decaying. We'll give these some time to clear before starting another round of treatment.
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: Lilies

SITE: 18

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

This pond looks notably better now that it is holding water. Terrestrial weeds previously present on the exposed bed are now submerged and drowning. Technicians are monitoring and treating new aquatic growth that moves in.
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: Terrestrial

SITE: 20

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving





Comments:

Another greatly improved pond after water retention. Similar conditions as pond 18, so it is also being treated for new aquatic growth as terrestrials weeds clear.
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:

MANAGEMENT SUMMARY



The final days of growing season are here. Daytime temperatures are hovering around 80°F which is still enough for algal blooms to rapidly appear. Other key factors will be the driving force for growth moving forward; mainly rain events and residential runoff. It's been an odd season; right now we're seeing pond conditions typically for July. Algal growth has accelerated as grass growth has slowed. I'm curious to see if this winter will be as unprecedented as predicted and how that will affect stormwater systems. Efforts made by technicians now will be crucial to prepare ponds for what may come in the following months.

Ponds are in great shape as we head into winter. Nuisance grasses are well under control and algae is sparse. Technicians can shift into more of a maintenance-focused approach rather that trying to keep up with growth. They can take this month to clear up any of the stubborn ponds that have needed more attention all season then start more specialized treatments for floating or submersed growth. Conditions have been good all year, so I think we'll use the same methods and products as last winter to set up for success again next year.

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 30, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Oct 1, 2026

Job: SE1079 Waterchase CDD
Title:
Added By: David Smeltz
Log Notes:
Replaced/Cleaned all aerator filters
-(Pond 11 Seems to be electrical issue due to breaker tripping when aerators turned on.)
Weather Conditions:
Partly cloudy with isolated storms Thu, Oct 1, 2026, 10:07 AM

89°F
72°F
Wind: 12 mph
Humidity: 96%
Total Precip: 0.17"

Attachments: 12














Printed: Oct 30, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Oct 14, 2026

Job: SE1079 Waterchase CDD
Title:
Added By: David Smeltz
Log Notes:
Treated ponds for:(Grasses,Algae,Hydrilla)
1,3,2,21,23,4,5,6,7,11,12,14,24,9,13,8,15,16,17,18,19,20.
-Aerator motor on pond 5 isn't working flipped breakers off and on/plug and unplugged. Motor fans seem to be operating fine.
-Cleaned Grate on pond 11 as it was clogged with debris. Floating Tussock is the cause of the continued clogs. Could be a good idea for removal.
Weather Conditions:
Hazy Wed, Oct 14, 2026, 3:03 PM

88°F
70°F
Wind: 9 mph
Humidity: 93%
Total Precip: 0"

Attachments: 26




























Printed: Oct 30, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Oct 29, 2026

Job: SE1079 Waterchase CDD
Title:
Added By: David Smeltz
Log Notes:
Treated ponds for:(Grasses and Algae)
1,2,3,21,23,5,7,12,11,24,14,13,8,15,16,19,20
-(Ferns cut down on selected area and sprayed after.)
-(Trash removal performed.)
Weather Conditions:
Partly cloudy with showers Thu, Oct 29, 2026, 2:52 PM

85°F
69°F
Wind: 15 mph
Humidity: 93%
Total Precip: 0"

Attachments: 20






















Steadfast Contractors Alliance DBA
Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576
United States
844-347-0702 |
office@steadfastalliance.com

Quote

#EST000095

10/15/2026

Bill To

SE1079 Waterchase CDD
Aquatics
2654 Cypress Ridge Blvd
Suite 101
Wesley Chapel FL 33544
United States

Ship To

SE1079 Waterchase CDD
Aquatics
14401 Waterchase Blvd
Tampa FL 33626
United States

TOTAL

$3,218.00

Expires: 11/14/2026

Expires	Sales Rep
11/14/2026	

Description of Work

Pond #5's Compressor was discovered to be in non-operable condition during the most recent service event. When the inside of the compressor cabinet was inspected, it was noted that stormwater had risen inside the box which has cause electrical failure of the compressor unit. Also included in this estimate is a compressor cabinet which also contains electrical components. Steadfast Proposes to replace the compressor first, and if the issue is resolved we will not have to replace the cabinet. If we replace the compressor, and the cabinet electrical was damaged, we'll have to replace the cabinet. Both items are listed below for consideration.

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Quantity	Item	Rate	Amount
1	**Aeration Maintenance** Stratus 1/2 HP Rocking Piston Compressor w/ Quiet Kit 115V	$1,800.00	$1,800.00
1	**Aeration Maintenance** Lockable Steel Compressor Cabinet 115v	$1,418.00	$1,418.00
		Subtotal	$3,218.00
		Tax Total (%)	
		Total	$3,218.00

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.

Accepted this _____ day of _____ , 20 _____

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

EST000095

ESTIMATE

Steadfast Alliance
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
9/18/2026	10/18/2026	

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
Removal of the fallen tree on the north side of pond 16. Technicians to stand the tree's root ball back up, and flush cut the stumps, hauling the trunks away to be disposed of at a proper solid waste facility.	1.00	2,000.00	2,000.00

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 **2,000.00**

Accepted this _____ day of _____, 20_____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

STEADFAST ALLIANCE
30435 Commerce Drive
Suite 102
San Antonio FL 33576
United States
844-347-0702 |
office@steadfastalliance.com

Quote

#EST000045

10/06/2026

Bill To

Waterchase CDD
2654 Cypress Ridge Blvd
Suite 101
Wesley Chapel FL 33544
United States

Ship To

Waterchase CDD
2654 Cypress Ridge Blvd
Suite 101
Wesley Chapel FL 33544
United States

TOTAL

$1,750.00

Expires: 11/05/2026

Expires	Sales Rep
11/05/2026	

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Quantity	Item	Rate	Amount
1	**Tree Removal** Removal of the Palm tree on pond 20. Technicians to quarter the tree and transport to dump trailer for disposal at proper solid waste facility.	$1,750.00	$1,750.00
		Subtotal	$1,750.00
		Tax Total (%)	
		Total	$1,750.00

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.

