

**WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT
AGENDA PACKAGE
JULY 10, 2023**



210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

Waterchase Community Development District

Board of Supervisors

- ☐ Ian Watson, Chairman
- ☐ Salvatore Mancini, Vice Chairman
- ☐ Michael Acheson, Assistant Secretary
- ☐ G. Arnie Daniels, Assistant Secretary
- ☐ Christopher Rizzo, Assistant Secretary

David Wenck, District Manager
Vivek Babbar, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Monday, July 10, 2023 – 6:00 p.m.

- 1. Roll Call**
- 2. Audience Comments**
- 3. Consent Agenda**
 - A. Approval of the Minutes of the June 12, 2023 Meeting
 - B. Acceptance of May 2023 Financial Report
- 4. Pond Report**
- 5. Field Inspection Report**
- 6. Manager's Report**
 - A. Discussion of the Fiscal Year 2024 Approved Tentative Budget
- 7. Attorney's Report**
 - A. Landscape Maintenance Solicitation of Proposals
 - B. Discussion of Wetland Encroachment
- 8. Engineer's Report**
- 9. Supervisors' Requests**
- 10. Adjournment**

The next CDD Workshop is scheduled for Monday, July 24, 2023 @ 8:00 p.m.

The next meeting date is scheduled for Monday, August 14, 2023 @ 6:00 p.m.

District Office:

210 N University Drive, Suite 702
Coral Springs, Florida 33071
954-603-0033

Meeting Location:

Waterchase Clubhouse
14401 Waterchase Boulevard
Tampa, Florida 33626

Third Order of Business

3A.

**MINUTES OF MEETING
WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterchase Community Development District was held Monday, June 12, 2023 and called to order at 6:00 p.m. at the Waterchase Clubhouse, 14401 Waterchase Boulevard, Tampa, Florida.

Present and constituting a quorum were:

Ian Watson	Chairman
Michael Acheson	Assistant Secretary
G. Arnie Daniels	Assistant Secretary
Christopher Rizzo	Assistant Secretary

Also present were:

David Wenck	District Manager
Brenden Crawford	Field Manager
Whitney Sousa	District Counsel
Tonja Stewart	District Engineer
Residents	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

- Mr. Wenck called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments

- Mr. Frank Mastrandrea, 12018 Royce Waterford Circle, commented on the wetland encroachment and submitted photos.
- Discussion ensued and Ms. Sousa stated a letter was sent to the property owners and they will continue to address the situation as the District deems necessary.
- A resident expressed her concern regarding dead trees.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the May 8, 2023 Meeting
- B. Acceptance of April 2023 Financial Report

On MOTION by Mr. Rizzo seconded by Mr. Acheson with all in favor, the consent agenda was approved as presented. 4-0

FOURTH ORDER OF BUSINESS**Pond Report**

- The Board reviewed the Pond report. Discussion ensued regarding water levels in the ponds.

FIFTH ORDER OF BUSINESS**Field Inspection Report**

- Mr. Crawford discussed the Field Inspection report.
- Mr. Crawford stated a resident contacted him regarding invasive grape vines throughout the community. Mr. Crawford will obtain a proposal. He suggested the Board include the vine removal in the conservation areas as part of the maintenance plan when they decide to bid for a new landscape company.
- Mr. Crawford reported on a leak on the main line on Race Track Road. A proposal from Yellowstone in the amount of \$682.50 was submitted. The irrigation would have to be turned off for a day. Further discussion ensued and the Board requested to hold off at this time.
- The Board reviewed the Yellowstone Landscape agreement. Ms. Sousa suggested the Board do an informal bid solicitation due to the size of the landscape contract. Mr. Daniels stated the HOA has most of the business with Brightview and believes they could leverage them as a holistic contract. Further discussion ensued.
- The Board requested Mr. Crawford coordinate with Yellowstone to address concerns discussed.

On MOTION by Mr. Watson seconded by Mr. Daniels with all in favor, authorizing the attorney to prepare a Solicitation of Proposal (SOP) for the Landscape Maintenance was approved. 4-0

- Mr. Crawford discussed proposals submitted by Yellowstone and Arborist Aboard for the removal of the Palm trees on Race Track road. The Arborist Aboard proposal is \$1,800 and Yellowstone is \$1,980.

On MOTION by Mr. Rizzo seconded by Mr. Acheson with all in favor, Arborist Aboard proposal to remove five Pine trees from Race Track road median island in the amount of \$1,800 was approved. 4-0

- Mr. Watson requested Mr. Crawford ensure they flush cut the tree to the ground.
- Mr. Crawford stated Arborist Aboard noted in their proposal that five other trees are showing significant decline and recommended immediate removal.
- A. Discussion of Wetland Encroachment**
- Further discussion ensued regarding the wetland encroachment. Ms. Sousa will follow up with SFWMD to see if they will be doing a survey of the wetland.
- Ms. Stewart mentioned she received a text message from Mr. Scott indicating the survey team will not be onsite since SFWMD is looking into the work that has to be done.
- Ms. Sousa stated if anything urgent should arise, the Board could not make a decision outside of a meeting unless it was on the Chair's authority and then ratified at the next meeting.

SIXTH ORDER OF BUSINESS

Manager's Report

- A. Discussion of the Fiscal Year 2024 Approved Tentative Budget**
- The Board discussed the fiscal year 2024 approved tentative budget and requested to increase the line item for Electricity – Streetlighting to \$28,000 and adjust the budget using Miscellaneous – Contingency.
- Mr. Wenck stated the line item for Field Services was not presented in the previous budget and an amount of \$8,000 is now included. Miscellaneous – Contingency under Field was reduced by \$8,000 and is currently \$65,955.
- The Board discussed the comparison of assessment rates.
- B. Discussion of Yellowstone Landscape Maintenance Agreement**
- This item was discussed earlier under the Field Inspection report.

SEVENTH ORDER OF BUSINESS

Attorney's Report

- A. Approval of the New Inframark Contract**
- B. Waterchase CDD Old Contract for Management Advisory Services**
- Ms. Sousa stated the new Inframark agreement which includes Field Services was presented in the agenda package along with the old agreement for comparison purposes.
- Ms. Sousa discussed the termination clause in the new agreement.

