

**WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT
AGENDA PACKAGE
AUGUST 14, 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, August 14, 2023 – 6:00 p.m.

1. **Roll Call**
2. **Audience Comments**
3. **Consent Agenda**
 - A. Approval of the Minutes of the July 10, 2023 Meeting
 - B. Acceptance of June 2023 Financial Report
4. **Public Hearing to Consider the Adoption of the Fiscal Year 2024 Budget**
 - A. Consideration of Resolution 2023-03, Adopting the Budget for Fiscal Year 2024
 - B. Consideration of Resolution 2023-04, Levying Non-Ad Valorem Assessments
5. **Pond Report**
6. **Field Inspection Report**
 - A. Waterchase Light Poles Proposals
 - i. Lowes Commercial Painting
 - ii. Pressure Points
 - iii. Certified Services Facility Cleaning and Maintenance
7. **Manager's Report**
 - A. Consideration of Fiscal Year 2024 Meeting Schedule
8. **Attorney's Report**
 - A. Discussion of Wetland Encroachment
9. **Engineer's Report**
10. **Supervisors' Requests**
11. **Adjournment**

The next CDD Workshop is scheduled for Monday, August 28, 2023 @ 8:00 p.m.

The next Meeting date is scheduled for Monday, September 11, 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, July 10, 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:

Sal Mancini	Vice Chairman
Michael Acheson	Assistant Secretary
G. Arnie Daniels	Assistant Secretary (via Phone)
Christopher Rizzo	Assistant Secretary

Also present were:

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

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.

On MOTION by Mr. Rizzo seconded by Mr. Mancini with all in favor, to allow Mr. Daniels to participate via telephone was approved. 3-0

SECOND ORDER OF BUSINESS

Audience Comments

- None.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the June 12, 2023 Meeting
- B. Acceptance of May 2023 Financial Report

On MOTION by Mr. Acheson seconded by Mr. Rizzo 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. Discussions ensued regarding algae growth in the ponds.

FIFTH ORDER OF BUSINESS**Field Inspection Report**

- Mr. Crawford commented on a car that crashed into one of the streetlights. He asked the Board if they would like to obtain proposals to replace the light.
- Mr. Crawford stated he obtained signatures from the two residents granting permission to have the trees removed. He will reschedule with Arborist Aboard. The affected residents would have to turn off their irrigation.

SIXTH ORDER OF BUSINESS**Manager's Report****A. Discussion of the Fiscal Year 2024 Approved Tentative Budget**

- The Board had no updates or questions for Mr. Wenck with regards to the budget.

SEVENTH ORDER OF BUSINESS**Attorney's Report****A. Landscape Maintenance Solicitation of Proposals**

- Ms. Sousa discussed the Solicitation of Proposals (SOP) for the Landscape Maintenance Services included in the agenda package.
- Ms. Sousa suggested asking the HOA if they would consider adding the median to the Cost Sharing agreement. Further discussion ensued and this item was tabled to the next meeting. Mr. Crawford will contact the HOA with regards to including the District's median in their Landscape RFP.
- The Board revisited the discussion of a leak on the main line on Race Track Road.

On MOTION by Mr. Mancini seconded by Mr. Rizzo, with all in favor, Yellowstone proposal #315689 to repair a leak on the main line at Race Track Road in the amount of \$682.50 was approved. 4-0

B. Discussion of Wetland Encroachment

- Ms. Sousa updated the Board on the visit to the encroachment site by SWFWMD and EPC, Ms. Stewart, and Mr. Crawford.
- A lengthy discussion ensued, and Ms. Stewart will coordinate with an Environmental Scientist to assist with addressing the EPC's warning notice.
- Another warning letter will be sent to the party encroaching on the CDD wetland.

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EIGHTH ORDER OF BUSINESS

Engineer’s Report

- None.

NINTH ORDER OF BUSINESS

Supervisors’ Requests

- None.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Ian Watson
Chairman

3B

WATERCHASE
Community Development District

Financial Report

June 30, 2023

(unaudited)

Prepared by



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WATERCHASE
Community Development District

Financial Statements

(Unaudited)

June 30, 2023

Balance Sheet

June 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 110,981	\$ -	\$ 110,981
Accounts Receivable	640	-	640
Due From Other Funds	-	9,854	9,854
Investments:			
Money Market Account	845,055	-	845,055
Reserve Fund	-	67,816	67,816
Revenue Fund	-	277,705	277,705
Prepaid Items	361	-	361
Utility Deposits - TECO	503	-	503
TOTAL ASSETS	\$ 957,540	\$ 355,375	\$ 1,312,915
<u>LIABILITIES</u>			
Accounts Payable	\$ 13,299	\$ -	\$ 13,299
Accrued Expenses	4,220	-	4,220
Due To Other Funds	9,854	-	9,854
TOTAL LIABILITIES	27,373	-	27,373
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	361	-	361
Deposits	503	-	503
Restricted for:			
Debt Service	-	355,375	355,375
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:	152,625	-	152,625
TOTAL FUND BALANCES	\$ 930,198	\$ 355,375	\$ 1,285,542
TOTAL LIABILITIES & FUND BALANCES	\$ 957,571	\$ 355,375	\$ 1,312,946