Accepted this _____ day of _____ , 20 _____

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

EST000045



Waterchase CDD

Field Inspection Report - October 2026

Thursday, 29 October 2026

Prepared For Board Of Supervisors

14 Issues Identified

14 Issues Incomplete

Issue 1

Assigned To: Juniper

Noting a lot of work has been completed on Race Track Rd. right of way. Still need to treat areas of weeds, growth on the wall, and any downed landscape debris.







Issue 2

Assigned To: Juniper

Remove any vines growing on top of the shrubs along Race Track Rd. right of way.



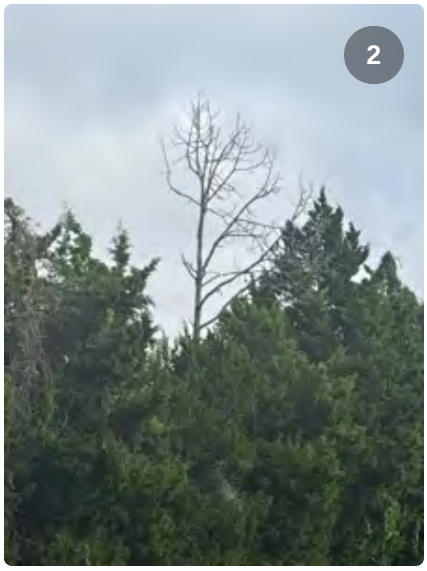


Issue 3

Assigned To: Juniper

Noting a couple broken branches and a dead Pine that needs a proposal for removal on Race Track Rd. right of way near Fountainhead Dr. intersection.



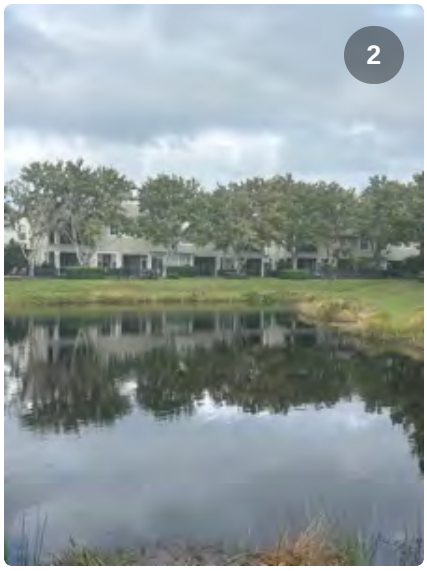


Issue 4

Assigned To: Steadfast

Treat a few undesirable weedy grasses along the edge but overall pond 23 looks good.



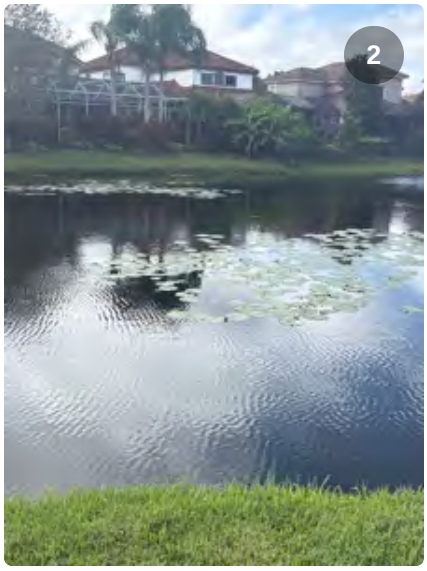


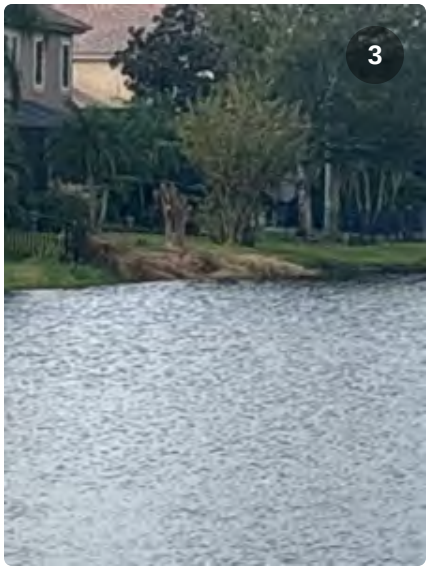
Issue 5

Assigned To: Steadfast

Pond 12, noting the waterlily population has been reduced, but do not want it to increase more than it currently is. Noting some type of treatment behind a resident's house along the lake bank. Will monitor over the next couple months.