On MOTION by Mr. Watson seconded by Mr. Daniels with all in favor, the new Inframark Agreement for Management Services and Field Services was approved. 4-0

EIGHTH ORDER OF BUSINESS**Engineer's Report**

- The Board inquired if tree #4 and tree#5 were impacted by the erosion and removed by Arborist Aboard.
- Mr. Daniels stated the water levels are down and asked Ms. Stewart if she observed any pond banks that may require restoration going into the next budget year or thereafter. Ms. Stewart stated she will review the May 2023 aerial on Google earth to see if there are any issues. If she is unable to get it, she will request someone to conduct a review.
- Discussion ensued and Mr. Crawford stated there are a few homes on Mr. Hamilton's list that have landscaper fences which needs to be removed. Mr. Watson recommended the Board wait for a full report from Mr. Crawford to have further discussions about each of those locations.
- Ms. Stewart provided a response to the Board's question regarding the two Pine trees being impacted by the erosion. It was noted the Pine trees are at low to moderate risk.

NINTH ORDER OF BUSINESS**Supervisors' Requests**

- Mr. Rizzo commented on the Streetlights and suggested an RFP for the poles. Further discussion ensued.
- Mr. Wenck updated the Board regarding the road and driveway stains at Castelletto Drive.

TENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. Daniels seconded by Mr. Rizzo with all in favor, the meeting was adjourned. 4-0

Ian Watson
Chairman

NINTH ORDER OF BUSINESS

Supervisors' Requests

- Mr. Rizzo commented on the Streetlights and suggested an RFP for the poles. Further discussion ensued.
- Mr. Wenck updated the Board regarding the road and driveway stains at Castelletto Drive.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Daniels seconded by Mr. Rizzo with all in favor, the meeting was adjourned. 4-0

Ian Watson
Chairman

3B.

WATERCHASE
Community Development District

Financial Report

May 31, 2023

(unaudited)

Prepared by



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WATERCHASE
Community Development District

Financial Statements

(Unaudited)

May 31, 2023

Balance Sheet
May 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 85,099	\$ -	\$ 85,099
Accounts Receivable	480	-	480
Due From Other Funds	-	24,418	24,418
Investments:			
Money Market Account	891,756	-	891,756
Reserve Fund	-	67,816	67,816
Revenue Fund	-	253,692	253,692
Prepaid Items	361	-	361
Utility Deposits - TECO	503	-	503
TOTAL ASSETS	\$ 978,199	\$ 345,926	\$ 1,324,125
<u>LIABILITIES</u>			
Accounts Payable	\$ 25,759	\$ -	\$ 25,759
Accrued Expenses	2,700	-	2,700
Due To Other Funds	24,418	-	24,418
TOTAL LIABILITIES	52,877	-	52,877
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	361	-	361
Deposits	503	-	503
Restricted for:			
Debt Service	-	345,926	345,926
Assigned to:			
Operating Reserves	89,096	-	89,096
Reserves- Lake Embank/Drainage	557,582	-	557,582
Reserves - Tree Removal & Replacement	55,000	-	55,000
Reserves - Streetlights	75,000	-	75,000
Unassigned:	147,780	-	147,780
TOTAL FUND BALANCES	\$ 949,365	\$ 345,926	\$ 1,271,248
TOTAL LIABILITIES & FUND BALANCES	\$ 1,002,242	\$ 345,926	\$ 1,348,168

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 1,994	\$ 1,329	\$ 16,872	\$ 15,543
Interest - Tax Collector	-	-	476	476
Special Assmnts- Tax Collector	369,157	369,157	364,469	(4,688)
Special Assmnts- Discounts	(14,766)	(14,766)	(13,713)	1,053
TOTAL REVENUES	356,385	355,720	368,104	12,384
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	24,000	16,000	14,600	1,400
FICA Taxes	1,836	1,224	1,117	107
ProfServ-Arbitrage Rebate	600	600	-	600
ProfServ-Dissemination Agent	1,000	1,000	-	1,000
ProfServ-Engineering	20,000	13,333	4,808	8,525
ProfServ-Legal Services	7,901	5,267	3,384	1,883
ProfServ-Mgmt Consulting	63,140	42,093	42,093	-
ProfServ-Special Assessment	9,000	9,000	9,000	-
ProfServ-Trustee Fees	4,337	4,337	3,976	361
ProfServ-Web Site Development	1,000	667	2	665
Auditing Services	4,900	4,900	5,200	(300)
Website Compliance	2,627	2,627	2,959	(332)
Postage and Freight	295	197	164	33
Insurance - General Liability	8,237	8,237	6,400	1,837
Printing and Binding	225	150	5	145
Legal Advertising	1,263	842	-	842
Misc-Bank Charges	150	100	-	100
Misc-Assessment Collection Cost	7,383	7,383	7,015	368
Misc-Contingency	2,947	1,965	472	1,493
Annual District Filing Fee	175	175	175	-
Total Administration	161,016	120,097	101,370	18,727

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Field				
Field Services	-	-	667	(667)
Contracts-Wetland Mitigation	12,000	8,000	-	8,000
Contracts-Lakes	22,000	14,667	12,480	2,187
Contracts-Canal Maint/Cleaning	10,000	6,667	-	6,667
Contracts-Aquatic Midge Mgmt	15,000	10,000	3,975	6,025
Contracts-RTR Landscaping	7,986	5,324	5,279	45
Electricity - Streetlights	25,250	16,833	17,855	(1,022)
Electricity - Fountain	3,508	2,339	1,300	1,039
R&M-Fountain	5,083	3,389	-	3,389
R&M-Irrigation	1,750	1,167	-	1,167
R&M-Lake	11,958	7,972	10,865	(2,893)
R&M-Streetlights	20,183	13,455	11,412	2,043
Invasive Plant Removal	8,000	5,333	20,175	(14,842)
Aerators - R&M	5,000	3,333	-	3,333
Misc-Interlocal Agreement	6,930	6,930	6,930	-
Misc-Contingency	40,721	27,147	31,623	(4,476)
Total Field	195,369	132,556	122,561	9,995
TOTAL EXPENDITURES	356,385	252,653	223,931	28,722
Excess (deficiency) of revenues				
Over (under) expenditures	-	103,067	144,173	41,106
Net change in fund balance	\$ -	\$ 103,067	\$ 144,173	\$ 41,106
FUND BALANCE, BEGINNING (OCT 1, 2022)	805,192	805,192	805,192	
FUND BALANCE, ENDING	\$ 805,192	\$ 908,259	\$ 949,365	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 200	\$ 133	\$ 19	\$ (114)
Special Assmnts- Tax Collector	737,129	737,129	727,769	(9,360)
Special Assmnts- Discounts	(29,485)	(29,485)	(27,382)	2,103
TOTAL REVENUES	707,844	707,777	700,406	(7,371)
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	14,743	14,743	14,008	735
Total Administration	14,743	14,743	14,008	735
Debt Service				
Principal Debt Retirement	505,000	505,000	505,000	-
Interest Expense	180,637	180,637	180,637	-
Total Debt Service	685,637	685,637	685,637	-
TOTAL EXPENDITURES	700,380	700,380	699,645	735
Excess (deficiency) of revenues Over (under) expenditures	7,464	7,397	761	(6,636)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	7,464	-	-	-
TOTAL FINANCING SOURCES (USES)	7,464	-	-	-
Net change in fund balance	\$ 7,464	\$ 7,397	\$ 761	\$ (6,636)
FUND BALANCE, BEGINNING (OCT 1, 2022)	345,165	345,165	345,165	
FUND BALANCE, ENDING	\$ 352,629	\$ 352,562	\$ 345,926	