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 1,994	\$ 1,495	\$ 20,172	\$ 18,677
Interest - Tax Collector	-	-	476	476
Special Assmnts- Tax Collector	369,157	369,157	369,157	-
Special Assmnts- Discounts	(14,766)	(14,766)	(13,572)	1,194
TOTAL REVENUES	356,385	355,886	376,233	20,347
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	24,000	18,000	17,200	800
FICA Taxes	1,836	1,377	1,316	61
ProfServ-Arbitrage Rebate	600	600	-	600
ProfServ-Dissemination Agent	1,000	1,000	-	1,000
ProfServ-Engineering	20,000	15,000	6,712	8,288
ProfServ-Legal Services	7,901	5,926	6,342	(416)
ProfServ-Mgmt Consulting	63,140	47,355	52,617	(5,262)
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	750	2	748
Auditing Services	4,900	4,900	5,200	(300)
Website Compliance	2,627	2,627	3,049	(422)
Postage and Freight	295	221	185	36
Insurance - General Liability	8,237	8,237	6,400	1,837
Printing and Binding	225	169	5	164
Legal Advertising	1,263	947	-	947
Misc-Bank Charges	150	113	-	113
Misc-Assessment Collection Cost	7,383	7,383	7,112	271
Misc-Contingency	2,947	2,210	532	1,678
Annual District Filing Fee	175	175	175	-
Total Administration	161,016	130,327	119,823	10,504

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Field				
Field Services	-	-	2,667	(2,667)
Contracts-Wetland Mitigation	12,000	9,000	-	9,000
Contracts-Lakes	22,000	16,500	14,040	2,460
Contracts-Canal Maint/Cleaning	10,000	7,500	-	7,500
Contracts-Aquatic Midge Mgmt	15,000	11,250	3,975	7,275
Contracts-RTR Landscaping	7,986	5,990	5,944	46
Electricity - Streetlights	25,250	18,937	19,870	(933)
Electricity - Fountain	3,508	2,631	1,460	1,171
R&M-Fountain	5,083	3,812	-	3,812
R&M-Irrigation	1,750	1,313	-	1,313
R&M-Lake	11,958	8,969	12,315	(3,346)
R&M-Streetlights	20,183	15,137	12,405	2,732
Invasive Plant Removal	8,000	6,000	20,175	(14,175)
Aerators - R&M	5,000	3,750	-	3,750
Misc-Interlocal Agreement	6,930	6,930	6,930	-
Misc-Contingency	40,721	30,541	31,623	(1,082)
Total Field	195,369	148,260	131,404	16,856
TOTAL EXPENDITURES	356,385	278,587	251,227	27,360
Excess (deficiency) of revenues				
Over (under) expenditures	-	77,299	125,006	47,707
Net change in fund balance	\$ -	\$ 77,299	\$ 125,006	\$ 47,707
FUND BALANCE, BEGINNING (OCT 1, 2022)	805,192	805,192	805,192	
FUND BALANCE, ENDING	\$ 805,192	\$ 882,491	\$ 930,198	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 200	\$ 150	\$ 20	\$ (130)
Special Assmnts- Tax Collector	737,129	737,129	737,129	-
Special Assmnts- Discounts	(29,485)	(29,485)	(27,101)	2,384
TOTAL REVENUES	707,844	707,794	710,048	2,254
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	14,743	14,743	14,201	542
Total Administration	14,743	14,743	14,201	542
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	699,838	542
Excess (deficiency) of revenues Over (under) expenditures	7,464	7,414	10,210	2,796
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	\$ 7,414	\$ 10,210	\$ 2,796
FUND BALANCE, BEGINNING (OCT 1, 2022)	345,165	345,165	345,165	
FUND BALANCE, ENDING	\$ 352,629	\$ 352,579	\$ 355,375	

WATERCHASE
Community Development District

Supporting Schedules

June 30, 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
06/13/23	\$ 14,180	\$ (421)	\$ 289	\$ 14,048	\$ 4,688	\$ 9,360
TOTAL	\$ 1,044,300	\$ 40,674	\$ 21,312	\$ 1,106,286	\$ 369,157	\$ 737,129
% COLLECTED				100%	100%	100%
TOTAL				(0)	(0)	(0)

Cash and Investment Report

June 30, 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%	\$ 110,981
Money Market Account	BankUnited	Business MMA	n/a	5.15%	\$ 845,055
GF Subtotal					\$ 956,036

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	3.80%	\$ 67,816
Series 2017 Revenue Fund	US Bank	US Bank Open End CP	05/01/32	3.80%	\$ 277,705
DS Subtotal					\$ 345,521
Total					\$ 1,301,557

Waterchase CDD

Bank Reconciliation

Bank Account No. 5719 Southstate Bank GF
Statement No. 6/23
Statement Date 6/30/2023

