

**WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

APRIL 8, 2024



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

Waterchase Community Development District

Board of Supervisors

- Ian Watson, Chairperson
- Salvatore Mancini, Vice Chairperson
- 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, April 8, 2024 – 6:00 p.m.

1. **Roll Call**
2. **Audience Comments**
3. **Consent Agenda**
 - A. Approval of the Minutes of the March 11, 2024 Meeting
 - B. Acceptance of February 2024 Financial Report
 - C. Acceptance of the FY 2023 Audit
4. **Pond Report**
5. **Field Inspection Report**
6. **Manager's Report**
 - A. Discussion of Tree Removal along Wall Behind 14606 Mirasol Manor Court
 - B. Discussion of Landscape Agreement
 - C. Discussion of FY 2025 Budget
7. **Attorney's Report**
8. **Engineer's Report**
 - A. Discussion of Philippine Cultural Center Encroachment
 - B. Discussion of Pond #20 Erosion
9. **Supervisors' Requests**
10. **Adjournment**

The next meeting is Monday, May 13, 2024 @ 6:00 p.m.

The next CDD Workshop is Monday, May 20, 2024 @ 8:00 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, March 11, 2024 at 6:00 p.m. at the Waterchase Clubhouse, 14401 Waterchase Boulevard, Tampa, Florida.

Present and constituting a quorum were:

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

Also present were:

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

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 a quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments

There being no members of the public present, the next order of business followed.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the February 12, 2024 Meeting**
- B. Acceptance of January 2024 Financial Report**
- C. Resolution 2024-01 - General Election**

On MOTION by Mr. Acheson seconded by Mr. Daniels, with all in favor, Consent Agenda was approved including Resolution 2024-01, General Election, which was adopted. 4-0

FOURTH ORDER OF BUSINESS

Pond Report

- Pond-3 has the appearance of invasive vegetation that needs to be investigated.
- Mr. Wenck advised the HOA requested a coordinated investigation into if there are any pond bank reclamation projects needed. He expressed that the HOA is responsible for 1, 2, 3, and 22.

A. Steadfast - Proposal #1081 – Pond 21 Fountain Motor & Pump Assembly

On MOTION by Mr. Rizzo seconded by Mr. Daniels, with all in favor, Steadfast - Proposal #1081 – Pond 21 Fountain Motor & Pump Assembly in the amount of \$5,500, was approved. 4-0

B. Discussion of Pond #20 Erosion

- The Board requested Ms. Stewart inspect the washout and evaluate for the cause.
- This item was tabled until a situation evaluation by Ms. Stewart is provided.

FIFTH ORDER OF BUSINESS

Field Inspection Report

- The Board mentioned that items sent to Yellowstone are not being addressed in a timely manner. Discussion ensued.
- Mr. Wenck will contact Mr. Gene Roberts of Inframark, about a possible agreement with the County for the maintenance of Racetrack Road medians.
- Ms. Stewart to review by the March 25, 2024 workshop if there is an agreement with the County to maintain the median.

A. Yellowstone Landscape – Proposal #389419 – Center Medians – Rocks

This item was tabled until ownership is addressed.

B. Yellowstone Landscape – Proposal #343459 – Tree Tear Out & Sod

This item was tabled until ownership is addressed.

SIXTH ORDER OF BUSINESS

Manager’s Report

A. Website Audit Report – 4th Quarter

- The Fourth Quarter Website Audit Report was presented, passed and is included in the Agenda package.

B. Cell Tower Discussion

- The cell tower construction on property outside of the CDD was discussed.
- It is the opinion of Ms. Stewart and Ms. Sousa, that this is not a CDD issue.
- The encroachment of the Cultural Center was discussed.
- The Board requests Ms. Stewart provide verification that the structures are on the CDD property. The Board also requested Ms. Sousa send a demand letter for removal.

SEVENTH ORDER OF BUSINESS

Attorney’s Report

- Ms. Sousa advised a demand letter to the neighboring resident that encroached in the wetland, is in process.

EIGHTH ORDER OF BUSINESS

Engineer's Report

- Ms. Stewart discussed the status of the review of invasive vegetation by Clementi Environmental Consulting.

NINTH ORDER OF BUSINESS

Supervisors' Requests

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Ian Watson
Chairperson

3B.

WATERCHASE
Community Development District

Financial Report

February 29, 2024

(unaudited)

Prepared by



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WATERCHASE
Community Development District

Financial Statements
(Unaudited)

February 29, 2024

Balance Sheet
February 29, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 113,733	\$ -	\$ 113,733
Accounts Receivable	6,277	-	6,277
Due From Other Funds	-	1,013,730	1,013,730
Investments:			
Money Market Account	1,474,572	-	1,474,572
Reserve Fund	-	67,816	67,816
Revenue Fund	-	368,097	368,097
Prepaid Items	361	-	361
Utility Deposits - TECO	503	-	503
TOTAL ASSETS	\$ 1,595,446	\$ 1,449,643	\$ 3,045,089
<u>LIABILITIES</u>			
Accounts Payable	\$ 8,751	\$ 506,865	\$ 515,616
Accrued Expenses	6,520	-	6,520
Due To Other Funds	506,865	-	506,865
TOTAL LIABILITIES	522,136	506,865	1,029,001
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	361	-	361
Deposits	503	-	503
Restricted for:			
Debt Service	-	942,778	942,778
Assigned to:			
Operating Reserves	93,598	-	93,598
Reserves-Aeration & Fountains	75,000	-	75,000
Reserves- Lake Embank/Drainage	497,582	-	497,582
Reserves - Tree Removal & Replacement	55,000	-	55,000
Reserves - Streetlights	75,000	-	75,000
Unassigned:	276,266	-	276,266
TOTAL FUND BALANCES	\$ 1,073,310	\$ 942,778	\$ 2,016,088
TOTAL LIABILITIES & FUND BALANCES	\$ 1,595,446	\$ 1,449,643	\$ 3,045,089

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 20,000	\$ 8,333	\$ 23,791	\$ 15,458
Interest - Tax Collector	-	-	1,145	1,145
Special Assmnts- Tax Collector	369,159	332,243	347,725	15,482
Special Assmnts- Discounts	(14,766)	(13,289)	(13,715)	(426)
TOTAL REVENUES	374,393	327,287	358,946	31,659