WATERCHASE
Community Development District

Supporting Schedules

May 31, 2023

Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2023

					Allocation By Fund	
Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Tax Coll Cost	Gross Amount Received	General Fund	Debt Service Fund
Assmnts Levied				\$1,106,285	\$369,157	\$737,129
Allocation %				100%	33%	67%
11/03/22	\$ 19,988	\$ 999	\$ 408	\$ 21,394	\$ 7,139	\$ 14,255
11/15/22	\$ 116,757	\$ 4,964	\$ 2,383	\$ 124,104	\$ 41,412	\$ 82,692
11/22/22	\$ 67,988	\$ 2,891	\$ 1,388	\$ 72,266	\$ 24,115	\$ 48,152
11/29/22	\$ 107,865	\$ 4,586	\$ 2,201	\$ 114,653	\$ 38,258	\$ 76,394
12/05/22	\$ 603,828	\$ 25,673	\$ 12,323	\$ 641,824	\$ 214,171	\$ 427,654
12/12/22	\$ 13,364	\$ 494	\$ 273	\$ 14,131	\$ 4,715	\$ 9,415
01/05/23	\$ 34,775	\$ 1,139	\$ 710	\$ 36,624	\$ 12,221	\$ 24,403
02/03/23	\$ 6,257	\$ 144	\$ 128	\$ 6,529	\$ 2,179	\$ 4,350
03/09/23	\$ 22,651	\$ 233	\$ 462	\$ 23,347	\$ 7,791	\$ 15,556
04/05/23	\$ 33,344	\$ 67	\$ 681	\$ 34,092	\$ 11,376	\$ 22,716
05/05/23	\$ 2,692	\$ (80)	\$ 55	\$ 2,667	\$ 890	\$ 1,777
05/05/23	\$ 609	\$ (16)	\$ 12	\$ 606	\$ 202	\$ 404
TOTAL	\$ 1,030,120	\$ 41,095	\$ 21,023	\$ 1,092,238	\$ 364,469	\$ 727,769
% COLLECTED				99%	99%	99%
TOTAL				\$ 14,048	\$ 4,688	\$ 9,360

Cash and Investment Report

May 31, 2023

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	SouthState	Public Funds Checking	n/a	0.00%	\$ 85,099
Money Market Account	BankUnited	Business MMA	n/a	4.50%	\$ 891,756
GF Subtotal					<u>\$ 976,855</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	US Bank	US Bank Open End CP	05/01/32	0.005%	\$ 67,816
Series 2017 Revenue Fund	US Bank	US Bank Open End CP	05/01/32	0.005%	\$ 253,692
DS Subtotal					<u>\$ 321,508</u>
Total					<u>\$ 1,298,363</u>

Waterchase CDD

Bank Reconciliation

Bank Account No. 5719 Southstate Bank GF
Statement No. 05-23
Statement Date 5/31/2023

G/L Balance (LCY)	85,098.81	Statement Balance	109,110.38
G/L Balance	85,098.81	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	109,110.38
Subtotal	85,098.81	Outstanding Checks	24,011.57
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	85,098.81	Ending Balance	85,098.81
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
5/25/2023	Payment	002513	WATERCHASE CDD C/O US BANK	24,011.57	0.00	24,011.57
Total Outstanding Checks.....				24,011.57		24,011.57

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 5/1/23 to 5/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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SOUTHSTATE BANK GF - (ACCT#XXXXX5719)

CHECK # 002503

05/03/23	Vendor	COMPLETE IT	10747	EMAIL ACCOUNT 30GB	Website Compliance	001-534397-51301	\$89.70
Check Total							\$89.70

CHECK # 002504

05/03/23	Vendor	FULLER ELECTRICAL CONTRACTORS	12637	RESPLICED WIRES ON POLES	R&M-Streetlights	001-546095-53901	\$2,046.66
05/03/23	Vendor	FULLER ELECTRICAL CONTRACTORS	12714	RETROFITTED POLE LIGHT/ REPAIR BROKEN LED & JOB L	R&M-Streetlights	001-546095-53901	\$373.58
05/03/23	Vendor	FULLER ELECTRICAL CONTRACTORS	12637_2	SUPPLIED & INSTALLED METER HUB/ JOB LABOR & MATERI	R&M-Streetlights	001-546095-53901	\$125.75
Check Total							\$2,545.99

CHECK # 002505

05/03/23	Vendor	STEADFAST ENVIRONMENTAL	SE-22190	4/2023 ROUTINE POND MAINT	Contracts-Lakes	001-534084-53901	\$1,720.00
Check Total							\$1,720.00

CHECK # 002506

05/09/23	Vendor	STEADFAST ENVIRONMENTAL	SE-21494	APPLICATION OF SONAR TO POND #14	R&M-Lake	001-546042-53901	\$1,945.00
05/09/23	Vendor	STEADFAST ENVIRONMENTAL	SE-21864F	REMOVAL OF INVASIVE SPECIES	R&M-Lake	001-546042-53901	\$20,175.00
Check Total							\$22,120.00