G/L Balance (LCY)	110,980.82	Statement Balance	117,205.80
G/L Balance	110,980.82	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	117,205.80
Subtotal	110,980.82	Outstanding Checks	6,224.98
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	110,980.82	Ending Balance	110,980.82
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
6/20/2023	Payment	002527	STRALEY ROBIN VERICKER	2,958.50	0.00	2,958.50
6/27/2023	Payment	002528	FULLER ELECTRICAL CONTRACTORS	993.08	0.00	993.08
6/27/2023	Payment	002529	STANTEC CONSULTING SERVICES INC	1,904.00	0.00	1,904.00
6/30/2023	Payment	002531	IAN WATSON	184.70	0.00	184.70
6/30/2023	Payment	002532	MICHAEL W. ACHESON	184.70	0.00	184.70
Total Outstanding Checks.....				6,224.98		6,224.98

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 06/01/23 to 6/30/23

(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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BANK UNITED MMA - (ACCT#XXXXX2456)

CHECK # 267

06/21/23	Vendor	WATERCHASE CDD	06162023	TO COVER MONTHLY EXPENSES	Cash with Fiscal Agent	103000	\$50,000.00
Check Total							\$50,000.00
Account Total							\$50,000.00

SOUTHSTATE BANK GF - (ACCT#XXXXX5719)

CHECK # 002514

06/02/23	Employee	MICHAEL W. ACHESON	PAYROLL	June 02, 2023 Payroll Posting			\$184.70
Check Total							\$184.70

CHECK # 002515

06/02/23	Vendor	COMPLETE IT	10942	CDD/HOA GOOGLE EMAIL	Website Compliance	001-534397-51301	\$89.70
Check Total							\$89.70

CHECK # 002516

06/02/23	Vendor	STEADFAST ENVIRONMENTAL	SE-22284	5/2023 ROUTINE POND MAINT	Contracts-Lakes	001-534084-53901	\$1,720.00
Check Total							\$1,720.00

CHECK # 002517

06/02/23	Vendor	STRALEY ROBIN VERICKER	23131	GENERAL MATTERS THROUGH 4/15/2023	ProfServ-Legal Services	001-531023-51401	\$1,336.20
Check Total							\$1,336.20

CHECK # 002518

06/02/23	Vendor	YELLOWSTONE LANDSCAPING	TM 518736	MAY 2023 LANDSCAPE MAINT	Contracts-RTR Landscaping	001-534346-53901	\$665.50
Check Total							\$665.50

CHECK # 002519

06/06/23	Vendor	FULLER ELECTRICAL CONTRACTORS	12746_2R1	CHANGE LIGHTING SOCKET	Misc-Contingency	001-549900-53901	\$380.00
06/06/23	Vendor	FULLER ELECTRICAL CONTRACTORS	12746_3	FLICKERING LIGHT POLE/JOB LABOR	Misc-Contingency	001-549900-53901	\$380.00
06/06/23	Vendor	FULLER ELECTRICAL CONTRACTORS	12746_4	TROUBLESHOOTING LIGHT POLE CHATSWORTH CIRCLE	Misc-Contingency	001-549900-53901	\$1,056.44
Check Total							\$1,816.44

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 06/01/23 to 6/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 002520							
06/06/23	Vendor	INFRAMARK, LLC	93699	4/2023 MANAGEMENT SERVICES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,261.67
06/06/23	Vendor	INFRAMARK, LLC	93699	4/2023 MANAGEMENT SERVICES	Postage and Freight	001-541006-51301	\$12.60
06/06/23	Vendor	INFRAMARK, LLC	95201		ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,261.67
06/06/23	Vendor	INFRAMARK, LLC	95201		Postage and Freight	001-541006-51301	\$8.40
06/06/23	Vendor	INFRAMARK, LLC	95201		Field Services	001-531122-53901	\$666.67
Check Total							\$11,211.01
CHECK # 002521							
06/06/23	Vendor	STEADFAST ENVIRONMENTAL	SE-22333	PHYSICAL REMOVAL/CLEANUP	R&M-Lake	001-546042-53901	\$8,920.00
Check Total							\$8,920.00
CHECK # 002522							
06/19/23	Employee	IAN WATSON	PAYROLL	***Voided Voided****			\$0.00
Check Total							\$0.00
CHECK # 002523							
06/19/23	Employee	MICHAEL W. ACHESON	PAYROLL	***Voided Voided****			\$0.00
Check Total							\$0.00
CHECK # 002524							
06/19/23	Employee	IAN WATSON	PAYROLL	June 19, 2023 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # 002525							
06/19/23	Employee	MICHAEL W. ACHESON	PAYROLL	June 19, 2023 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # 002526							
06/20/23	Vendor	MIKE ACHESON	061323	REIMB FOR MEETING MEAL 6/12/2023	Misc-Contingency	001-549900-51301	\$59.95
Check Total							\$59.95
CHECK # 002527							
06/20/23	Vendor	STRALEY ROBIN VERICKER	23239	GENERAL MATTERS THROUGH 5/15/2023	ProfServ-Legal Services	001-531023-51401	\$2,958.50
Check Total							\$2,958.50
CHECK # 002528							
06/27/23	Vendor	FULLER ELECTRICAL CONTRACTORS	12330_2	POLE LIGHTS	R&M-Streetlights	001-546095-53901	\$993.08
Check Total							\$993.08
CHECK # 002529							
06/27/23	Vendor	STANTEC CONSULTING SERVICES INC	2090979	ENGINEERING SERVICE PERIOD 5/26/2023	ProfServ-Engineering	001-531013-51501	\$1,904.00
Check Total							\$1,904.00