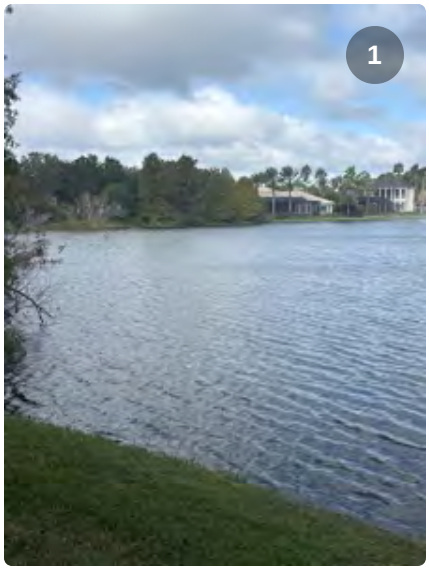




Issue 6

Assigned To: Steadfast

Noting pond 11 looks great with minimal weeds or algae growth. This looks much better than months past.





Issue 7

Assigned To: Steadfast

A few submerged weeds and grassy weeds in need of treatment for pond 22 but overall looks much better.





Issue 8

Assigned To: Steadfast

Pond 13 possibly treat undesirable grassy weeds on waters edge by preserve. Also, some dead material hanging into the water that should be considered for removal.

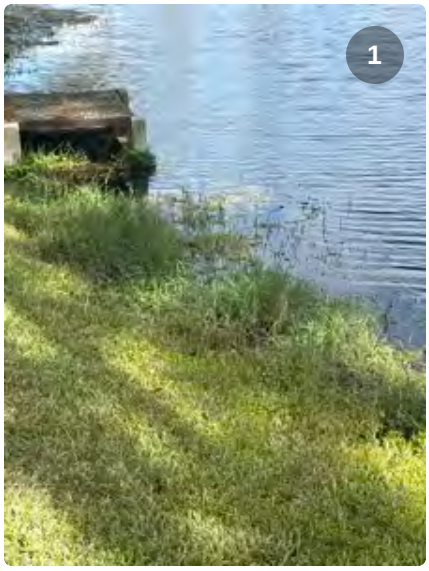




Issue 9

Assigned To: Steadfast

Treat undesirable grassy weeds along the water edge on the resident side for pond 9. Consider treating the non-desirable grassy weeds on the preserve side.





Issue 10

Assigned To: Steadfast

Pond 19 needs treatment.



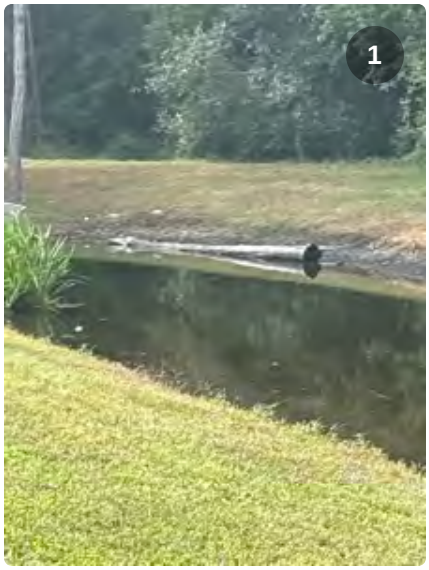




Issue 11

Assigned To: Steadfast

Noting a dead palm in Pond 20. Provide a proposal for removal.





Issue 12

Assigned To: Steadfast

Noting the dead tree branches in pond 16. Has a proposal been provided for removal?

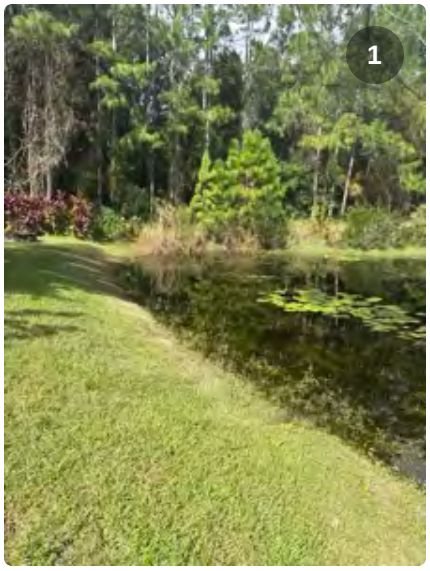


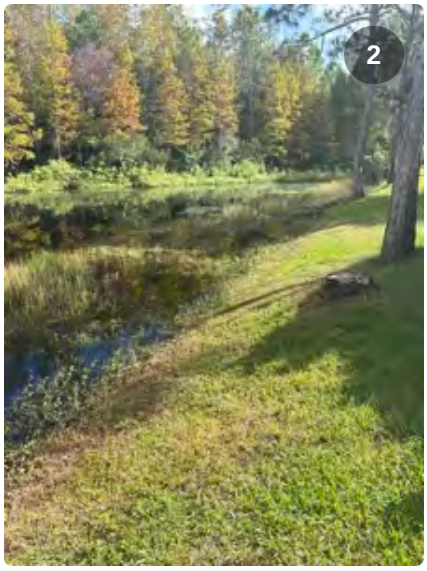


Issue 13

Assigned To: Steadfast

Pond 18 needs treatment.





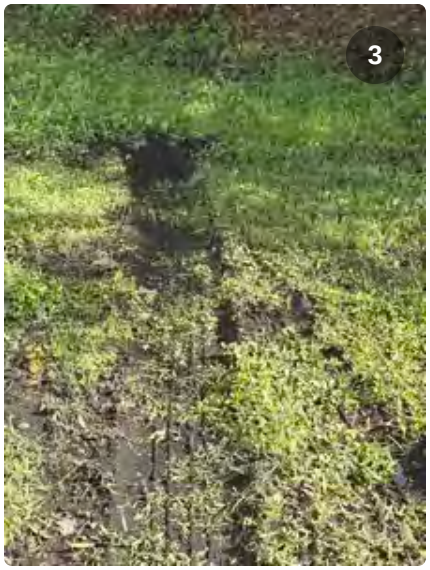
Issue 14

Assigned To: Juniper

Need to repair ruts where a vehicle went off road on the exit corner of Nine Eagles.







INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

District Manager Report – November 2026

- ✓ Jayna Cooper introduction was sent out to the Board. Jayna will be your new District Manager.
- ✓ Pond 5 aerator compressor requires a replacement as such the proposal is included in the November agenda for review.
- ✓ Pond 11 the aerator breaker is tripping due to one of the compressors sparking when it turns on as such this compressor will be replaced at no charge by Steadfast per Joe Hamilton.
- ✓ Whitney Sousa sent a letter to 14851 Tudor Chase about the encroachment on CDD land. Whitney sent the previous resident a letter on the previous encroachment when the homeowner was selling the house, and the new buyer was aware of the issue at that time as well.
- ✓ Scott Angell of Lowes Commercial Painting stated that due to rain they would not start on Monday November 2, but they will be out on Tuesday November 3rd to start on phase 2.

CLEAR PARTNERSHIPS



RESOLUTION 2027-01

A RESOLUTION REMOVING LEE GRAFFIUS AS ASSISTANT SECRETARY AND APPOINTING JAYNA COOPER AS ASSISTANT SECRETARY OF WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of Waterchase Community Development District desires to remove Lee Graffius as Assistant Secretary and appoint Jayna Cooper as Assistant Secretary;

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

1. Lee Graffius is removed as Assistant Secretary.
2. Jayna Cooper is appointed Assistant Secretary.

ADOPTED THIS 9TH DAY OF NOVEMBER 2026

_____
Chairman/ Vice Chairperson

_____
Secretary/Assistant Secretary

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: _____

Florida Institute of Certified Public Accountants

AICPA 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

MINUTES OF MEETING
WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Waterchase Community Development District was held on October 12, 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 (via Teams)
Michael Acheson	Assistant Secretary
G. Arnie Daniels	Assistant Secretary
Chris Rizzo	Assistant Secretary

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

Mark Vega	Senior District Manager, Inframark
Tonja Stewart	District Engineer
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. Vega called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Audience Comments**

A resident reported that four streetlights along Meridian Point are not operational and expressed concerns regarding drainage issues at the back gate. The Board directed staff to obtain a revised proposal from Steadfast for cleaning and restoring drainage functionality at the back gate. The Board also requested that District Counsel provide a copy of the previous correspondence sent to 14851 Tudor Chase Drive. Upon review of the letter, the Board will determine the appropriate next course of action.

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Mr. Vega advised the Board that Ms. Sousa will have RFP results for the November meeting.

B. District Engineer

Ms. Stewart will work with Steadfast to mitigate the erosion issues on the canals and examine the ground subsidence at 12009 San Chalaford Court.

C. Aquatics Report

The Aquatics Report was included in the agenda packet for the Board's review. Mr. Fowler will conduct a site inspection of the ponds with Steadfast to assess current conditions and determine the most appropriate timing for treatment of invasive aquatic vegetation.

D. Landscape Report

Mr. Mancini departed the meeting. Ms. Means provided the Board with an update regarding repairs to the island irrigation system.

> On MOTION by Mr. Watson, seconded by Mr. Rizzo, with all in favor, motion to approve the Juniper Proposal 421317 for irrigation repairs for $515.39 with Mr. Vega's request that the fuel surcharge of $24.54 be removed from the proposal, carried. 4-0

E. Field Inspection Report

The Board reviewed the field inspection report.

F. District Manager

i. District Manager Report

Mr. Vega reviewed the District Manager Report with the Board.

FOURTH ORDER OF BUSINESS **Business Items**

A. Report of FY2026 Special Districts Performance Measure & Standards

Board consensus was reached on FY2026 Special Districts Performance Measure & Standards.

FIFTH ORDER OF BUSINESS **Business Administration**

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

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

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

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

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

> On MOTION by Mr. Watson, seconded by Mr. Acheson, with all in favor, motion to accept the regular meeting minutes held on September 14, 2026, August 2026 Financials and Check Register, the September 2026 Financial Snapshot, and the October 2026 Cash Flow Analysis, carried. 4-0

The Board requested an update regarding the deposit reflected in the financial snapshot, noting that the information presented last month did not clearly identify what changes or updates had been made.

SIXTH ORDER OF BUSINESS **Supervisors' Requests**

With there being no further comments or requests from Supervisors, the Board proceeded to the next order of business.

SEVENTH ORDER OF BUSINESS **Audience Comments**

With there being no comments from the public, the Board proceeded to the next order of business.