CHECK # 002507

05/12/23	Vendor	FULLER ELECTRICAL CONTRACTORS	12746	POLE LIGHT REPAIRS/JOB LABORS/JOB MATERIALS	R&M-Streetlights	001-546095-53901	\$788.86
Check Total							\$788.86

CHECK # 002508

05/12/23	Vendor	SALVATORE MANCINI	050823	REIMBUREMENT FOR MEETING FOOD 05/08/23	Reimbursement	001-549900-51301	\$62.19
Check Total							\$62.19

CHECK # 002509

05/12/23	Vendor	STANTEC CONSULTING SERVICES INC	2077336	LEGAL SERVICE PERIOD ENDING 4/21/2023	ProfServ-Engineering	001-531013-51501	\$523.00
Check Total							\$523.00

CHECK # 002510

05/16/23	Employee	IAN WATSON	PAYROLL	May 16, 2023 Payroll Posting			\$184.70
Check Total							\$184.70

CHECK # 002511

05/16/23	Employee	MICHAEL W. ACHESON	PAYROLL	May 16, 2023 Payroll Posting			\$184.70
Check Total							\$184.70

CHECK # 002512

05/17/23	Vendor	YELLOWSTONE LANDSCAPING	TM 506859	APRIL 2023 LANDSCAPE MAINT	Contracts-RTR Landscaping	001-534346-53901	\$665.50
Check Total							\$665.50

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

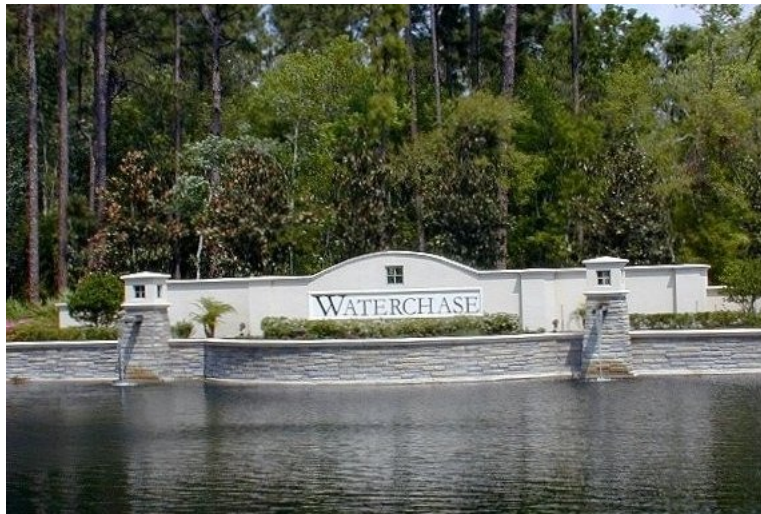
Payment Register by Bank Account

For the Period from 5/1/23 to 5/31/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 002513							
05/25/23	Vendor	WATERCHASE CDD C/O US BANK	05192023-5000	FY2023 DS ASSESSMENTS TFR	Due From Other Funds	131000	\$24,011.57
Check Total							<u>\$24,011.57</u>
ACH #DD281							
05/19/23	Vendor	TAMPA ELECTRIC	04282023 ACH	SERVICE 03/24-04/24/23	Electricity - Streetlighting	001-543013-53901	\$2,411.52
05/19/23	Vendor	TAMPA ELECTRIC	04282023 ACH	SERVICE 03/24-04/24/23	Electricity - Fountain	001-543036-53901	\$175.92
ACH Total							<u>\$2,587.44</u>
ACH #DD282							
05/16/23	Employee	SALVATORE MANCINI	PAYROLL	May 16, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD283							
05/16/23	Employee	GEORGE A DANIELS, JR	PAYROLL	May 16, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD284							
05/16/23	Employee	CHRISTOPHER J. RIZZO	PAYROLL	May 16, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
Account Total							<u>\$56,037.75</u>

Fourth Order of Business



Waterchase CDD Aquatics

Inspection Date:

6/29/2023 1:20 PM

Prepared by:

Lee Smith

Account Manager

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

SITE: 1

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Minor amounts of algae were observed around the perimeter of this pond. No other issues observed. Routine maintenance and monitoring will occur here.

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

SITE: 2 + 7

Condition: Excellent Great ✓Good Poor ✓Mixed Condition ✓Improving



Comments:

Pond #2
- An algae bloom has occurred in this pond. Moderate amounts of algae are present, and our technician will treat it accordingly during future maintenance events.
Pond #7
- This pond appears to be in great condition. Beneficial vegetation is in healthy condition, and no major nuisance vegetation growth was observed. Very minor amounts of nuisance grasses are present within this beneficial vegetation.

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

SITE: 3

Condition: Excellent ✓Great Good Poor ✓Mixed Condition ✓Improving



Comments:

Algae was the main nuisance species present in this pond. It was present around some areas in moderate amounts. But a good amount of it is white which indicates that it has been treated recently. Our technician will continue to target this growth and monitor closely.

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

SITE: 4

Condition: ✓Excellent Great Good Poor Mixed Condition ✓Improving



Comments:

Minor amounts of shoreline grasses are present. Beneficial vegetation is in healthy condition. Pond is in excellent condition overall.

Aerators are functional.

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

SITE: 5

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Minor amounts of decaying algae are present around the perimeter. Beneficial Gulf Coast Spikerush is present around some areas of the shoreline. Torpedo grass was also observed in minor amounts within the beneficalials. Technician will target these nuisance species during next maintenance event.

Aerators are functional.

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

SITE: 6

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Pollen is what you see floating on the surface of this pond and is of no concern. Minor amounts of surface algae were observed in some areas, as well as some nuisance grass growth. Our technician is treating this pond accordingly and will continue to monitor it closely.

Aerator is functional.

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

SITE: 8

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

The littoral shelf is being maintained nicely and has some decaying nuisance vegetation currently. Very minor amounts of subsurface algae growth was observed throughout. There was also minor amounts of Torpedo grass around the perimeter. Routine maintenance and monitoring will occur here.

Aerators are functional.

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

SITE: 9

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Surface algae was present in minor amounts around the perimeter. Some nuisance grasses were also observed along the edge and within the water. No other issues observed. Technician will target this nuisance vegetation during next visit.