EXPENDITURES

Administration

P/R-Board of Supervisors	24,000	10,000	9,800	200
FICA Taxes	1,836	765	750	15
ProfServ-Arbitrage Rebate	600	600	-	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-
ProfServ-Engineering	20,000	8,333	11,408	(3,075)
ProfServ-Legal Services	9,000	3,750	7,360	(3,610)
ProfServ-Mgmt Consulting	65,034	27,098	27,098	-
ProfServ-Special Assessment	9,000	9,000	9,000	-
ProfServ-Trustee Fees	4,337	4,337	4,337	-
ProfServ-Web Site Development	1,000	417	17	400
Auditing Services	5,200	500	5,400	(4,900)
Website Compliance	2,629	2,629	2,676	(47)
Postage and Freight	350	146	99	47
Insurance - General Liability	7,040	7,040	6,656	384
Printing and Binding	55	55	-	55
Legal Advertising	3,500	1,458	540	918
Misc-Bank Charges	100	42	-	42
Misc-Assessment Collection Cost	7,383	6,645	6,680	(35)
Misc-Contingency	2,950	1,229	164	1,065
Office Supplies	1,000	417	-	417
Annual District Filing Fee	175	175	175	-
Total Administration	166,189	85,636	93,160	(7,524)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	AMENDED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Field				
Field Services	8,000	3,333	3,333	-
Contracts-Wetland Mitigation	12,000	5,000	3,000	2,000
Contracts-Lakes	20,640	8,600	7,800	800
Contracts-Canal Maint/Cleaning	10,000	4,167	-	4,167
Contracts-Aquatic Midge Mgmt	15,000	6,250	-	6,250
Contracts-RTR Landscaping	7,986	3,328	3,327	1
Electricity - Streetlights	28,000	11,667	13,689	(2,022)
Electricity - Fountain	2,000	833	959	(126)
R&M-Fountain	5,083	2,118	-	2,118
R&M-Irrigation	1,750	729	-	729
R&M-Lake	11,958	4,983	1,575	3,408
R&M-Streetlights	20,000	8,333	16,477	(8,144)
Invasive Plant Removal	8,000	3,333	-	3,333
Aerators - R&M	5,000	2,083	4,175	(2,092)
Misc-Interlocal Agreement	6,930	6,930	6,930	-
Misc-Contingency	45,856	19,107	-	19,107
Total Field	208,203	90,794	61,265	29,529
TOTAL EXPENDITURES	374,392	176,430	154,425	22,005
Excess (deficiency) of revenues				
Over (under) expenditures	-	150,857	204,521	53,664
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	-	-
TOTAL FINANCING SOURCES (USES)	-	-	-	-
Net change in fund balance	\$ -	\$ 150,857	\$ 204,521	\$ 53,664
FUND BALANCE, BEGINNING (OCT 1, 2023)	868,789	868,789	868,789	
FUND BALANCE, ENDING	\$ 868,789	\$ 1,019,646	\$ 1,073,310	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 200	\$ 83	\$ 7,018	\$ 6,935
Special Assmnts- Tax Collector	737,129	663,416	694,330	30,914
Special Assmnts- Discounts	(29,485)	(26,537)	(27,387)	(850)
TOTAL REVENUES	707,844	636,962	673,961	36,999
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	14,743	13,269	13,339	(70)
Total Administration	14,743	13,269	13,339	(70)
<u>Debt Service</u>				
Principal Debt Retirement	521,000	-	-	-
Interest Expense	164,982	82,491	82,491	-
Total Debt Service	685,982	82,491	82,491	-
TOTAL EXPENDITURES	700,725	95,760	95,830	(70)
Excess (deficiency) of revenues Over (under) expenditures	7,119	541,202	578,131	36,929
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	7,119	-	-	-
TOTAL FINANCING SOURCES (USES)	7,119	-	-	-
Net change in fund balance	\$ 7,119	\$ 541,202	\$ 578,131	\$ 36,929
FUND BALANCE, BEGINNING (OCT 1, 2023)	364,647	364,647	364,647	
FUND BALANCE, ENDING	\$ 371,766	\$ 905,849	\$ 942,778	

WATERCHASE
Community Development District

Supporting Schedules

February 29, 2024

**Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2024**

Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Tax Coll Cost	Gross Amount Received	Allocation By Fund	
					General Fund	Debt Service Fund
Assmnts Levied				\$1,106,288	\$369,159	\$737,129
Allocation %				100%	33%	67%
11/07/23	\$ 15,274	\$ 771	\$ 312	\$ 16,357	\$ 5,458	\$ 10,899
11/16/23	\$ 134,565	\$ 5,721	\$ 2,746	\$ 143,033	\$ 47,729	\$ 95,304
11/21/23	\$ 70,389	\$ 2,993	\$ 1,437	\$ 74,818	\$ 24,966	\$ 49,852
12/06/23	\$ 570,084	\$ 24,238	\$ 11,634	\$ 605,956	\$ 202,203	\$ 403,754
12/06/23	\$ 123,325	\$ 5,223	\$ 2,517	\$ 131,065	\$ 43,735	\$ 87,330
12/15/23	\$ 30,451	\$ 1,136	\$ 621	\$ 32,208	\$ 10,747	\$ 21,460
01/05/24	\$ 24,168	\$ 747	\$ 493	\$ 25,408	\$ 8,478	\$ 16,929
02/05/24	\$ 12,679	\$ 273	\$ 259	\$ 13,211	\$ 4,408	\$ 8,802
TOTAL	\$ 980,934	\$ 41,102	\$ 20,019	\$ 1,042,055	\$ 347,725	\$ 694,330
% COLLECTED				94%	94%	94%
TOTAL				64,233	21,434	42,799

Cash and Investment Report
February 29, 2024

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%	\$ 113,733
Money Market Account	BankUnited	Business MMA	n/a	5.38%	\$ 1,474,572
GF Subtotal					\$ 1,588,305

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	5.25%	\$ 67,816
Series 2017 Revenue Fund	US Bank	US Bank Open End CP	05/01/32	5.25%	\$ 368,097
DS Subtotal					\$ 435,913
Total					\$ 2,024,218

Waterchase CDD

Bank Reconciliation

Bank Account No. 5719 Southstate Bank GF
 Statement No. 02-24
 Statement Date 2/29/2024

G/L Balance (LCY)	113,733.01	Statement Balance	119,843.18
G/L Balance	113,733.01	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	119,843.18
Subtotal	113,733.01	Outstanding Checks	6,110.17
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	113,733.01	Ending Balance	113,733.01
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
2/22/2024	Payment	002635	INFRAMARK, LLC	6,086.17	0.00	6,086.17
2/22/2024	Payment	002636	SALVATORE MANCINI	24.00	0.00	24.00
Total Outstanding Checks.....				6,110.17		6,110.17

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 02/01/24 to 2/29/24

(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 # 002627

02/16/24	Employee	IAN WATSON	PAYROLL	February 16, 2024 Payroll Posting			\$184.70
							Check Total
							<u>\$184.70</u>

CHECK # 002628

02/16/24	Employee	MICHAEL W. ACHESON	PAYROLL	February 16, 2024 Payroll Posting			\$184.70
							Check Total
							<u>\$184.70</u>

CHECK # 002629

02/19/24	Vendor	FULLER ELECTRICAL CONTRACTORS	13957	STRETLIGHTS MAINT	Streetlight Maintenance	001-546095-53901	\$1,558.75
							Check Total
							<u>\$1,558.75</u>