EIGHTH ORDER OF BUSINESS **Adjournment**

> On MOTION by Mr. Rizzo, seconded by Mr. Watson, with all in favor, the meeting was adjourned at 7:28 p.m. 4-0

Ian Watson
Chairperson

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Waterchase Community Development District

Financial Report

September 30, 2026

CLEAR PARTNERSHIPS



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WATERCHASE

Community Development District

Financial Statements

(Unaudited)

September 30, 2026

Balance Sheet
September 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	$ 796,805	$ -	$ 796,805
Investments:			
Money Market Account	171,006	-	171,006
Reserve Fund	-	67,816	67,816
Revenue Fund	-	407,179	407,179
Prepaid Items	1,961	-	1,961
Utility Deposits - TECO	2,724	-	2,724
TOTAL ASSETS	**$ 972,496**	**$ 474,995**	**$ 1,447,491**
LIABILITIES			
Accounts Payable	$ 44,876	$ -	$ 44,876
Accrued Expenses	5,207	-	5,207
TOTAL LIABILITIES	**50,083**	**-**	**50,083**
FUND BALANCES			
Nonspendable:			
Prepaid Items	1,961	-	1,961
Deposits	2,724	-	2,724
Restricted for:			
Debt Service	-	474,995	474,995
Assigned to:			
Operating Reserves	99,768	-	99,768
Reserves - Aeration & Fountains	75,000	-	75,000
Reserves - Lake Embankment/Drainage	497,582	-	497,582
Reserves - Tree Removal & Replacement	55,000	-	55,000
Reserves - Streetlights	75,000	-	75,000
Unassigned:	115,378	-	115,378
TOTAL FUND BALANCES	**$ 922,413**	**$ 474,995**	**$ 1,397,408**
TOTAL LIABILITIES & FUND BALANCES	**$ 972,496**	**$ 474,995**	**$ 1,447,491**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-26 ACTUAL
REVENUES				
Interest - Investments	$ 20,000	$ 37,722	188.61%	$ 2,825
Interest - Tax Collector	-	1,231	0.00%	-
Special Assmnts- Tax Collector	394,867	394,868	100.00%	-
Special Assmnts- Discounts	(15,795)	(14,217)	90.01%	-
TOTAL REVENUES	**399,072**	**419,604**	**105.14%**	**2,825**
EXPENDITURES				
Administration				
P/R-Board of Supervisors	24,000	23,030	95.96%	-
FICA Taxes	1,836	1,084	59.04%	-
ProfServ-Arbitrage Rebate	600	3,650	608.33%	-
ProfServ-Dissemination Agent	1,000	1,000	100.00%	1,000
ProfServ-Engineering	20,000	24,610	123.05%	2,464
ProfServ-Legal Services	9,000	12,916	143.51%	2,532
ProfServ-Mgmt Consulting	66,985	66,985	100.00%	5,582
ProfServ-Special Assessment	9,000	9,000	100.00%	-
ProfServ-Trustee Fees	4,337	4,337	100.00%	-
ProfServ-Web Site Development	1,076	53	4.93%	-
Auditing Services	5,600	5,600	100.00%	-
Website Compliance	2,500	3,304	132.16%	90
Postage and Freight	350	27	7.71%	2
Insurance - General Liability	7,960	7,337	92.17%	-
Legal Advertising	2,500	538	21.52%	-
Misc-Bank Charges	50	-	0.00%	-
Misc-Assessment Collection Cost	7,897	7,613	96.40%	-
Payroll Services	-	691	0.00%	-
Misc-Contingency	-	295	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	164,866	172,245	104.48%	11,670
Field				
Field Services	8,000	8,000	100.00%	667
Contracts-Wetland Mitigation	12,000	-	0.00%	-
Contracts-Lakes	21,440	20,640	96.27%	1,720
Contracts-Canal Maint/Cleaning	10,000	-	0.00%	-
Aquatic Midge Mgmt	7,500	-	0.00%	-
Contracts-RTR Landscaping	58,516	52,838	90.30%	30,015

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-26 ACTUAL
Electricity - Streetlights	30,250	26,647	88.09%	2,416
Electricity - Fountain	2,000	3,755	187.75%	-
R&M-Fountain	5,000	9,950	199.00%	9,060
R&M-Irrigation	5,000	541	10.82%	-
R&M-Lake	7,500	22,826	304.35%	255
R&M-Streetlights	42,000	64,082	152.58%	14,728
Invasive Plant Removal	10,000	4,290	42.90%	-
R&M Landscape	10,000	6,397	63.97%	-
Aerators - R&M	5,000	800	16.00%	-
Total Field	234,206	220,766	94.26%	58,861
TOTAL EXPENDITURES	**399,072**	**393,011**	**98.48%**	**70,531**
Excess (deficiency) of revenues Over (under) expenditures	-	26,593	0.00%	(67,706)
Net change in fund balance	$ -	$ 26,593	0.00%	$ (67,706)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**895,820**	**895,820**		
FUND BALANCE, ENDING	**$ 895,820**	**$ 922,413**		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-26 ACTUAL
REVENUES				
Interest - Investments	$ 200	$ 22,610	11305.00%	$ 1,406
Special Assmnts- Tax Collector	737,129	737,131	100.00%	-
Special Assmnts- Discounts	(29,485)	(26,535)	89.99%	-
TOTAL REVENUES	**707,844**	**733,206**	**103.58%**	**1,406**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	14,743	14,212	96.40%	-
Total Administration	14,743	14,212	96.40%	-
Debt Service				
Principal Debt Retirement	554,000	554,000	100.00%	-
Interest Expense	132,184	132,184	100.00%	-
Total Debt Service	686,184	686,184	100.00%	-
TOTAL EXPENDITURES	**700,927**	**700,396**	**99.92%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	6,917	32,810	n/a	1,406
Net change in fund balance	$ 6,917	$ 32,810	n/a	$ 1,406
FUND BALANCE, BEGINNING (OCT 1, 2025)	**442,185**	**442,185**		
FUND BALANCE, ENDING	**$ 449,102**	**$ 474,995**		

WATERCHASE

Community Development District

Supporting Schedules

September 30, 2026

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

Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Tax Coll Cost	Gross Amount Received	Allocation By Fund: General Fund	Allocation By 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