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

SITE: 11

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Perimeter of pond contains algae and nuisance grasses in minor amounts. Some algae is also present along the littoral shelf. Littoral shelf is being maintained and nuisance vegetation growth is being monitored closely. Technician will continue to treat this pond accordingly.

Aerators are functional.

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

SITE: 12

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Algae is the main nuisance vegetation observed in this pond. It is present around the perimeter, and in moderate amounts in some areas. This will be the main focus for our technicians going forward. Nuisance grasses were also present in minor amounts. Routine maintenance and monitoring will occur here.

Aerators are functional.

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

MANAGEMENT SUMMARY



With the arrival of July, and the passing of the solstice, summer is now in full force. We are currently experiencing the hottest part of the year. Humidity levels have spiked. Daytime temperatures continue to rise, most having recently reached the mid-to-high 90's. Recent rainfall has raised the water levels across several ponds. This has the benefit of improving pond aesthetics. However, an influx of nutrients from the rains can bring about the potential for algal blooms. These hot, nutrient-dense pools are producing algal activity at a much higher rate than typically observed, and we are seeing that in some of these ponds.

Considering the season, most ponds are in great condition. Nuisance grasses were still present in moderate amounts and will continue to be targeted going forward. In terms of algal activity, there are still moderate amounts of decaying algae around the perimeters and throughout some ponds. Those ponds that still contain notable amounts of algae will be on our technician's radar for future visits. Some ponds simply require light touch ups to stay in good health during the early summer conditions. Proceeding treatments will continue to combat any new growth that pops up between visits, as the growing season looms. Rains have improved most pond conditions favorably, and should continue to improve them as we move into the rainy, summer months.

All aerators that were observed were functional.

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 heavily overgrown littoral areas.

Avoid overtreating 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: -



Fifth Order of Business

WATERCHASE CDD FIELD INSPECTION

Thursday, June 29, 2023

Prepared For Board Of Supervisors

12 Issues Identified



Issue 1

Assigned To Fuller Electrical
Across From Provence
Community Entrance - Light
pole 59.



Issue 2

Assigned To Fuller Electrical
Corner of San Marsala &
Meridian Point - Light Pole 70.
Repair was scheduled for 5/26
light pole is still out.



Issue 3

Assigned To Fuller Electrical
Front Of 14743 San Marsala
Ct-
Light Pole 88



Issue 4

Assigned To Fuller Electrical
Front Of 11934 Royce
Waterford Circle- Light pole
179



Issue 5

Assigned To Fuller Electrical
Front Of 14707 Castelletto
Drive-
Light pole 159



Issue 6

Assigned To Fuller Electrical
Front Of 11926 Mandevilla
Court-
Light pole does not have
number.



Issue 7

Assigned To Yellowstone
Racetrack Road Median-
Observe health of trees and fill
missing spot with top soil /
sod.



Issue 8

Assigned To Yellowstone
Racetrack Road Median- Lift
trees.



Issue 9

Assigned To Yellowstone
Racetrack Road Median-
Maintain a trimmed
appearance for shrubs and
remove suckers from trees.



Issue 10

Assigned To Yellowstone
Racetrack Road Median-
Remove Spanish moss 15 ft
and below per contract.



Issue 11

Assigned To Yellowstone
Racetrack Road Median- New
Annuals have been planted per
contract.

Issue 12

General comments :

6/29 I met with SWFMD and EPC to observe the wetland encroachment. Tonja will prepare a plan to restore the wetlands that the CDD can present to SWFMD for approval.

6/29 I met with Yellowstone on-site to go over expectations of landscaping.

6/26 Street lights were reported to Fuller Electrical.

Sixth Order of Business

6A

WATERCHASE
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2024

Modified Tentative Budget
(Printed 6/22/23, Version 8)

Prepared by:



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WATERCHASE
Community Development District

Operating Budget
Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION			ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	ACTUAL	ACTUAL	BUDGET	THRU	JUN -	PROJECTED	BUDGET
	FY 2021	FY 2022	FY 2023	MAY-2023	SEP-2023	FY 2023	FY 2024
REVENUES							
Interest - Investments	\$ 1,311	\$ 2,865	\$ 1,994	\$ 16,872	\$ 8,436	\$ 25,308	\$ 20,000
Interest - Tax Collector	120	-	-	476	238	714	-
Special Assmnts- Tax Collector	338,244	351,697	369,157	364,469	4,688	369,157	387,615
Special Assmnts- Discounts	(12,387)	(12,946)	(14,766)	(13,713)	-	(13,713)	(15,505)
Other Miscellaneous Revenues	905	1,417	-	-	-	-	-
TOTAL REVENUES	328,193	343,033	356,385	368,104	13,362	381,466	392,111
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	22,000	23,600	24,000	14,600	4,000	18,600	24,000
FICA Taxes	1,683	1,805	1,836	1,117	306	1,422	1,836
ProfServ-Arbitrage Rebate	-	-	600	-	600	600	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	16,381	11,139	20,000	4,808	10,404	15,212	20,000
ProfServ-Legal Services	7,640	9,441	7,901	3,384	4,517	7,901	9,000
ProfServ-Mgmt Consulting Serv	59,516	61,301	63,140	42,093	21,047	63,140	65,034
ProfServ-Special Assessment	9,000	9,000	9,000	9,000	-	9,000	9,000
ProfServ-Trustee	4,337	4,337	4,337	3,976	361	4,337	4,337
ProfServ-Web Site Development	169	1,129	1,000	2	998	1,000	1,000
Auditing Services	4,900	5,100	4,900	5,200	-	5,200	5,200
Website Compliance	1,553	2,714	2,627	2,959	359	3,318	2,629
Postage and Freight	774	954	295	164	131	295	350
Office Supplies	-	-	-	-	-	-	1,000
Insurance - General Liability	7,488	7,488	8,237	6,400	-	6,400	7,040
Printing and Binding	19	41	225	5	220	225	55
Legal Advertising	3,284	3,689	1,263	-	1,263	1,263	3,500
Misc-Bank Charges	-	1	150	-	150	150	100
Misc-Assessmnt Collection Cost	3,858	4,120	7,383	7,015	368	6,647	7,752
Misc-Contingency	608	2,713	2,947	472	2,475	2,947	2,950
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	144,385	149,747	161,016	101,370	48,197	148,831	166,559
<i>Field</i>							
Contracts-Wetland Mitigation	10,248	-	12,000	-	12,000	12,000	12,000
Contracts-Wetland Mitigation	10,248	-	12,000	-	12,000	12,000	12,000
Contracts-Lakes	23,627	18,720	22,000	12,480	6,880	19,360	20,640
Contracts-Canal Maint/Cleaning	2,385	-	10,000	-	10,000	10,000	10,000
Contracts-Aquatic Midge Mgmt	11,790	-	15,000	3,975	11,925	15,900	15,000
Contracts-RTR Landscaping	7,411	7,986	7,986	5,279	2,662	7,941	7,986
Invasive Plant Removal	-	-	8,000	20,175	1,945	22,120	8,000
Electricity - Streetlighting	19,791	23,392	25,250	17,855	7,395	25,250	28,000
Electricity - Fountain	1,420	1,556	3,508	1,300	2,208	3,508	2,000
Field Services	-	-	-	667	2,666	3,333	8,000
R&M Aerators	-	-	5,000	-	5,000	5,000	5,000
R&M-Fountain	6,810	22,659	5,083	-	5,083	5,083	5,083
R&M-Irrigation	-	2,000	1,750	-	1,750	1,750	1,750
R&M-Lake	-	-	11,958	10,865	1,093	11,958	11,958