CHECK # 002630

02/19/24	Vendor	GRAU & COMPANY, P.A.	25198	AUDIT FYE 09/30/23	Audit FY23	001-532002-51301	\$4,400.00
							Check Total
							<u>\$4,400.00</u>

CHECK # 002631

02/19/24	Vendor	INFRAMARK, LLC	108578	JAN 2024 MGMNT SVCS	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,419.50
02/19/24	Vendor	INFRAMARK, LLC	108578	JAN 2024 MGMNT SVCS	Field Services	001-531122-53901	\$666.67
02/19/24	Vendor	INFRAMARK, LLC	109124	VARIABLE CHARGES JAN 2024	ASSESSMENT ROLL SERVICE	001-541006-51301	\$11.34
02/19/24	Vendor	INFRAMARK, LLC	110028	FEB 2024 MGMNT SVCS	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,419.50
02/19/24	Vendor	INFRAMARK, LLC	110028	FEB 2024 MGMNT SVCS	Field Services	001-531122-53901	\$666.67
							Check Total
							<u>\$12,183.68</u>

CHECK # 002632

02/19/24	Vendor	STRALEY ROBIN VERICKER	24143	GENERAL MATTERS 12/11/23-1/23/24	ProfServ-Legal Services	001-531023-51401	\$2,649.50
							Check Total
							<u>\$2,649.50</u>

CHECK # 002633

02/19/24	Vendor	U.S. BANK	7136627	TRUSTEE FEES 11/01/23-10/31/24	Trustee fees for 10/23	155000	\$361.41
02/19/24	Vendor	U.S. BANK	7136627	TRUSTEE FEES 11/01/23-10/31/24	Series 2017	001-531045-51301	\$3,975.53
							Check Total
							<u>\$4,336.94</u>

CHECK # 002634

02/19/24	Vendor	YELLOWSTONE LANDSCAPING	TM 649934	LANDSCAPE MAINT FEB 2024	Monthly Maint.	001-534346-53901	\$665.50
							Check Total
							<u>\$665.50</u>

CHECK # 002635

02/22/24	Vendor	INFRAMARK, LLC	110178	JAN 2024 MGMNT SVCS	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,419.50
02/22/24	Vendor	INFRAMARK, LLC	110178	JAN 2024 MGMNT SVCS	Field Services	001-531122-53901	\$666.67
							Check Total
							<u>\$6,086.17</u>

WATERCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 02/01/24 to 2/29/24

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 002636							
02/22/24	Vendor	SALVATORE MANCINI	021224	REIMBURSEMENT	Misc-Contingency	001-549900-51301	\$24.00
							Check Total <u>\$24.00</u>
ACH #DD343							
02/16/24	Employee	SALVATORE MANCINI	PAYROLL	February 16, 2024 Payroll Posting			\$184.70
							ACH Total <u>\$184.70</u>
ACH #DD344							
02/16/24	Employee	GEORGE A DANIELS, JR	PAYROLL	February 16, 2024 Payroll Posting			\$184.70
							ACH Total <u>\$184.70</u>
ACH #DD345							
02/16/24	Employee	CHRISTOPHER J. RIZZO	PAYROLL	February 16, 2024 Payroll Posting			\$184.70
							ACH Total <u>\$184.70</u>
ACH #DD354							
02/20/24	Vendor	TAMPA ELECTRIC	013024 ACH	SVC PRD 12/22/24-01/24/24	Electricity - Streetlighting	001-543013-53901	\$2,201.52
02/20/24	Vendor	TAMPA ELECTRIC	013024 ACH	SVC PRD 12/22/24-01/24/24	Electricity - Fountain	001-543036-53901	\$175.08
							ACH Total <u>\$2,376.60</u>
							Account Total <u><u>\$35,204.64</u></u>

3C

**WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

**WATERCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Waterchase Community Development District
Hillsborough County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Waterchase Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 28, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 28, 2024

MANAGEMENT’S DISCUSSION AND ANALYSIS

Our discussion and analysis of Waterchase Community Development District, Hillsborough County, Florida (“District”) provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$5,685,323.
- The change in the District's total net position in comparison with the prior fiscal year was \$364,865, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$1,233,436 an increase of \$83,079 in comparison with the prior fiscal year. The total fund balance is restricted for debt service, non-spendable for prepaid items and deposits, assigned to reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: **1)** government-wide financial statements, **2)** fund financial statements, and **3)** notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

1) Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

2) Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District’s near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District’s near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general and debt service funds, both of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

3) Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity’s financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District’s net position are reflected in the following table:

		NET POSITION	
		SEPTEMBER 30,	
		2023	2022
Current and other assets		\$ 1,251,051	\$ 1,164,025
Capital assets, net of depreciation		9,493,645	9,679,758
Total assets		10,744,696	10,843,783
Deferred outflows of resources		348,985	392,608
Current liabilities		86,358	88,933
Long-term liabilities		5,322,000	5,827,000
Total liabilities		5,408,358	5,915,933
Net position			
Net investment in capital assets		4,520,630	4,245,366
Restricted		295,904	269,900
Unrestricted		868,789	805,192
Total net position		\$ 5,685,323	\$ 5,320,458

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District’s net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District’s investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District’s net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District’s other obligations.

The District’s net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expenses.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2023	2022
Revenues:		
Program revenues:		
Charges for services	\$ 1,065,613	\$ 1,048,747
Operating grants and contributions	3,663	22
General revenues	31,396	4,282
Total revenues	<u>1,100,672</u>	<u>1,053,051</u>
Expenses:		
General government	181,462	165,310
Maintenance and operations	336,607	317,862
Interest	217,738	233,102
Total expenses	<u>735,807</u>	<u>716,274</u>
Change in net position	364,865	336,777
Net position - beginning	5,320,458	4,983,681
Net position - ending	<u>\$ 5,685,323</u>	<u>\$ 5,320,458</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$735,807. The costs of the District’s activities were primarily funded by program revenues. Program revenues comprised primarily of assessments and investment earnings, increased during the fiscal year as a result of an increase in investment earnings.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$13,099,198 invested in land, land improvements, infrastructure, drainage system and other improvements. In the government-wide financial statements depreciation of \$3,605,553 has been taken, which resulted in a net book value of \$9,493,645. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2023, the District had \$5,322,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEARS BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Waterchase Community Development District's Finance Department at 210 N. University Drive, Suite 702, Coral Springs, Florida 33071.

**WATERCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

	<u>Governmental Activities</u>
ASSETS	
Cash and equivalents	\$ 869,778
Due from other government	8,448
Accounts receivable	6,287
Prepaid items	7,017
Deposits	503
Restricted assets:	
Investments	359,018
Capital assets:	
Nondepreciable	6,735,805
Depreciable, net	2,757,840
Total assets	<u>10,744,696</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	<u>348,985</u>
Total deferred outflows of resources	<u>348,985</u>
 LIABILITIES	
Accounts payable	17,615
Accrued interest payable	68,743
Non-current liabilities:	
Due within one year	521,000
Due in more than one year	4,801,000
Total liabilities	<u>5,408,358</u>
 NET POSITION	
Net investment in capital assets	4,520,630
Restricted for debt service	295,904
Unrestricted	868,789
Total net position	<u>\$ 5,685,323</u>

See notes to the financial statements

**WATERCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>	
Primary government:				
Governmental activities:				
General government	\$ 181,462	\$ 181,462	\$ -	\$ -
Maintenance and operations	336,607	174,123	-	(162,484)
Interest on long-term debt	217,738	710,028	3,663	495,953
Total governmental activities	735,807	1,065,613	3,663	333,469
General revenues:				
Unrestricted Investment earnings				31,396
Total general revenues				31,396
Change in net position				364,865
Net position - beginning				5,320,458
Net position - ending				\$ 5,685,323

See notes to the financial statements

**WATERCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash and equivalents	\$ 869,778	\$ -	\$ 869,778
Investments	-	359,018	359,018
Accounts receivable	6,287	-	6,287
Due from other government	2,819	5,629	8,448
Prepaid items	7,017	-	7,017
Deposits	503	-	503
Total assets	\$ 886,404	\$ 364,647	\$ 1,251,051
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 17,615	\$ -	\$ 17,615
Total liabilities	17,615	-	17,615
Fund balances:			
Nonspendable:			
Prepaid items and deposits	7,520	-	7,520
Restricted for:			
Debt service	-	364,647	364,647
Assigned to:			
Operating reserves	89,096	-	89,096
Lake embankment/drainage	497,582	-	497,582
Streetlights	75,000	-	75,000
Aeration	75,000	-	75,000
Tree removal/replacement	55,000	-	55,000
Unassigned	69,591	-	69,591
Total fund balances	868,789	364,647	1,233,436
Total liabilities and fund balances	\$ 886,404	\$ 364,647	\$ 1,251,051

See notes to the financial statements

**WATERCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF BALANCE SHEET – GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

Fund balance - governmental funds \$ 1,233,436

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental fund financial statements. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	13,099,198	
Accumulated depreciation	<u>(3,605,553)</u>	9,493,645

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.

348,985

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(68,743)	
Bonds payable	<u>(5,322,000)</u>	<u>(5,390,743)</u>

Net position of governmental activities	<u>\$ 5,685,323</u>
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See notes to the financial statements

**WATERCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	\$ 355,585	\$ 710,028	\$ 1,065,613
Interest	31,396	3,663	35,059
Total revenues	386,981	713,691	1,100,672
EXPENDITURES			
Current:			
General government	172,890	8,572	181,462
Maintenance and operations	150,494	-	150,494
Debt service:			
Principal	-	505,000	505,000
Interest	-	180,637	180,637
Total expenditures	323,384	694,209	1,017,593
Excess (deficiency) of revenues over (under) expenditures	63,597	19,482	83,079
Fund balances - beginning	805,192	345,165	1,150,357
Fund balances - ending	\$ 868,789	\$ 364,647	\$ 1,233,436

See notes to the financial statements

**WATERCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Net change in fund balances - total governmental funds \$ 83,079

Amounts reported for governmental activities in the statement of activities are different because:

Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities. (186,113)

Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities. 505,000

Amortization of deferred amount on refunding is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. (43,623)

The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements. 6,522

Change in net position of governmental activities \$ 364,865

See notes to the financial statements

**WATERCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Waterchase Community Development District ("the District") was created on March 22, 2001 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Hillsborough County Ordinance 01-5. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("the Board") which is composed of five members. The Supervisors are elected by the qualified electors residing within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations and debt service are billed and collected by the County Tax Assessor/Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity**Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District’s cash and cash equivalents are considered to be cash on hand and demand deposits.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Landscape and irrigation	30
Infrastructure and other	20-50

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity (Continued)**Refunding of Debt

For current refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized as a component of interest expense over the shorter of the remaining life of the old debt or the life of the new debt. In connection with the refunding, \$43,623 was recognized as a component of interest expense in the current fiscal year.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity (Continued)****Fund Equity/Net Position (Continued)**

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS**Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)**Investments**

The District's investments were held as follows at September 30, 2023:

	Amortized cost	Credit Risk	Maturity
US Bank N.A. Commercial Paper	\$ 359,018	N/A	N/A
Total Investments	\$ 359,018		

The commercial paper investments are held by the trustee but not in the District's name.

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs. The District used the market approach as the valuation technique.

NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 6,735,805	\$ -	\$ -	\$ 6,735,805
Total capital assets, not being depreciated	6,735,805	-	-	6,735,805
Capital assets, being depreciated				
Landscaping and irrigation	29,678	-	-	29,678
Infrastructure - water control and other	6,139,546	-	-	6,139,546
Streetlight project - LED	96,959	-	-	96,959
Fountains	81,570	-	-	81,570
Aeration system	15,640	-	-	15,640
Total capital assets, being depreciated	6,363,393	-	-	6,363,393
Less accumulated depreciation for:				
Landscaping and irrigation	11,872	990	-	12,862
Infrastructure - water control and other	3,332,898	175,415	-	3,508,313
Streetlight project - LED	51,308	4,848	-	56,156
Fountains	19,713	4,078	-	23,791
Aeration system	3,649	782	-	4,431
Total accumulated depreciation	3,419,440	186,113	-	3,605,553
Total capital assets, being depreciated, net	2,943,953	(186,113)	-	2,757,840
Governmental activities capital assets, net	\$ 9,679,758	\$ (186,113)	\$ -	\$ 9,493,645

Depreciation expense was charged to the maintenance and operations function.

NOTE 6 - LONG TERM LIABILITIES**Series 2017**

On October 26, 2017, the District issued \$8,129,000 of Series 2017 Capital Improvement Revenue Refunding Bonds due May 1, 2032 with a fixed interest rate of 3.1%. The Series 2017 Bonds were issued to refund the Series 2007 Capital Improvement Revenue Refunding Bonds. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2017. Principal on the 2017 Bonds is paid serially commencing May 1, 2019 through May 1, 2032.

The Series 2017 Bonds are subject to redemption in part prior to maturity at the option of the District at a redemption price as set forth in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption and optional redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

NOTE 6 - LONG TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2017 Bonds	\$ 5,827,000	\$ -	\$ 505,000	\$ 5,322,000	\$ 521,000
Total	\$ 5,827,000	\$ -	\$ 505,000	\$ 5,322,000	\$ 521,000

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2024	\$ 521,000	\$ 164,982	\$ 685,982
2025	537,000	148,831	685,831
2026	554,000	132,184	686,184
2027	572,000	115,010	687,010
2028	589,000	97,278	686,278
2029-2032	2,549,000	200,601	2,749,601
Total	\$ 5,322,000	\$ 858,886	\$ 6,180,886

NOTE 7 - MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 8 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There have not been claims from these risks that exceeded commercial insurance coverage over the past three years.

**WATERCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Budgeted Amounts		Actual Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	\$		\$	
REVENUES					
Assessments	\$ 354,391		\$ 355,585		\$ 1,194
Interest	1,994		31,396		29,402
Total revenues	356,385		386,981		30,596
EXPENDITURES					
Current:					
General government	161,016		172,890		(11,874)
Maintenance and operations	195,369		150,494		44,875
Total expenditures	356,385		323,384		33,001
Net change in fund balances	\$ -		63,597		\$ 63,597
Fund balance - beginning			805,192		
Fund balance - ending			\$ 868,789		

See notes to required supplementary information

**WATERCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

**WATERCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023
UNAUDITED**

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	5
Employee compensation	Not applicable
Independent contractor compensation	\$191,691.22
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$482.72 Debt service - \$386.57- \$1,815.89
Special assessments collected	\$1,065,613
Outstanding Bonds:	see Note 6 for details



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Waterchase Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Waterchase Community Development District, Hillsborough County, Florida (the "District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 28, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 28, 2024



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Waterchase Community Development District
Hillsborough County, Florida

We have examined Waterchase Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Waterchase Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 28, 2024



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Waterchase Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Waterchase Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated March 28, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 28, 2024, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Waterchase Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Waterchase Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 28, 2024

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2023. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

Fourth Order of Business



Waterchase CDD Aquatics

Inspection Date:

3/28/2024 4:30 PM

Prepared by:

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

SITE: 9

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. No algae growth was observed within the pond. The beneficial plants within the pond are in healthy condition. Our technician will continue to monitor and treat accordingly.

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

SITE: 13

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is also in excellent condition. Any nuisance species that was present on the littoral shelf has been treated for and is actively decaying. No algae was observed. 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 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"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 14

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

This pond is near excellent condition. Some minor amounts of pond scum and torpedo grass regrowth occurring around parts of the ponds perimeter. Our technician will make sure to address in the upcoming visit.

<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	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 15+20

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Pond 15- This pond is in great condition. The water level is down which is typical for the season and will resume to normal as rain becomes more frequent. This pond is clear of algae but torpedo grass regrowth is occurring. Our technician will treat in the upcoming visit.

Pond 20- This pond is experiencing a mild algae bloom. Algae is beginning to form along the perimeter. Our technician will address in the upcoming visit.

<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	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 16

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. No algae or nuisance grasses observed. Some decaying vegetation still present within the pond. 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 checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	<input type="checkbox"/> Planktonic
		<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>GRASSES:</u> <input checked="" type="checkbox"/> N/A				
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 17

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in near excellent condition. There is still some lingering torpedo grass within the beneficial growth on this pond. Our technician will address this growth in 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"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>GRASSES:</u> <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Minimal				
<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 type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 18

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. Nuisance grasses that were previously observed have been treated for and are no longer present. Our technician will continue to monitor the status of the pond and will treat accordingly.

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

SITE: 19

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

This pond is experiencing some duckweed growth. Along with the duck weed there is some torpedo grass that needs to be addressed. Our technician is going to administer a specialty treatment to clear up the duckweed and will also target the remaining torpedo grass.

Aerator is functional.

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

SITE: 21

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. Nuisance grasses growing within the beneficial gulf coast spikerush have been treated for. Some decaying cattails stalks were present in the water. 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 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 checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
		<input type="checkbox"/> Substantial	
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input 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: 22

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. No nuisance grasses or algae was observed within the pond. 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 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 checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
		<input type="checkbox"/> Substantial	
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input 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 conclusion of March almost here, the changing weather has rapidly shifted the conditions affecting the Waterchase ponds. The series of cold snaps have come to an end and warm temperatures will become the norm in the month of April. Rain events are becoming more common, but are currently erratic, which has kept the water levels low in most ponds. Additionally, the lack of significant wind or rain has increased decay times for surface algae once treated. Residents may notice this algae that sticks around longer between treatment events, this is a direct result of stagnant water conditions and warm temperatures. Once treated, algae will turn brown, and eventually white as it decays, a sign of it's successful treatment. Maximum results from treatment will typically be evident within 7-10 days.

Most ponds were in excellent or great condition on this most recent visit. Nuisance grasses were noted in some ponds and will continue to be treated accordingly. Due to low water levels, some sections of the beds and pond banks are exposed and are experiencing grass growth. Algae is the main enemy at this time of year, with lowered water levels and the increase in temperature we are starting to see it bloom in a few ponds. This will be the main target moving forward for our technicians, as we move into the warmer spring months.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



WATERCHASE CDD

Waterchase Blvd, Tampa

Gate Code: -



Fifth Order of Business

WATERCHASE CDD INSPECTION

Monday, March 25, 2024

Prepared For Board Of Directors

8 Issues Identified



Issue 1- Racetrack Road Median

Assigned To Yellowstone
Please weed out mulch beds each visit.



Issue 2-Racetrack Road Median

Assigned To Yellowstone
Please de- moss all trees.



Issue 3- Racetrack Road Median

Assigned To Yellowstone

Please remove all dead plant material and weeds from mulch beds. Also please have your crew soft edge the mulch beds.



Issue 4- Pond 21

Assigned To Steadfast

Please treat algae and have your crew pick up tennis balls each visit.



Issue 5-11940 Royce Waterford Cir

Assigned To District Manager
Resident requested two leaning pines be removed.



Issue 6-12113 San Chaliford

Assigned To District Manager
Residents would like the tree cut back from touching the pond. The tree is healthy and doesn't need to be removed.



Issue 7-14725 Tudor Chase
Assigned To District Manager
Resident requested fallen tree
be removed.

Issue 8 - Street Light Report

Assigned To Fuller Electric

All street lights were on during the street light inspection 3.26.24.

Sixth Order of Business

6B.

666

LANDSCAPE MAINTENANCE AGREEMENT

This Landscape Maintenance Agreement (the "Agreement") made this 2nd day of April, 2002, by and between Hillsborough County, Florida, a political subdivision under the laws of the State of Florida (the "County") with offices at 601 East Kennedy Boulevard, P.O. Box 1110, Tampa, Florida 33601 and Park Place CDD & Waterchase CDD, ("Participant") with offices at (see addresses below). The County and the Participant shall individually be referred to as a "Party" and collectively as the "Parties."

*Park Place CDD: 5680 W. Cypress St., Ste. A Tampa, FL 33607

WITNESSETH

*Waterchase CDD: 210 N. University Dr., Ste. 702 Coral Springs, FL 33071

WHEREAS, it has been deemed to be in the best interest of the County to encourage corporations, organizations, and/or individuals to provide the care and maintenance necessary to state highways within the County, County's medians, rights-of-way, and other public lands (hereinafter referred to as the "Maintained Area"); and

WHEREAS, the Participant desires to provide care and maintenance to the Maintained Area; and

WHEREAS, it has been deemed to be in the best interest of the County to enter into an agreement with the Participant setting forth the duties and responsibilities of the respective parties and the terms and conditions for the proposed care and maintenance of the Maintained Area.