September 30, 2026

General Fund

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
Checking Acct - Operating	Valley Bank	Government Checking	n/a	3.56%	$ 796,805
				GF Subtotal	**796,805**
Money Market Account	BankUnited	Public Funds MM	n/a	3.45%	171,006
				GF Subtotal	**171,006**

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%	407,179
				DS Subtotal	**474,995**
				Total	**$ 1,442,806**

Bank Account Statement

Waterchase CDD

Bank Account No.	3101		
Statement No.	09-26	**Statement Date**	09/30/2026

G/L Account No. 101001 Balance	796,805.20	**Statement Balance**	799,310.70
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	799,310.70
Subtotal	796,805.20	**Outstanding Checks**	-2,505.50
Negative Adjustments	0.00	**Ending Balance**	796,805.20
Ending G/L Balance	796,805.20		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
09/22/2026	Payment	1029	COMPLETE IT	Payment of Invoice 004945			-89.70
09/30/2026	Payment	300083	TAMPA ELECTRIC-ACH	Inv: 092826-5793-ACH			-733.10
09/30/2026	Payment	300084	TAMPA ELECTRIC-ACH	Inv: 092826-5983-ACH			-263.77
09/30/2026	Payment	300085	TAMPA ELECTRIC-ACH	Inv: 092826-6189-ACH			-174.57
09/30/2026	Payment	300086	TAMPA ELECTRIC-ACH	Inv: 092826-6429-ACH			-775.29
09/30/2026	Payment	300087	TAMPA ELECTRIC-ACH	Inv: 092826-5330-ACH			-203.55
09/30/2026	Payment	300088	TAMPA ELECTRIC-ACH	Inv: 092826-8542-ACH			-48.34
09/30/2026	Payment	300089	TAMPA ELECTRIC-ACH	Inv: 092826-4322-ACH			-52.15
09/30/2026	Payment	300090	TAMPA ELECTRIC-ACH	Inv: 092826-4643-ACH			-44.11
09/30/2026	Payment	300091	TAMPA ELECTRIC-ACH	Inv: 092826-4650-ACH			-72.28
09/30/2026	Payment	300092	TAMPA ELECTRIC-ACH	Inv: 092826-4668-ACH			-48.64
Total Outstanding Checks							-2,505.50

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100241							
001	09/01/26	TIERRA, INC	47633	GEOTECHNICAL ENGINEERING SVCS	District Engineer	531147-51301	$5,800.00
						Check Total	*$5,800.00*
CHECK # 100242							
001	09/11/26	HOME TEAM PEST DEFENSE, INC.	123075877	AUG 2026 PEST CONTROL	Contracts-Pest Control	534181-57201	$169.40
						Check Total	*$169.40*
CHECK # 100243							
001	09/11/26	FIELDS CONSULTING GROUP, LLC	3869	NEW BATHROOM DOOR SIGN	R&M-Cabana	546483-57201	$150.00
						Check Total	*$150.00*
CHECK # 100244							
001	09/11/26	A-QUALITY POOL SERVICE	983940	SEPT 2026 POOL MAINT; ENZYME TREATMENT	Contracts-Pool	534078-57201	$1,180.00
001	09/11/26	A-QUALITY POOL SERVICE	983940	SEPT 2026 POOL MAINT; ENZYME TREATMENT	R&M-Pool	546074-57201	$52.43
001	09/11/26	A-QUALITY POOL SERVICE	983823	PUMP REPAIR	R&M-Pool	546074-57201	$175.00
						Check Total	*$1,407.43*
CHECK # 100245							
001	09/11/26	INFRAMARK LLC	188585	SEPT 2026 MGMT SVCS	Accounting Services	532001-51301	$643.75
001	09/11/26	INFRAMARK LLC	188585	SEPT 2026 MGMT SVCS	Disclosure Report	531142-51301	$291.67
001	09/11/26	INFRAMARK LLC	188585	SEPT 2026 MGMT SVCS	District Manager	531150-51301	$2,745.75
001	09/11/26	INFRAMARK LLC	1170062	DOOR HANDLE REPLACEMENT	R&M-Cabana	546483-57201	$275.00
						Check Total	*$3,956.17*
CHECK # 100246							
001	09/11/26	EARTHSCAPES COMPLETE LANDSCAPING, INC	J- 50411	SEPT 2026 LANDSCAPE MAINT	Contracts-Landscape Maintenance	534171-53908	$3,500.00
001	09/11/26	EARTHSCAPES COMPLETE LANDSCAPING, INC	50249	IRRIG REPAIRS	R&M - Irrigation	546930-53908	$73.00
						Check Total	*$3,573.00*
CHECK # 100247							
001	09/25/26	SAFE STREETS USA, LLC	SSINV-264478	9/4-10/3/26 MONITORING	Misc-Expenses	549999-57201	$220.00
						Check Total	*$220.00*
CHECK # 100248							
001	09/25/26	TAMPA HOLIDAY LIGHTING	7551	HOLIDAY LIGHTING 1 OF 2	Holiday Decorations	549027-57201	$3,990.00
						Check Total	*$3,990.00*
CHECK # 100249							
001	09/25/26	THE PERFECT KLEAN	2608	SEPT 2026 JANITORIAL SVC	Contracts-Janitorial	531165-57201	$600.00
						Check Total	*$600.00*
CHECK # 100250							
001	09/25/26	EARTHSCAPES COMPLETE LANDSCAPING, INC	50444	RED MAPLE INSTALL	R&M-Landscape Plant Replacement	546468-53908	$325.00
						Check Total	*$325.00*