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	JUN -	PROJECTED	BUDGET
			FY 2023	MAY-2023	SEP-2023	FY 2023	FY 2024
R&M-Streetlights	13,619	20,515	20,183	11,412	5,706	17,118	20,000
R&M-Landscape Pond Areas	2,876	-	-	-	-	-	-
Misc-Contingency	41,963	26,920	40,721	31,623	7,098	38,721	63,205
Misc - Interlocal Agreement	6,930	6,930	6,930	6,930	-	6,930	6,930
Total Field	148,870	130,678	195,369	122,561	83,411	205,972	225,552
Reserves							
Reserve-Tree Removal/Install	-	8,000	-	-	-	-	-
Total Reserves	-	8,000	-	-	-	-	-
TOTAL EXPENDITURES & RESERVES	293,255	288,425	356,385	223,931	131,609	354,804	392,111
Excess (deficiency) of revenues							
Over (under) expenditures	34,938	54,608	-	144,173	(118,247)	26,662	-
Net change in fund balance	34,938	54,608	-	144,173	(118,247)	26,662	-
FUND BALANCE, BEGINNING	715,644	750,582	805,192	805,192	-	805,192	831,854
FUND BALANCE, ENDING	\$ 750,582	\$ 805,190	\$ 805,192	\$ 949,365	\$ (118,247)	\$ 831,854	\$ 831,854

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 831,854
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	-
Total Funds Available (Estimated) - 9/30/2024	831,854

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve	\$ 65,352 ⁽¹⁾
Reserves - Lake Embankment/Drainage - Prior Years	557,582
Reserves - Aerators	75,000
Reserves - Tree Removal/Replacement - Prior Years	55,000
Reserves - Streetlights - Prior Years	75,000
Total Allocation of Available Funds	827,934

Total Unassigned (undesignated) Cash	\$ 3,920
---	-----------------

Notes

(1) Represents approximately 2 months of operating expenditures.

Waterchase

Community Development District

*General Fund***Budget Narrative**

Fiscal Year 2024

REVENUES**Interest – Investments**

The District earns interest on funds held in money market accounts and certificates of deposit.

Special Assessment - Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessment – Discount

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****P/R Board of Supervisors**

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for a meeting attendance and to receive \$200 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings. FICA Taxes are calculated at 7.65% of gross payroll.

Professional Services-Arbitrage Rebate

The District has contracted with LLS to calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services - Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Professional Services-Legal Services

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

Professional Services-Mgmt Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. These services are further outlined in Exhibit "A" of the Management Agreement.

Waterchase

Community Development District

*General Fund***Budget Narrative**

Fiscal Year 2024

EXPENDITURES**Administrative (cont'd)****Professional Services-Special Assessment**

The District has contracted with Inframark Infrastructure Management Services for the collection of assessments, updating the District's tax roll and levying the annual assessment.

Professional Services-Trustee

The District issued Series of Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged.

Professional Services-Web Site Development

The District contracted Campus Suite/Innersync Studio Ltd. to maintain the Districts website.

Auditing Services

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Fee is based on existing year's engagement letter.

Website Compliance

Annual Fee for ADA Compliance. Remediation of district website for PDF Accessibility.

Postage & Freight

Mailing of agenda packages, overnight deliveries, correspondence, etc

Insurance – General Liability

The District's General Liability & Public Officials Liability Insurance policy is with The Florida League of Cities, Inc. The Florida League of Cities, Inc. specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts and a projected 10% increase.

Printing & Binding

Printing and Binding agenda packages for board meetings & agency mailings; printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

Misc-Bank Charges

This represents SunTrust analysis fees which are paid monthly.

Misc- Assessment Collection Cost

The District reimburses the Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The cost was based on a maximum of 2% of the anticipated assessment collections.

Waterchase

Community Development District

*General Fund***Budget Narrative**

Fiscal Year 2024

EXPENDITURES**Administrative (cont'd)****Misc-Contingency**

This represents any additional administrative expenditure that may not have been provided for in the budget.

Annual District Filing Fee

The District is required to pay an annual fee to the Department of Economic Opportunity Division of Community Development for \$175. This is the only expense under this category for the District.

Field - Operations and Maintenance**Contracts-Wetland Mitigation**

The District is required to establish a surface water quality program which will consist of sampling and analysis from various points within the District as determined by the consulting engineer.

Contracts-Lakes

The District's lake maintenance contract will include aquatic weed control and water chemistry testing required by FEC plant management program.

Contracts-Canal Maint/Cleaning

The District's contract will be to maintain the canals located within the District.

Contracts-Aquatic Midge Management

The District contracted with Steadfast is to provide midge fly treatments per schedule.

Contracts-RTR Landscaping

The District has contracted with Steadfast Landscape to maintain the Racetrack Road median from the bridge.

Invasive Plant Removal

The District may incur expenses for the removal of invasive plants from the ponds.