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 06/01/23 to 6/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 002530							
06/27/23	Vendor	STEADFAST ENVIRONMENTAL	SE-22439	AQUIATIC APPROVED HERBICIDES	R&M-Lake	001-546042-53901	\$1,450.00
Check Total							<u>\$1,450.00</u>
CHECK # 002531							
06/30/23	Employee	IAN WATSON	PAYROLL	June 30, 2023 Payroll Posting			\$184.70
Check Total							<u>\$184.70</u>
CHECK # 002532							
06/30/23	Employee	MICHAEL W. ACHESON	PAYROLL	June 30, 2023 Payroll Posting			\$184.70
Check Total							<u>\$184.70</u>
ACH #DD285							
06/02/23	Employee	SALVATORE MANCINI	PAYROLL	June 02, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD286							
06/02/23	Employee	GEORGE A DANIELS, JR	PAYROLL	June 02, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD287							
06/02/23	Employee	CHRISTOPHER J. RIZZO	PAYROLL	June 02, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD288							
06/19/23	Employee	GEORGE A DANIELS, JR	PAYROLL	***Voided Voided****			\$0.00
ACH Total							<u>\$0.00</u>
ACH #DD289							
06/19/23	Employee	CHRISTOPHER J. RIZZO	PAYROLL	***Voided Voided****			\$0.00
ACH Total							<u>\$0.00</u>
ACH #DD290							
06/20/23	Employee	GEORGE A DANIELS, JR	PAYROLL	June 20, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD291							
06/20/23	Employee	CHRISTOPHER J. RIZZO	PAYROLL	June 20, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD292							
06/20/23	Vendor	TAMPA ELECTRIC	05302023 ACH	SERVICE 4/25-5/23/23	Electricity - Streetlighting	001-543013-53901	\$2,215.48
06/20/23	Vendor	TAMPA ELECTRIC	05302023 ACH	SERVICE 4/25-5/23/23	Electricity - Fountain	001-543036-53901	\$159.32
ACH Total							<u>\$2,374.80</u>

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 06/01/23 to 6/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD293							
06/30/23	Employee	SALVATORE MANCINI	PAYROLL	June 30, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD294							
06/30/23	Employee	GEORGE A DANIELS, JR	PAYROLL	June 30, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
ACH #DD295							
06/30/23	Employee	CHRISTOPHER J. RIZZO	PAYROLL	June 30, 2023 Payroll Posting			\$184.70
ACH Total							<u>\$184.70</u>
Account Total							<u>\$37,900.28</u>
<hr/>							
Total Amount Paid							\$87,900.28

Fourth Order of Business

WATERCHASE
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2024

Modified Tentative Budget
(Printed 7/27/23, Version 9)

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	ACTUAL		ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET FY 2023	THRU JUN-2023	JUL - SEP-2023	PROJECTED FY 2023	BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 1,311	\$ 2,865	\$ 1,994	\$ 20,172	\$ 6,724	\$ 26,896	\$ 20,000
Interest - Tax Collector	120	-	-	476	159	635	-
Special Assmnts- Tax Collector	338,244	351,697	369,157	369,157	-	369,157	387,615
Special Assmnts- Discounts	(12,387)	(12,946)	(14,766)	(13,572)	-	(13,572)	(15,505)
Other Miscellaneous Revenues	905	1,417	-	-	-	-	-
TOTAL REVENUES	328,193	343,033	356,385	376,233	6,883	383,116	392,111
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	22,000	23,600	24,000	17,200	3,000	20,200	24,000
FICA Taxes	1,683	1,805	1,836	1,316	230	1,544	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	6,712	10,237	16,949	20,000
ProfServ-Legal Services	7,640	9,441	7,901	6,342	1,559	7,901	9,000
ProfServ-Mgmt Consulting Serv	59,516	61,301	63,140	52,617	15,785	68,402	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	3,049	269	3,318	2,629
Postage and Freight	774	954	295	185	110	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	7,112	-	7,112	7,752
Misc-Contingency	608	2,713	2,947	532	2,415	2,947	2,950
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	144,385	149,747	161,016	119,823	38,196	158,019	166,559
<i>Field</i>							
Contracts-Wetland Mitigation	10,248	-	12,000	-	12,000	12,000	12,000
Contracts-Lakes	23,627	18,720	22,000	14,040	5,160	19,200	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	5,944	1,997	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	19,870	6,623	26,493	28,000
Electricity - Fountain	1,420	1,556	3,508	1,460	487	1,947	2,000
Field Services	-	-	-	2,667	2,666	5,333	8,000
R&M Aerators	-	-	5,000	-	2,000	2,000	5,000
R&M-Fountain	6,810	22,659	5,083	-	2,000	2,000	5,083
R&M-Irrigation	-	2,000	1,750	-	1,750	1,750	1,750
R&M-Lake	-	-	11,958	12,315	1,000	13,315	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	JUL -	PROJECTED	BUDGET
	FY 2021	FY 2022	FY 2023	JUN-2023	SEP-2023	FY 2023	FY 2024
R&M-Streetlights	13,619	20,515	20,183	12,405	4,135	16,540	20,000
R&M-Landscape Pond Areas	2,876	-	-	-	-	-	-
Misc-Contingency	41,963	26,920	40,721	31,623	3,000	34,623	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	131,404	66,688	198,092	225,552
Reserves							
Reserve-Tree Removal/Install	-	8,000	-	-	-	-	-
Total Reserves	-	8,000	-	-	-	-	-
TOTAL EXPENDITURES & RESERVES	293,255	288,425	356,385	251,227	104,884	356,111	392,111
Excess (deficiency) of revenues							
Over (under) expenditures	34,938	54,608	-	125,006	(98,001)	27,005	-
Net change in fund balance	34,938	54,608	-	125,006	(98,001)	27,005	-
FUND BALANCE, BEGINNING	715,644	750,582	805,192	805,192	-	805,192	832,197
FUND BALANCE, ENDING	\$ 750,582	\$ 805,190	\$ 805,192	\$ 930,198	\$ (98,001)	\$ 832,197	\$ 832,197