LA COLLINA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100251							
001	09/25/26	INNERSYNC STUDIO, LTD	INV-SN-1728	10/1/26-9/30/27 WEBSITE	Website Services	534397-51301	$1,583.62
						Check Total	*$1,583.62*
CHECK # 100252							
001	09/25/26	OBSERVER MEDIA GROUP, INC	26-03312H	BOS MEETING AD	Legal Advertising	548002-51301	$87.50
						Check Total	*$87.50*
CHECK # 100253							
001	09/29/26	EGIS INSURANCE ADVISORS	33946	FY 2027 INSURANCE PKG RENEWAL	Insurance-Property & Casualty	545009-51325	$15,824.00
						Check Total	*$15,824.00*
CHECK # 100254							
001	09/29/26	INFRAMARK LLC	189667	postage Sept 2026	Postage, Phone, Faxes, Copies	541024-51301	$1.56
						Check Total	*$1.56*
CHECK # 300168							
001	09/08/26	BOCC - HILLSBOROUGH COUNTY ACH	090426-9843-ACH	WATER 08/05-09/04/2026	Water/Waste Water	543018-53100	$422.53
						Check Total	*$422.53*
CHECK # 300169							
001	09/11/26	ADP, Inc.	090426-1870	ADP FEES P/E 7/31/26	Payroll Services	549405-51301	$45.40
						Check Total	*$45.40*
CHECK # 300170							
001	09/21/26	FRONTIER ACH	091426-3235-ACH	SVC PRD 09/14-10/13/26	Misc-Expenses	549999-57201	$79.49
						Check Total	*$79.49*
CHECK # 300172							
001	09/29/26	TECO ACH	092526-0403-ACH	SVC PRD 08/21-09/21/2026	Electric Utility Services	543041-53100	$804.37
						Check Total	*$804.37*
CHECK # 300173							
001	09/29/26	TECO ACH	092526-0619-ACH	SVC PRD 08/21-09/21/2026	Electric Utility Services	543041-53100	$73.23
						Check Total	*$73.23*
CHECK # 300174							
001	09/29/26	TECO ACH	092526-0817-ACH	SVC PRD 08/21-09/21/2026	Electric Utility Services	543041-53100	$153.78
						Check Total	*$153.78*
CHECK # 300175							
001	09/29/26	TECO ACH	092526-1039-ACH	SVC PRD 08/21-09/21/2026	Electric Utility Services	543041-53100	$266.08
						Check Total	*$266.08*
CHECK # 300176							
001	09/29/26	TECO ACH	092526-4930-ACH	SVC PRD 08/21-09/21/2026	Electric Utility Services	543041-53100	$413.30
						Check Total	*$413.30*

LA COLLINA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
						Fund Total	**$39,945.86**

SERIES 2015 DEBT SERVICE FUND - 200

CHECK # 1011

200	09/25/26	LA COLLINA CDD C/O U.S. BANK	092226-2015	SERIES 2015 ASSESSMENTS COLLECTIONS	Cash in Transit	103200	$5,828.27
						Check Total	*$5,828.27*
						Fund Total	**$5,828.27**

Total Checks Paid	**$45,774.13**

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100152							
001	09/02/26	COMPLETE IT	21051	SUPERVISORS EMAIL ACCTS	Website Compliance	534397-51301	$89.70
						Check Total	*$89.70*
CHECK # 100153							
001	09/02/26	INFRAMARK LLC	187211	JULY 2026 POSTAGE	Postage and Freight	541006-51301	$1.56
						Check Total	*$1.56*
CHECK # 100154							
001	09/02/26	FULLER ELECTRICAL CONTRACTORS	19032_2	STREETLIGHT REPAIRS	R&M-Streetlights	546095-53901	$2,453.61
						Check Total	*$2,453.61*
CHECK # 100155							
001	09/02/26	STRALEY ROBIN VERICKER	28930	JULY 2026 SVCS	ProfServ-Legal Services	531023-51401	$1,246.50
						Check Total	*$1,246.50*
CHECK # 100156							
001	09/02/26	STANTEC CONSULTING SERVICES INC	2606219	THRU 8/17/26 SVCS	ProfServ-Engineering	531013-51501	$1,759.50
						Check Total	*$1,759.50*
CHECK # 100157							
001	09/02/26	STEADFAST CONTRACTORS ALLIANCE LLC	SA-27647	QTR 3 ROUTINE AQUATIC MAINT	R&M-Lake	546042-53901	$1,650.00
						Check Total	*$1,650.00*
CHECK # 100158							
001	09/11/26	LANDSCAPE MAINTENANCE PROFESSIONALS LLC	413627	ARBOR WORK	R&M Landscape	546259-53901	$650.00
						Check Total	*$650.00*
CHECK # 100159							
001	09/11/26	STEADFAST CONTRACTORS ALLIANCE LLC	SA-27977	DEAD FISH CLEANUP POND 23	R&M-Lake	546042-53901	$720.00
						Check Total	*$720.00*
CHECK # 100160							
001	09/17/26	INFRAMARK LLC	188561	SEPT 2026 MGMT SVCS	ProfServ-Mgmt Consulting	531027-51201	$5,582.08
001	09/17/26	INFRAMARK LLC	188561	SEPT 2026 MGMT SVCS	Field Services	531122-53901	$666.67
						Check Total	*$6,248.75*