NOW THEREFORE, in consideration of the mutual covenants, promises, and representations contained herein, the Parties agree as follows:

ARTICLE I. SCOPE OF SERVICES

A. The Participant shall provide the landscape and maintenance services more fully set forth below (the "Services") within the Maintained Area:

1. Maintained Area

The Maintained Area is described herein as follows:

Right-of-Way Use Permit #: # 17259

Location of Maintained Area: Racetrack Road median islands located from South Mobley Road to 1,030 feet South of Waterchase Blvd.

Location of Landscape within the Maintained Area: Center Median Islands

Landscape Materials to be Utilized: Oak, Pine, Magnolia Crape Myrtle, Purple Trumpet Tree, Hawthorn,

Plumbago, Bulbine, Society Garlic, Dwarf Jasmine,
River Stones w/ Annual Flowers &
St. Augustine Turf throughout the medians.
2. Services

The Participant shall perform the following Services in the Maintained Area:

- (a) Pick up litter and debris as necessary.
- (b) Cut grass as needed.
- (c) Remove weeds and vines.
- (d) Remove and replace dead or diseased plants and trees in accordance with FDOT and County landscaping guidelines, as applicable.
- (e) Water plants as needed; provided however, such watering shall be in accordance with the County's water conservation measures and restrictions.
- (f) Treat turf and other plants for pests (if using restricted chemicals, Participant must be licensed by the State of Florida).
- (g) Fertilize as needed and in accordance with the Institute of Food and Agricultural Science.
- (h) Maintain irrigation system (if any) with like parts.
- (i) Maintain plants in accordance with the landscape plan approved by FDOT. NO substitutions shall be made without the prior written approval of FDOT.
- (j) Follow all landscaping guidelines as described in "Guidelines For Landscaping Hillsborough County Roadways," as adopted by the Board of County Commissioners.
- (k) Hire a landscape contractor or utilize qualified volunteers to maintain the Maintained Area.
- (l) Follow all FDOT guidelines if Maintained Area is along a State road.

The costs of the removal of said landscape material shall be borne by the Participant. The County shall invoice the Participant for all cost incurred by the County for the removal of the landscape material installed by the Participant within thirty (30) days after said removal. The Participant shall pay the County the amount invoiced within thirty (30) days of the date set forth on the invoice.

E. The County shall not have any obligation to replace any plants, trees, or shrubs, contributed or paid for by the Participant, which subsequently die, whether such death is the result of neglect by the Participant, the County, or otherwise.

ARTICLE II. TERM OF THE AGREEMENT

The term of this Agreement shall be for one (1) year from the date hereinabove first written and shall be automatically extended for successive one-year periods upon the same terms and conditions hereof. Either Party can terminate this Agreement at any time upon giving the other Party thirty (30) days' prior written notice of such termination. In the event the Participant terminates the Agreement in accordance with the provisions set forth herein, the Participant shall return the Maintained Area to the original condition. If the Participant fails to return the Maintained Area to the original condition, the County may do so at the sole expense of the Participant.

ARTICLE III. INSPECTION

The County has the right, at all times, to inspect or otherwise evaluate the Services being performed by the Participant. Neither observations, inspections, nor evaluations of said Services shall relieve the Participant from performing the Services in accordance with all federal, state, and local laws, rules, regulations, and ordinances and this Agreement.

ARTICLE IV. WARRANTY

The Participant hereby represents to the County that: (a) it has the experience and skill to perform the Services set forth in this Agreement and (b) that it shall comply with all applicable federal, state, and local laws, rules, regulations, codes, ordinances, and orders of any public, quasi-public, or other government authority in the performance of the Services hereunder.

ARTICLE V. INDEMNIFICATION

The Participant shall indemnify, hold harmless, and defend the County, the Board of County Commissioners, its agents, contractors, and employees from and against any and all liabilities, losses, claims, damages, demands, expenses or actions, either at law or in equity, including court costs and attorney's fees that may hereafter at any time be made or brought by anyone on account of personal injury, property damage, loss of monies, or other loss, allegedly caused or incurred as a result of any negligent, wrongful, or

intentional act or omission of the Participant during the performance of this Agreement. The extent of this indemnification shall not be limited in any way to the amount or types of damages or compensation payable to the County on account of any insurance limits. The provisions of this paragraph shall survive the termination of this Agreement.

ARTICLE VI. INDEPENDENT CONTRACTOR

The Participant shall perform the Services hereunder as an independent contractor, and nothing contained herein shall, in any way, be construed to constitute the Participant, its officers, employees, agents, or subcontractors of Participant to be a representative, agent, subcontractor, or employee of the County or any political subdivision of the State of Florida.

ARTICLE VII. NO ASSUMPTION OF LIABILITY

The County shall not be responsible for nor shall the County incur any liability for the actions, inactions, omissions, or commissions of the Participant, or any officers, employees, agents, or subcontractors of the Participant in performing the Services under this Agreement.

ARTICLE VIII. ASSIGNMENT

The Participant shall not assign this Agreement nor any rights or obligations under this Agreement. Any purported assignment by the Participant hereunder shall be void.

ARTICLE IX. ENTIRE AGREEMENT

This Agreement constitutes the entire understanding between the Participant and the County with respect to the subject matter hereof and supersedes any prior or contemporaneous agreement or understanding between the Parties. The Parties shall not be bound by or be liable for any statement, prior negotiations, correspondence, representation, promise, draft agreements, inducement or understanding of any kind or nature not set forth or provided for herein. No prior course of dealing, usage of trade, or course of performance shall be used to supplement or explain any term, condition, or instruction used in this Agreement.

ARTICLE X. APPLICABLE LAW

This Agreement is entered into in the State of Florida and shall be construed and interpreted in accordance with its laws and the laws of the United States of America. In the event litigation is commenced for the enforcement of this Agreement, the Parties hereby agree and stipulate that venue for such action shall be in the Circuit Court for the Thirteenth Judicial Circuit in and for Hillsborough County, Florida.

ARTICLE XI. MODIFICATION



No oral explanation or oral information by either of the Parties hereto shall alter the meaning or interpretation of this Agreement. No amendment or change hereof or addition hereto shall be effective or binding on any of the Parties hereto unless reduced to writing and executed by the respective duly authorized representatives of each of the Parties hereto.

ARTICLE XII. WAIVER/RESERVATION OF RIGHTS

Any waiver by the County of any term, condition, or breach of this Agreement shall not be construed or deemed to be a waiver of any other provision or condition of this Agreement, nor a waiver of a subsequent breach of the same or another term or condition and shall not in any way affect, limit, or waive the County's right thereafter to enforce strict compliance with every other term and condition hereof.

ARTICLE XIII. SEVERABILITY

In the event any one or more of the provisions contained in this Agreement shall, for any reason, be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had not been contained herein.