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 832,197
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	-
Total Funds Available (Estimated) - 9/30/2024	832,197

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	\$ 4,263
---	-----------------

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)**

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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 JUN-2023	PROJECTED JUL - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	19	22	200	\$ 20	\$ 7	\$ 26	\$ 200
Special Assmnts- Tax Collector	737,128	737,129	737,129	737,129	-	737,129	737,129
Special Assmnts- Discounts	(26,995)	(27,133)	(29,485)	(27,101)	-	(27,101)	(29,485)
TOTAL REVENUES	710,152	710,018	707,844	710,048	7	710,054	707,844
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	8,409	8,635	14,743	14,201	-	14,201	14,743
Total Administrative	8,409	8,635	14,743	14,201	-	14,201	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	699,838	-	699,838	700,725
Excess (deficiency) of revenues Over (under) expenditures	16,222	16,587	7,464	10,210	7	10,216	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	10,210	7	10,216	7,119
FUND BALANCE, BEGINNING	312,356	328,578	345,165	345,165	-	345,165	355,381
FUND BALANCE, ENDING	\$ 328,578	\$ 345,165	\$ 352,629	\$ 355,375	\$ 345,165	\$ 355,381	\$ 362,500

**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

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

**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%**

4A

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERCHASE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Waterchase Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024.”

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

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

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

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

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

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

Passed and Adopted on August 14, 2023.

Attested By:

**Waterchase
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Adopted Budget

4B

RESOLUTION 2023-04

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

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

WHEREAS, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2023-2024 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2023-2024 Budget;

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

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

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

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

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

Passed and Adopted on August 14, 2023.

Attested By:

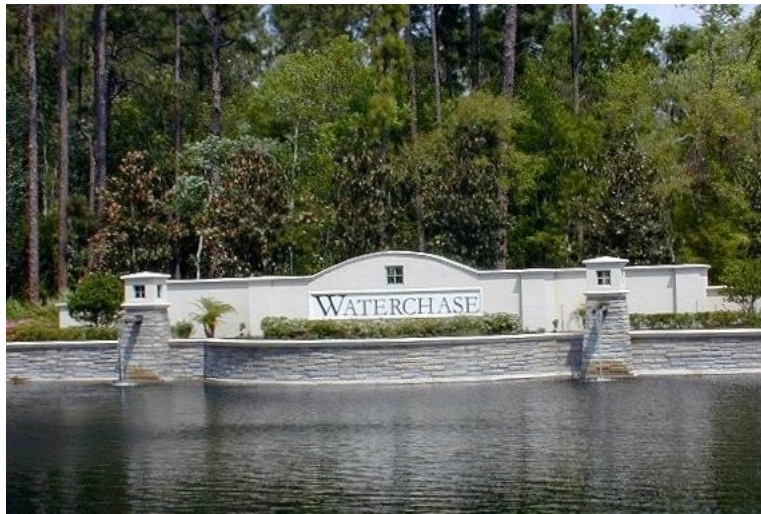
**Waterchase
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Budget

Fifth Order of Business



Waterchase CDD Aquatics

Inspection Date:

8/4/2023 11:05 AM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

SITE: 13

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

No major algae growth was observed in this pond. The beneficial gulf coast spikerush and duck potato that populates the perimeter is in healthy condition. The littoral shelf still contains some nuisance grasses. We are seeing some of these nuisance grasses in a state of decay from previous treatment.

Only one Aerator is functional. Aerator box will be assessed soon after this inspection and aerators will be back up and running.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	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	<input checked="" type="checkbox"/> Slender Spikerush	Other:
			Chara

SITE: 14

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Minor amounts of surface algae are present around the perimeter. Torpedo grass and Slender Spikerush are also present along the edge and within the water. Our technician will target these nuisance species during the next visit.

Only one Aerator is functional. Aerator box will be assessed soon after this inspection and aerators will be back up and running.