Electricity-Streetlighting

Expenses related to TECO streetlighting usage for District facilities and assets based on historical costs.

Electricity-Fountain

Expenses related to TECO fountain electric usage for District facilities.

Field Services

The District has contracted a field manager to oversee all field services are provided and are done in a timely manner.

R&M-Aerators

The expense of repairs and maintenance to the District's aerators.

R&M-Fountain

The expense of repairs and maintenance to the District's fountains.

Waterchase

Community Development District

*General Fund***Budget Narrative**

Fiscal Year 2024

EXPENDITURES**Field (cont'd)**

.

R&M- Irrigation

Miscellaneous expenses to maintain irrigation.

R&M-Lake

The expense of repairs and maintenance to the lakes that are not planned for in the contract.

R&M-Streetlights

The expense of repairs and maintenance to streetlights.

Misc-Contingency

This represents any additional field expenditure that may not have been provided for in the budget.

Misc-Interlocal Agreement

Annual interlocal agreement with Waterchase HOA for landscape maintenance of Nine Eagle Dr. entryway, Pond banks of #5, 6, 7, 8, 14, 15, 16 and 18.

WATERCHASE

Community Development District

Debt Service Budget

Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU MAY-2023	PROJECTED JUN - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	19	22	200	\$ 19	\$ 10	\$ 28	\$ 200
Special Assmnts- Tax Collector	737,128	737,129	737,129	727,769	9,360	737,129	737,129
Special Assmnts- Discounts	(26,995)	(27,133)	(29,485)	(27,382)	-	(27,382)	(29,485)
TOTAL REVENUES	710,152	710,018	707,844	700,406	9,370	709,775	707,844
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	8,409	8,635	14,743	14,008	735	14,743	14,743
Total Administrative	8,409	8,635	14,743	14,008	735	14,743	14,743
<i>Debt Service</i>							
Debt Retirement Series A	475,000	489,000	505,000	505,000	-	505,000	521,000
Interest Expense Series A	210,521	195,796	180,637	180,637	-	180,637	164,982
Total Debt Service	685,521	684,796	685,637	685,637	-	685,637	685,982
TOTAL EXPENDITURES	693,930	693,431	700,380	699,645	735	700,380	700,725
Excess (deficiency) of revenues							
Over (under) expenditures	16,222	16,587	7,464	761	8,635	9,395	7,119
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	7,464	-	-	-	7,119
TOTAL OTHER SOURCES (USES)	-	-	7,464	-	-	-	7,119
Net change in fund balance	16,222	16,587	7,464	761	8,635	9,395	7,119
FUND BALANCE, BEGINNING	312,356	328,578	345,165	345,165	-	345,165	354,560
FUND BALANCE, ENDING	\$ 328,578	\$ 345,165	\$ 352,629	\$ 345,926	\$ 345,165	\$ 354,560	\$ 361,679

**Debt Amortization
Series 2017**

Date	Rate	Principal	Interest	ADS
11/1/2023			\$ 82,491	\$ 82,491
5/1/2024	3.10%	\$ 521,000	\$ 82,491	\$ 603,491
11/1/2024			\$ 74,416	\$ 74,416
5/1/2025	3.10%	\$ 537,000	\$ 74,416	\$ 611,416
11/1/2025			\$ 66,092	\$ 66,092
5/1/2026	3.10%	\$ 554,000	\$ 66,092	\$ 620,092
11/1/2026			\$ 57,505	\$ 57,505
5/1/2027	3.10%	\$ 572,000	\$ 57,505	\$ 629,505
11/1/2027			\$ 48,639	\$ 48,639
5/1/2028	3.10%	\$ 589,000	\$ 48,639	\$ 637,639
11/1/2028			\$ 39,510	\$ 39,510
5/1/2029	3.10%	\$ 608,000	\$ 39,510	\$ 647,510
11/1/2029			\$ 30,086	\$ 30,086
5/1/2030	3.10%	\$ 627,000	\$ 30,086	\$ 657,086
11/1/2030			\$ 20,367	\$ 20,367
5/1/2031	3.10%	\$ 647,000	\$ 20,367	\$ 667,367
11/1/2031			\$ 10,339	\$ 10,339
5/1/2032	3.10%	\$ 667,000	\$ 10,339	\$ 677,339
		\$ 5,322,000	\$ 858,886	\$ 6,180,886

Waterchase

Community Development District

Series 2017 Debt Service Fund

Budget Narrative

Fiscal Year 2024

REVENUES

Interest – Investments

The District earns interest on funds held in money market accounts and certificates of deposit.

Special Assessment - Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessment – Discount

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Misc- Assessment Collection Cost

The District reimburses the Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The cost was based on a maximum of 2% of the anticipated assessment collections.

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice during the year.

WATERCHASE

Community Development District

Supporting Budget Schedules

Fiscal Year 2024

Community Development District

**Comparison of Assessment Rates
Fiscal Year 2024 vs. Fiscal Year 2023**

Village	Phase	General Fund 001			Debt Service 2017			Total Assessments per Unit			Platted	Bond	Prepaid
		FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	Units	Units	Units
A-60'	1A	\$506.69	\$482.56	5.0%	\$766.84	\$766.84	0%	\$1,273.53	\$1,249.40	2%	44	44	0
A-60'	2-4	\$506.69	\$482.56	5.0%	\$935.41	\$935.41	0%	\$1,442.10	\$1,417.97	2%	63	62	0
B-45'	1A	\$506.69	\$482.56	5.0%	\$526.03	\$526.03	0%	\$1,032.72	\$1,008.59	2%	56	56	0
C-50'	1A	\$506.69	\$482.56	5.0%	\$606.55	\$606.55	0%	\$1,113.24	\$1,089.11	2%	46	46	0
C-50'	2-4	\$506.69	\$482.56	5.0%	\$681.05	\$681.05	0%	\$1,187.74	\$1,163.61	2%	55	55	0
D-90'	1A	\$506.69	\$482.56	5.0%	\$1,417.04	\$1,417.04	0%	\$1,923.73	\$1,899.60	1%	20	20	0
D-90'	2-4	\$506.69	\$482.56	5.0%	\$1,815.89	\$1,815.89	0%	\$2,322.58	\$2,298.45	1%	71	71	0
E-80'	1A	\$506.69	\$482.56	5.0%	\$1,191.28	\$1,191.28	0%	\$1,697.97	\$1,673.84	1%	41	41	0
E-80'	1B	\$506.69	\$482.56	5.0%	\$1,386.94	\$1,386.94	0%	\$1,893.63	\$1,869.50	1%	15	15	0
E-80'	2-4	\$506.69	\$482.56	5.0%	\$1,582.60	\$1,582.60	0%	\$2,089.29	\$2,065.16	1%	40	40	0
F-70'	2-4	\$506.69	\$482.56	5.0%	\$1,204.07	\$1,204.07	0%	\$1,710.76	\$1,686.63	1%	68	68	0
G-70'	2-4	\$506.69	\$482.56	5.0%	\$1,204.07	\$1,204.07	0%	\$1,710.76	\$1,686.63	1%	74	74	0
H-70'	1A	\$506.69	\$482.56	5.0%	\$958.74	\$958.74	0%	\$1,465.43	\$1,441.30	2%	40	40	0
TH	2-4	\$506.69	\$482.56	5.0%	\$386.57	\$386.57	0%	\$893.26	\$869.13	3%	132	132	0
											765	764	0