ARTICLE XIV. CAPTIONS

Any section headings in this Agreement are for convenience or references only, and shall be given no effect in the construction or interpretation of this Agreement or any provisions thereof.

ARTICLE XV. ACKNOWLEDGMENT

Both Parties acknowledge that they have had the opportunity to have this Agreement reviewed by legal counsel of their choice, and that they understand the terms and conditions herein.

IN WITNESS WHEREOF, the County and the Participant respectively, have caused this Agreement to be executed by their duly authorized representatives as of the date first set forth above.

HILLSBOROUGH COUNTY, FLORIDA

By: [Signature]
Director, Public Works
Witness: [Signature]

PARK PLACE CDD & WATERCHASE CDD

By: [Signature] MICHAEL ROSEN
Chairperson, Park Place CDD
Witness: [Signature]
Witness: [Signature]

(Corporate Seal)

By: [Signature]
Chairperson, Waterchase CDD

Witness: [Signature]

(Park Place seal)

(Waterchase seal)

6C

WATERCHASE
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2025

Preliminary Budget

Prepared by:



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WATERCHASE
Community Development District

Operating Budget
Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 2/29/2024	MAR 9/30/2024	PROJECTED FY 2024		BUDGET FY 2025
REVENUES								
Interest - Investments	\$ 2,865	\$ 30,894	\$ 20,000	\$ 23,791	\$ 800	\$ 24,591	22.96%	\$ 20,000
Interest - Tax Collector	-	502	-	1,145	1,623	2,768	0.00%	-
Special Assmnts- Tax Collector	351,697	369,157	369,159	347,725	21,434	369,159	0.00%	369,159
Special Assmnts- Discounts	(12,946)	(13,572)	(14,766)	(13,715)	-	(13,715)	-7.12%	(14,766)
TOTAL REVENUES	343,033	386,981	374,393	358,946	23,857	382,803		374,393
EXPENDITURES								
<i>Administrative</i>								
P/R-Board of Supervisors	23,600	22,000	24,000	9,800	14,200	24,000	0.00%	24,000
FICA Taxes	1,805	1,683	1,836	750	1,086	1,836	0.00%	1,836
ProfServ-Arbitrage Rebate	-	-	600	-	600	600	0.00%	600
ProfServ-Dissemination Agent	1,000	-	1,000	1,000	-	1,000	0.00%	1,000
ProfServ-Engineering	11,139	20,000	20,000	11,408	8,592	20,000	0.00%	20,000
ProfServ-Legal Services	9,441	18,814	9,000	7,360	1,640	9,000	0.00%	9,000
ProfServ-Mgmt Consulting Serv	61,301	63,140	65,034	27,098	37,936	65,034	0.00%	65,034
ProfServ-Special Assessment	9,000	9,000	9,000	9,000	-	9,000	0.00%	9,000
ProfServ-Trustee	4,337	3,976	4,337	4,337	-	4,337	0.00%	4,337
ProfServ-Web Site Development	1,129	2	1,000	17	983	1,000	0.00%	1,000
Auditing Services	5,100	5,200	5,200	5,400	-	5,400	3.85%	5,200
Website Compliance	2,714	3,380	2,629	2,676	-	2,676	1.79%	2,629
Postage and Freight	954	984	350	99	251	350	0.00%	350
Insurance - General Liability	7,488	6,400	7,040	6,656	384	7,040	0.00%	7,744
Printing and Binding	41	242	55	-	55	55	0.00%	55
Legal Advertising	3,689	2,662	3,500	540	2,960	3,500	0.00%	3,500
Misc-Bank Charges	1	-	100	-	100	100	0.00%	50
Misc-Assessmnt Collection Cost	4,120	4,293	7,383	6,680	703	7,383	0.00%	7,383
Misc-Contingency	2,713	676	2,950	164	2,786	2,950	0.00%	2,950
Office Supplies	-	-	1,000	-	1,000	1,000	0.00%	-
Annual District Filing Fee	175	175	175	175	-	175	0.00%	175
Total Administrative	149,747	162,627	166,189	93,160	73,275	166,436		166,844
<i>Field</i>								
Contracts-Wetland Mitigation	-	-	12,000	3,000	9,000	12,000	0.00%	12,000
Contracts-Lakes	18,720	18,560	20,640	7,800	12,840	20,640	0.00%	20,640
Canal Maint/Cleaning	-	-	10,000	-	10,000	10,000	0.00%	10,000
Aquatic Midge Mgmt	-	3,975	15,000	-	15,000	15,000	0.00%	15,000
Contracts-RTR Landscaping	7,986	7,941	7,986	3,327	4,659	7,986	0.00%	7,986
Invasive Plant Removal	-	20,175	8,000	-	8,000	8,000	0.00%	8,000
Electricity - Streetlighting	23,392	26,927	28,000	13,689	14,311	28,000	0.00%	30,750
Electricity - Fountain	1,556	1,924	2,000	959	1,041	2,000	0.00%	2,000
Field Services	-	3,333	8,000	3,333	4,667	8,000	0.00%	8,000
R&M Aerators	-	-	5,000	4,175	825	5,000	0.00%	5,000
R&M-Fountain	22,659	-	5,083	-	5,083	5,083	0.00%	5,083
R&M-Irrigation	2,000	683	1,750	-	1,750	1,750	0.00%	1,750
R&M-Lake	-	12,315	11,958	1,575	10,383	11,958	0.00%	12,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	FY 2022	FY 2023	BUDGET FY 2024	THRU 2/29/2024	MAR 9/30/2024	PROJECTED FY 2024		BUDGET FY 2025
R&M-Streetlights	20,515	16,605	20,000	16,477	3,523	20,000	0.00%	20,000
Misc-Contingency	26,920	41,389	45,856	-	45,856	45,856	0.00%	42,410
Misc - Interlocal Agreement	6,930	6,930	6,930	6,930	-	6,930	0.00%	6,930
Total Field	130,678	160,757	208,203	61,265	146,938	208,203		207,549
Reserves								
Reserve-Tree Removal/Install	8,000.00	-	-	-	-	-	0.00%	-
Total Reserves	8,000.00	-	-	-	-	-		-
TOTAL EXPENDITURES & RESERVES	288,425	323,384	374,392	154,425	220,213	374,639		374,393
Excess (deficiency) of revenues								
Over (under) expenditures	54,608	63,597	1	204,521	(196,356)	8,164		-
Net change in fund balance	54,608	63,597	1	204,521	(196,356)	8,164		-
FUND BALANCE, BEGINNING	750,582	805,192	868,789	868,789	-	868,789		876,953
FUND BALANCE, ENDING	\$ 805,190	\$ 868,789	\$ 868,790	\$ 1,073,310	\$ (196,356)	\$ 876,953		\$ 876,953

Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 876,953
Net Change in Fund Balance - Fiscal Year 2025	-
Reserves - Fiscal Year 2025 Additions	-
Reserves - Fiscal Year 2025 Additions	876,953

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve	\$ 62,399 ⁽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	824,981

Total Unassigned (undesignated) Cash	\$ 51,972
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Notes

(1) Represents approximately 2 months of operating expenditures.