<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	Minimal	<input checked="" type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:
			Chara

SITE: 15 + 16

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



Comments:

Pond #15: The main nuisance species present in this pond is Torpedo grass and Slender Spikerush. Some minor amounts of subsurface algae as well. Our technician will treat these accordingly during the next maintenance event.

Pond #16: This pond has cleared up nicely and is staying free of algae. Nuisance grasses are present throughout in some areas but only in minor amounts. Routine maintenance and monitoring will occur here.

<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	<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"/> Chara
	<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 17

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

Nuisance grasses were present in moderate amounts around the perimeter of this pond. Our technician will treat accordingly during the next visit.

<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 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"/> Chara
	<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 18

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Nuisance grasses were present throughout this pond in minor amounts. Subsurface algae was also observed but nothing of concern. Routine maintenance and monitoring will occur here.

<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"/> Planktonic	<input type="checkbox"/> Surface Filamentous
<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"/> Chara
	<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 19

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Subsurface algae is present throughout this pond. Torpedo grass and Slender Spikerush are present around the perimeter and within the beneficial vegetation. Our technician will continue to monitor and treat accordingly.

Aerator is 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"/> Planktonic	<input type="checkbox"/> Surface Filamentous
<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"/> Chara
	<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 20

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



Comments:

Nuisance grasses are present in this pond in moderate amounts and are intertwined with the beneficial vegetation. Some algae is also present throughout. Technician will target these nuisance species during future maintenance events.

<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 checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:
			<input type="checkbox"/> Chara

SITE: 21

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

The main nuisance species in this pond is algae. Most of this algae has a white tint to it which means it has been treated recently and will start to decay soon. Nuisance grasses around the perimeter also appear to be decaying as well. Routine maintenance and monitoring will occur here.

<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"/> Other:
			<input type="checkbox"/> Chara

SITE: 23

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Torpedo grass and Slender Spikerush are present around the perimeter of this pond. Surface algae was also observed in some areas. These will be treated during the next maintenance event.

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	Minimal	<input checked="" type="checkbox"/> 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: 24

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

The only nuisance species observed was torpedo grass along the shoreline in minor amounts. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	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

MANAGEMENT SUMMARY



With the passing of the solstice, we are currently in the longest, hottest part of the year, the height of Summer. As such, algae and vegetation are growing as rapidly as possible. At this time of year, it will be a cyclical battle against these forces until more frequent rainfall or cooler temperatures bring relief with the onset of Fall. Our most recent visit was Tuesday (8/1), and evidence of our technician's treatment should be apparent all throughout the community. Recently treated algae and vegetation on all ponds will begin to decay following treatment, and will disappear over the course of 7-10 days. All waterways are being closely monitored and treated accordingly to keep them as healthy as possible during these warm summer months.

Considering the season, most ponds are in great condition. Nuisance grasses were still present in moderate amounts and will be a main focus 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 summer conditions. Proceeding treatments will continue to combat any new growth that pops up between visits, as the growing season continues. Rains have improved most pond conditions favorably, and should continue to improve them as we move into the rainy, summer months.

Most aerators observed were functional. The few that were down will be inspected shortly after this inspection and we will have them running again in the next few days.

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 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: -



Sixth Order of Business

WATERCHASE CDD FIELD INSPECTION

Saturday, July 29, 2023

Prepared For Board Of Supervisors

14 Issues Identified



Issue 1

Assigned To Fuller Electric
Across from 14604 Turning
Leaf Court- Light pole #113 is
out.



Issue 2

Assigned To Fuller Electric
Across from 11701 Glen Wes-
sex Court - light pole #136 is
flickering.



Issue 3

Assigned To Fuller Electric
Right before Castelletto Drive-
Light is out (no number on
light pole)



Issue 4

Assigned To Fuller Electric
Front of 11919 Mandevilla
Court- Light pole #193 is out.



Issue 5

Assigned To Yellowstone
Racetrack Road Median - Annuals look good, continue to treat weeds.



Issue 6

Assigned To Yellowstone
Racetrack Road Median - Per last report. Spanish moss has not been removed.



Issue 7

Assigned To Yellowstone
Racetrack Road Median - Soft
edge around irrigation lids.



Issue 8

Racetrack Road Median - De-
clining pine trees have been
removed.



Issue 9

Assigned To Yellowstone
Racetrack Road Median - Per
last report. Shrubs have been
trimmed and suckers removed
from trees.



Issue 10

Assigned To Yellowstone
Racetrack Road Median - Sod
shows signs of stress in a few
areas, please observe.



Issue 11

Assigned To Yellowstone
Racetrack Road Median - Per
last report. Oak trees have
been lifted.



Issue 12

Assigned To Yellowstone
Racetrack Road Median - Per
last report. Top soil and sod
have not been installed.



Issue 13

Assigned To Yellowstone
Racetrack Road Median - Per last report. Spanish moss is still suffocating trees. Over all health of both trees does not look good.



Issue 14

Assigned To Yellowstone
Racetrack Road Median - Observe health of tree.