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100161							
001	09/17/26	STEADFAST CONTRACTORS ALLIANCE LLC	SA-28157	LIGHT REPLACEMENT	R&M-Fountain	546032-53901	$9,060.00
001	09/17/26	STEADFAST CONTRACTORS ALLIANCE LLC	SA-27681	SEPT 2026 AQUATIC MAINT	Contracts-Lakes	534084-53901	$1,720.00
						Check Total	*$10,780.00*
CHECK # 100162							
001	09/25/26	INNERSYNC STUDIO LTD	INV-SN-1727	10/1/26-9/30/27 WEBSITE	Website Compliance	534397-51301	$1,599.10
						Check Total	*$1,599.10*
CHECK # 100163							
001	09/29/26	INFRAMARK LLC	189652	DISSEMINATION SVCS / POSTAGE	Postage and Freight	541006-51301	$1.56
001	09/29/26	INFRAMARK LLC	189652	DISSEMINATION SVCS / POSTAGE	ProfServ-Dissemination Agent	531012-51301	$1,000.00
						Check Total	*$1,001.56*
CHECK # 1029							
001	09/22/26	COMPLETE IT	18328	NOV 25 GOOGLE EMAIL ACCTS	Website Compliance	534397-51301	$89.70
						Check Total	*$89.70*
CHECK # 300083							
001	09/30/26	TAMPA ELECTRIC-ACH	092826-5793-ACH	SVC PRD 08/22-09/22/2026	Electricity - Streetlights	543013-53901	$733.10
						Check Total	*$733.10*
CHECK # 300084							
001	09/30/26	TAMPA ELECTRIC-ACH	092826-5983-ACH	SVC PRD 08/22-09/22/2026	Electricity - Streetlights	543013-53901	$263.77
						Check Total	*$263.77*
CHECK # 300085							
001	09/30/26	TAMPA ELECTRIC-ACH	092826-6189-ACH	SVC PRD 08/23-09/22/2026	Electricity - Streetlights	543013-53901	$174.57
						Check Total	*$174.57*
CHECK # 300086							
001	09/30/26	TAMPA ELECTRIC-ACH	092826-6429-ACH	SVC PRD 08/22-09/22/2026	Electricity - Streetlights	543013-53901	$775.29
						Check Total	*$775.29*
CHECK # 300087							
001	09/30/26	TAMPA ELECTRIC-ACH	092826-5330-ACH	SVC PRD 08/23-09/22/2026	Electricity - Streetlights	543013-53901	$203.55
						Check Total	*$203.55*
CHECK # 300088							
001	09/30/26	TAMPA ELECTRIC-ACH	092826-8542-ACH	SVC PRD 08/22-09/22/2026	Electricity - Streetlights	543013-53901	$48.34
						Check Total	*$48.34*

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300089							
001	09/30/26	TAMPA ELECTRIC-ACH	092826-4322-ACH	SVC PRD 08/22-09/22/2026	Electricity - Streetlights	543013-53901	$52.15
						Check Total	*$52.15*
CHECK # 300090							
001	09/30/26	TAMPA ELECTRIC-ACH	092826-4643-ACH	SVC PRD 08/23-09/22/2026	Electricity - Streetlights	543013-53901	$44.11
						Check Total	*$44.11*
CHECK # 300091							
001	09/30/26	TAMPA ELECTRIC-ACH	092826-4650-ACH	SVC PRD 08/22-09/22/2026	Electricity - Streetlights	543013-53901	$72.28
						Check Total	*$72.28*
CHECK # 300092							
001	09/30/26	TAMPA ELECTRIC-ACH	092826-4668-ACH	SVC PRD 08/22-09/22/2026	Electricity - Streetlights	543013-53901	$48.64
						Check Total	*$48.64*
						Fund Total	**$30,705.78**

Total Checks Paid	**$30,705.78**

WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
October 22, 2026

- **Current Cash Balances:**
  - Valley National Bank Operating: $796,805
  - BankUnited MMA: $171,006

- **Prepaid Items:**
  - U.S. Bank trustee fees Oct 2026
  - Innersync Studio FY 2027

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

- **Accounts Payable:**
  - Invoices paid in Oct 2026

- **Expenses:**
  - Budget target @ 9/30/26 100%. Current expenses are approximately 98% compared to budget, Total expenses for the first 12 months are $393,011.

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

Waterchase CDD

Cash Flow Projection

9/30/2026

	10/01/2025	11/30/2025	12/31/2025	1/31/2026	2/28/2026	3/31/2026	4/30/2026	5/31/2026	6/30/2026	7/31/2026	8/31/2026	9/30/2026 Balances	Interest Rate
Operating Account - Valley National Bank	$ 47,905	$ 241,850	$ 443,240	$ 376,678	$ 940,257	$ 881,258	$ 877,266	$ 865,133	$ 858,318	$ 833,843	$ 825,073	$ 796,805	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	171,006	3.45%
Less: Current Outstanding AP												(44,876)	
Estimated Cash Available Today												922,935	
Outstanding FY 2026 Tax Roll												-	
Estimated Total Cash Available with Tax Roll												922,935	
Projections:													
Monthly Average Spent												*26,873*	
Total Monthly Average Spend												26,873	
Average budgeted Spend to YE (0 month -												-	
Expected Cash Flow at YE (9/30/26)												**922,935**	
Average budgeted 1st QTR FY 2027 (3 mos)												116,483	
Expected Need through 1st QTR FY 2027												**806,452**	

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