Budget Narrative

Fiscal Year 2025

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.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures

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.

Budget Narrative
Fiscal Year 2025

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 Southstate Bank fees.

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.

Budget Narrative
Fiscal Year 2025

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.

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.

Budget Narrative
Fiscal Year 2025**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 2025

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	FY 2023	BUDGET	THRU	MAR	PROJECTED	BUDGET
			FY 2024	2/29/2024	9/30/2024	FY 2024	FY 2025
REVENUES							
Interest - Investments	22	\$ 3,663	\$ 200	\$ 7,018	\$ 9,825	\$ 16,842	\$ 200
Special Assmnts- Tax Collector	737,129	737,129	737,129	694,330	42,799	737,129	737,129
Special Assmnts- Discounts	(27,133)	(27,101)	(29,485)	(27,387)	-	(27,387)	(29,485)
TOTAL REVENUES	710,018	713,691	707,844	673,961	52,624	726,584	707,844
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	8,635	8,572	14,743	13,339	856	14,195	14,743
Total Administrative	8,635	8,572	14,743	13,339	856	14,195	14,743
<i>Debt Service</i>							
Debt Retirement Series A	489,000	505,000	521,000	-	521,000	521,000	537,000
Interest Expense Series A	195,796	180,637	164,982	82,491	82,491	164,982	148,831
Total Debt Service	684,796	685,637	685,982	82,491	603,491	685,982	685,831
TOTAL EXPENDITURES	693,431	694,209	700,725	95,830	604,347	700,177	700,574
Excess (deficiency) of revenues							
Over (under) expenditures	16,587	19,482	7,119	578,131	(551,723)	26,407	7,270
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	7,119	-	-	-	7,270
TOTAL OTHER SOURCES (USES)	-	-	7,119	-	-	-	7,270
Net change in fund balance	16,587	19,482	7,119	578,131	(551,723)	26,407	7,270
FUND BALANCE, BEGINNING	328,578	345,165	364,647	364,647	-	364,647	391,054
FUND BALANCE, ENDING	\$ 345,165	\$ 364,647	\$ 371,766	\$ 942,778	\$ 364,647	\$ 391,054	\$ 398,324

**Debt Amortization
Series 2017**

Date	Rate	Outstanding Balance	Principal	Interest	ADS
11/1/2024		\$4,801,000		\$ 74,416	\$ 74,416
5/1/2025	3.10%	\$4,801,000	\$ 537,000	\$ 74,416	\$ 611,416
11/1/2025		\$4,264,000		\$ 66,092	\$ 66,092
5/1/2026	3.10%	\$4,264,000	\$ 554,000	\$ 66,092	\$ 620,092
11/1/2026		\$3,710,000		\$ 57,505	\$ 57,505
5/1/2027	3.10%	\$3,710,000	\$ 572,000	\$ 57,505	\$ 629,505
11/1/2027		\$3,138,000		\$ 48,639	\$ 48,639
5/1/2028	3.10%	\$3,138,000	\$ 589,000	\$ 48,639	\$ 637,639
11/1/2028		\$2,549,000		\$ 39,510	\$ 39,510
5/1/2029	3.10%	\$2,549,000	\$ 608,000	\$ 39,510	\$ 647,510
11/1/2029		\$1,941,000		\$ 30,086	\$ 30,086
5/1/2030	3.10%	\$1,941,000	\$ 627,000	\$ 30,086	\$ 657,086
11/1/2030		\$1,314,000		\$ 20,367	\$ 20,367
5/1/2031	3.10%	\$1,314,000	\$ 647,000	\$ 20,367	\$ 667,367
11/1/2031		\$667,000		\$ 10,339	\$ 10,339
5/1/2032	3.10%	\$667,000	\$ 667,000	\$ 10,339	\$ 677,339
			\$ 4,801,000	\$ 693,904	\$ 5,494,904

Budget Narrative

Fiscal Year 2025

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 2025

Comparison of Assessment Rates
Fiscal Year 2025 vs. Fiscal Year 2024

Village	Phase	General Fund 001			Debt Service 2017			Total Assessments per Unit				Platted	Bond	Prepaid
		FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Dollar Change	Percent Change	Units	Units	Units
A-60'	1A	\$482.56	\$482.56	0.0%	\$766.84	\$766.84	0%	\$1,249.40	\$1,249.40	(\$0.00)	0%	44	44	0
A-60'	2-4	\$482.56	\$482.56	0.0%	\$935.41	\$935.41	0%	\$1,417.98	\$1,417.98	(\$0.00)	0%	63	62	0
B-45'	1A	\$482.56	\$482.56	0.0%	\$526.03	\$526.03	0%	\$1,008.59	\$1,008.59	(\$0.00)	0%	56	56	0
C-50'	1A	\$482.56	\$482.56	0.0%	\$606.55	\$606.55	0%	\$1,089.11	\$1,089.11	(\$0.00)	0%	46	46	0
C-50'	2-4	\$482.56	\$482.56	0.0%	\$681.05	\$681.05	0%	\$1,163.61	\$1,163.61	(\$0.00)	0%	55	55	0
D-90'	1A	\$482.56	\$482.56	0.0%	\$1,417.04	\$1,417.04	0%	\$1,899.60	\$1,899.60	(\$0.00)	0%	20	20	0
D-90'	2-4	\$482.56	\$482.56	0.0%	\$1,815.89	\$1,815.89	0%	\$2,298.45	\$2,298.45	(\$0.00)	0%	71	71	0
E-80'	1A	\$482.56	\$482.56	0.0%	\$1,191.28	\$1,191.28	0%	\$1,673.84	\$1,673.84	(\$0.00)	0%	41	41	0
E-80'	1B	\$482.56	\$482.56	0.0%	\$1,386.94	\$1,386.94	0%	\$1,869.50	\$1,869.50	(\$0.00)	0%	15	15	0
E-80'	2-4	\$482.56	\$482.56	0.0%	\$1,582.60	\$1,582.60	0%	\$2,065.16	\$2,065.16	(\$0.00)	0%	40	40	0
F-70'	2-4	\$482.56	\$482.56	0.0%	\$1,204.07	\$1,204.07	0%	\$1,686.63	\$1,686.63	(\$0.00)	0%	68	68	0
G-70'	2-4	\$482.56	\$482.56	0.0%	\$1,204.07	\$1,204.07	0%	\$1,686.63	\$1,686.63	(\$0.00)	0%	74	74	0
H-70'	1A	\$482.56	\$482.56	0.0%	\$958.74	\$958.74	0%	\$1,441.30	\$1,441.30	(\$0.00)	0%	40	40	0
TH	2-4	\$482.56	\$482.56	0.0%	\$386.57	\$386.57	0%	\$869.13	\$869.13	(\$0.00)	0%	132	132	0
											765	764	0	