6A

6Ai

L&T Brothers, Inc.
DBA Lowes Commercial Painting
"Need the pros call Lowe's"

Waterchase

June 27, 2023

14401 Waterchase Blvd.

Tampa, FL 33626

Brenden Crawford-brenden.crawford@inframark.com

Work to be done to exterior metal

1. Surface preparation-

All metal surfaces will be washed free of dirt and debris. All metal cleaned will then be inspected for rust or loose paint. All areas of rust will be scraped, sanded and spot primed as needed with **PPG rust inhibitive primer**.

2. Finish paint application-

Once primed areas dry thoroughly one coat of **PPG Pitt Tech Plus DTM** finish coat will be applied. All finish paints will be applied evenly with a spray like finish assuring no brush marks or sags.

Metal surfaces included to be painted-

1. Light poles

All metal areas not mentioned in the included/optional surfaces will be excluded from the proposed work

Factory finished items will be excluded unless proposal arrangements are made

Rust is a reoccurring problem that cannot be fully corrected by painting procedures nor paint product. It is our goal in prep and application of product to retain rust the best we can. In any circumstance, there may be no warranty applied to reoccurring rusted areas.

Pinellas License # C8665 – Hillsborough License # PA2882

1

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

www.lowescommercialpainting.com

info@lowescommercialpainting.com

L&T Brothers, Inc.
DBA Lowes Commercial Painting
"Need the pros call Lowe's"

Waterchase

14401 Waterchase Blvd.

Tampa, FL 33626

Brenden Crawford-brenden.crawford@inframark.com

June 27, 2023

Conditions and terms of contract:

This proposal has been offered on behalf of [Lowe's Commercial Painting](#) and will be carried out by [Lowe's Commercial Painting](#) employees. Start dates for all projects will be predetermined and finish dates will be posted prior to determined start date. Payment terms will be predetermined based on project financing.

There will be a **Two-year** labor and material guarantee against chipping, flaking, cracking, and peeling on metal due to faulty workmanship and/or materials.

This warranty applies only to the products and application procedures performed/provided by [Lowes Commercial Painting](#) and is limited based on previous conditions such as moisture levels, sun exposure, previous coating failure or excessive traffic.

Payment terms of contract:

[Lowe's Commercial Painting](#) proposes to furnish all labor, material and equipment required in meeting the above-mentioned specifications:

_____ Main Bid-Pressure washing, prepping, priming and painting of 267 Light poles

For the sum of \$195.00 per light pole

Total price-\$52,065.00

Revisions to specification, scheme or scope will alter the price of the bid

Scott Angell- scott@lowescommercialpainting.com

Please reviews, initial accepted options and contact our office for the Final Contract if the job specifications mentioned above are satisfactory and acceptable. Any unsigned contract will be void after (90) days.

Pinellas License # C8665 – Hillsborough License # PA2882

2

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

www.lowescommercialpainting.com

info@lowescommercialpainting.com

6Aii

WaterChase CDD

Light Pole Painting Proposal

Provided by:

Edward Staff

Pressure Points

31352 Darby Road

Dania Beach City, FL 33525

edwardstaff@pressurepointsonline.com

www.pressurepointsonline.com

813-333-1709

561-676-4051

Dear Mr. Brenden Crawford,

Thank you for inviting Pressure Points to submit a proposal for Light Pole Painting at WaterChase.

Since 2010, Pressure Points Paver Sealing, has been specializing in the Cleaning, Sealing, and Restoration of pavers and hardscapes in the Tampa Bay area. By having a dedicated and professional team, we can offer our clients a great value, as well as a high level of professional, personalized service.

Our team focuses on providing owners with timely communication, easy to understand proposals as well as a detailed outline of services to be preformed. We have a host of services available so please don't hesitate to ask what else we can offer to you, your home, or your business.

Our extensive experience will help ensure that we will reduce the homeowner or business efforts of overall maintenance for anyone involved in that property. We pride ourselves exceptional service, and we can provide to our clients references upon request.

The following proposal was developed based on the conversations our team had with the homeowner or property manager. This proposal will serve as a guiding point for further discussion and can be modified at any time.

Regards,

Edward Staff

Owner

Edward Staff

Edward Staff

MANAGING PARTNER

Pressure Points was founded by Edward on the promise that no matter what services were being offered and provided, the highest quality of workmanship and professionalism would be expected.

Edward has managed a wide variety of projects over the years ranging from Paver Restorations, Large commercial Projects, Residential Projects, HOA Contracts and even Government Contracts. His dedication to success and customer satisfaction has helped Edward to earn his the respect of not only his customers, but his peers as well. Edward is a Certified National Trainer for Seal N Lock Paver Sealing Systems and has personally trained over 700 contractors worldwide on the proper and professional way to incorporate Paver Sealing into their businesses.



Mike Baker

Mike Baker PROJECT MANAGER

One of Pressure Points top managers, Mike has worked with Pressure Points for more then 5 years. Mike is a Certified National Trainer for Seal N Lock Paver Sealing Systems, and has successfully trained over 200 contractors on the proper way to seal pavers.