**** Allocation of Debt Years 1-10 at Interest Rate of 3.10%**

Seventh Order of Business

7A

Waterchase Community Development District
Solicitation of Proposals for Landscape Maintenance Services

Agenda Page 61

1. **General Information.** The Board of Supervisors ("**Board**") of the Waterchase Community Development District ("**District**") is requesting proposals for the provision of Landscape Maintenance Services on a continuing basis ("**Proposals**"). The District is located in Hillsborough County, Florida. All proposers should be experienced in providing landscaping and irrigation services in the State of Florida and hold any applicable licenses or certifications. Any proposer that is a corporation or other business entity must be registered with the Florida Department of State, Division of Corporations, authorized to do business in the State of Florida, and currently in good standing.
2. **Scope of Services.** The Landscape Maintenance Services are generally described in the "**Scope of Services**" attached hereto as **Exhibit A** for the locations outlined in the **Maintenance Map** attached hereto as **Exhibit B**.
3. **Submittal of Proposals.**
 - a. Interested firms should submit an electronic copy of their Proposal (no hard copies are required) containing the information described herein to the District Manager at David.Wenck@inframark.com no later than _____ on _____, 2023.
 - b. The Board reserves the right to review and accept any Proposals submitted late.
 - c. Proposals should include pricing for each service listed in Exhibit A as well as a proposed annual maintenance schedule.
4. **Proposal Duration.** The Proposal must be in effect for a minimum of 90 calendar days starting with the day following the submission deadline. During this time, all provisions of the Proposal must be in effect, including prices.
5. **Right to Waive Mistakes and Variations.**
 - a. Proposals may not be modified after the submission deadline.
 - b. Mistakes in arithmetic extension of pricing may be corrected by the Board.
 - c. The District reserves the right to waive any minor or non-material discrepancies or technicalities.
 - d. The District further reserves the right to request supplementation of any or all Proposals.
6. **No Reimbursement of Preparation Costs.** Proposers will not be reimbursed for any cost associated with responding to this request.
7. **Public Records.** All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.
8. **Term and Renewal.** The initial term of the agreement will be 1 year. The agreement will automatically renew for subsequent 1-year periods until terminated pursuant to the termination provisions in the agreement. The scope of services and compensation for renewal periods may be adjusted by mutual written agreement evidenced by a written addendum.
9. **Required Disclosure:**
 - a. **License and Permit Requirements:** For the purpose of complying with Florida Statue 218.80 titled "Public Proposal Disclosure Act", except as may be described in the Agreement, the successful proposer shall obtain and pay for all permits and licenses necessary for the work. Proposers shall be responsible for complying with Hillsborough County licensing requirements prior to submitting a Proposal and shall submit proof of compliance. Those

Proposers who are not duly licensed and/or do not furnish proof thereof with their Proposal may be deemed non-responsive and may be disqualified.

- b. Public Entity Crimes:** Proposers should be aware of, and in compliance with, all requirements under Section 287.133, Florida Statutes, on Public Entity Crimes. A representation of compliance will be included in the Agreement.
- c. Scrutinized Companies:** Proposers should be aware of, and in compliance with, all requirements under Section 287.135, Florida Statutes, on Scrutinized Companies. A representation of compliance will be included in the Agreement.
- d. E-Verify.** Proposers should be aware of, and in compliance with, all requirements under Section 448.095(2)(c), Florida Statutes, on E-Verification requirements. A representation of compliance will be included in the Agreement.
- e. Public Records:**
 - i.** All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.
 - ii.** As further described in the Agreement, in accordance with section 119.0701, Florida Statutes, if awarded the work, the Proposer shall: (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, and (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the contractor upon termination of the agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.
- f.** The District, in its sole discretion, may reject any Proposer the District finds to lack, or whose present or former executive employees, officers, directors, stockholders, partners or owners are found by the Board to lack honesty, integrity, or moral responsibility. The discretion of the Board may be exercised based on the disclosure required herein, the District's own investigation, public records, or any other reliable source of information. The Board may also reject any Proposer failing to make the disclosure required herein. By submitting a Proposal, Proposer recognizes and accepts that the District may reject the Proposal based upon the exercise of its sole discretion and Proposer waives any claim it might have for damages or other relief resulting directly or indirectly from the rejection of their Proposal based on these grounds, including the disclosure of any pertinent information relating to the reasons for rejection of the Proposal.

Thank you for your interest in the District.

Exhibit A

Waterchase CDD Landscape Scope of Work- Racetrack Road

Core Maintenance Services

Mowing & Clean Up

*Include mowing, edging, string-trimming, clean-up
(41 visits per year)*

Detailing

*trim shrubs, pick up trash, weed removal, ect.
(10 visits per year)*

Fertilization & Pest Control

Fertilization/Fungicide/Insecticide/herbicide/weed control

Irrigation Inspections

Include monthly inspections with reports

Additional Services Requested

Annuals (Seasonal rotation)

Include all labor and materials to install annuals

Pine Bark Mulch

Include all labor and materials to install mulch.

Palm Pruning

Include all labor and materials to prune palm trees

EXHIBIT B