Mike has been our trusted foreman and lead manager since early 2014. Mike has a background in residential and commercial painting and fabricating, and quickly rose the ranks and has become our number one employee and manager. Mike has been an invaluable member of the Pressure Points team and vital to our continued success. Mike has also achieved the status of Certified Trainer for Seal N Lock, Paver Sealing Systems. Chances are if you do business with Pressure Points in any capacity, Mike will be there to either supervise the project, or help work on the project himself. Mike is a trusted employee and strives for honesty and integrity in everything he does.



Al Cottral

Al Cottral

OPERATIONS MANAGER

One of Pressure Points most important functioning parts is the daily operations, and its conductor, Al Cottral.

Allen ("Al") Cottral, our VP & Director of Operations, is a semi-retired, former small business owner/operator and senior corporate financial executive seasoned with 45 years of experience in many different business arenas. His experience entails business planning, financial management, analysis and financing, as well as legal and administrative functions and analysis.

Al's primary responsibilities at Pressure Points, Inc. involve assisting its President and Owner, Edward Staff, in any way Edward requires to carry out the goals, objectives and mission of this growing and expanding small business. Al is highly experienced in dealing with internal staff and client personnel relations while implementing the daily operations of this small business.



Services to be Included

Work to be done to exterior metal

1. Surface preparation-

All metal surfaces will be washed free of dirt and debris. All metal cleaned will then be inspected for rust or loose paint. All areas of rust will be scraped, sanded and spot primed as needed.

2. Finish paint application-

Once primed areas dry thoroughly one coat of **Rust-Oleum Hammered Brown** finish coat will be applied. All finish paints will be applied evenly with a spray like finish assuring no brush marks or sags.

*Please note we may need to leave equipment on site such as Lifts, Trailers, and other site prep equipment. Details can be ironed out closer to project kick off date.

<i>Description</i>	<i>Price</i>	<i>Qty</i>	<i>Subtotal</i>
Light Pole Cleaning & Painting (WaterChase CDD Poles Only) *Pressure Wash Surface to Remove any Foreign Debris *Sandblast, Hand Sand, Pressure Wash Loose Flaking Paint (Bases are the worst) *Spot Prime *Repaint Poles with Suggested Paint Rust-Oleum Hammered Brown	\$185	267	\$49,395
SUBTOTAL			\$49,395
INFRAMARK DISCOUNT (%) 15			-\$7,409.25
TOTAL			\$41,985.75
TOTAL SAVINGS			\$7,409.25


 SIGNATURE
 Pressure Points


 SIGNATURE
 Brenden Crawford

6Aiii.



Certified Services					PROPOSAL	
Facility Cleaning and Maintenance						
5953 Sandy Ln.					DATE:	07/18/2023
Wesley Chapel, FL. 33544						
Phone: 813-907-7600					Customer ID:	Waterchase CDD
Email: john@certified.services						
Website: www.certified.services						
Submitted TO:						
Brenden Crawford						
14401 Waterchase Blvd						
Tampa, Florida 33626						
brenden.crawford@inframark.com						
(813)-809-0912						
					TAXED	AMOUNT
<u>Waterchase CDD – Street Light Prep and Paint Project</u>						
<ul style="list-style-type: none"> Work to be done to exterior metal on 267 light poles: <ul style="list-style-type: none"> 1. Surface preparation - All metal surfaces will be pressure washed free of dirt and debris. All metal cleaned will then be inspected for rust or loose paint. All areas of rust will be scraped, sanded and spot primed as needed. 2. Finish paint application - Once primed areas dry thoroughly one coat of Rust-Oleum Hammered Brown finish coat will be applied. All finish paints will be applied evenly with a spray like finish assuring no brush marks or sags. 						
					Subtotal	\$29,963.00
					Tax	\$0.00
OTHER COMMENTS						
If you have any questions, please contact:					Total	\$29,963.00
John Tillman at (813) 907-7600 or john@certified.services					Make Checks Payable To:	

<i>Thank You For Your Business!</i>		Certified Services
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Seventh Order of Business

7A

**NOTICE OF FISCAL YEAR 2024 MEETING SCHEDULE
WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Waterchase Community Development District will hold meetings for Fiscal Year 2024 at the Waterchase Clubhouse, 14401 Waterchase Boulevard, Tampa, Florida at 6:00 p.m. on the second Monday of each month as indicated below:

October 9, 2023	November 13, 2023
December 11, 2023	January 8, 2024
February 12, 2024	March 11, 2024
April 8, 2024	May 13, 2024
June 10, 2024	July 8, 2024
August 12, 2024	September 9, 2024

The Board will also hold workshops to discuss various District matters during the year at the Waterchase Clubhouse, 14401 Waterchase Boulevard, Tampa, Florida at 8:00 p.m. on the fourth Monday unless otherwise indicated below:

October 23, 2023
November 27, 2023
December 28, 2023 (Thursday @ 6:00 pm - joint HOA/CDD workshop)
January 22, 2024
February 22, 2024 (Thursday @ 6:00 pm - joint HOA/CDD workshop)
March 25, 2024
April 22, 2024
May 23, 2023 (Thursday @ 6:00 pm - joint HOA/CDD workshop)
June 24, 2024
July 22, 2024
August 26, 2024
September 26, 2024 (Thursday@ 6:00 pm - joint HOA/CDD workshop)

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

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

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

David Wenck
District Manager