

**WATERLEAF COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 ADOPTED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2023 ADOPTED	FY 2024 ADOPTED	VARIANCE FY23-FY24
REVENUE			
ON ROLL ASSESSMENT	\$ 848,640	\$ 866,757	\$ 18,116
TOTAL REVENUE	848,640	866,757	18,116
EXPENDITURES			
ADMINISTRATIVE:			
SUPERVISORS COMPENSATION	12,000	12,000	-
PAYROLL TAXES	918	918	-
PAYROLL SERVICES	650	650	-
MEETING ROOM RENTAL	900	900	-
DISTRICT MANAGEMENT	16,500	16,500	-
ACCOUNTING SERVICES	11,000	11,000	-
ADMINISTRATIVE SERVICES	11,000	11,000	-
ASSESSMENT ROLL PREPARATION	5,000	5,000	-
BANK FEES	225	225	-
MISCELLANEOUS	300	300	-
AUDITING SERVICES	2,800	2,900	100
SUPERVISOR TRAVEL PER DIEM	100	100	-
MASS MAILING	1,000	1,000	-
INSURANCE	44,197	48,617	4,420
REGULATORY AND PERMIT FEES	175	175	-
LEGAL ADVERTISEMENTS	1,500	1,500	-
ENGINEERING SERVICES	10,000	10,000	-
LEGAL SERVICES	20,000	28,000	8,000
WEBSITE HOSTING	1,650	1,650	-
TOTAL GENERAL ADMINISTRATIVE	139,915	152,435	12,520
DEBT ADMINISTRATION:			
DISSEMINATION AGENT	2,500	2,500	-
TRUSTEE FEES	18,587	18,587	-
TRUST FUND ACCOUNTING	-	-	-
ARBITRAGE	1,300	1,300	-
TOTAL DEBT ADMINISTRATION	22,387	22,387	-
PHYSICAL ENVIRONMENT:			
STREETPOLE LIGHTING	114,816	123,336	8,520
ELECTRICITY (IRRIGATION & POND PUMPS)	8,112	8,112	-
LANDSCAPING MAINTENANCE	269,107	270,420	1,313
LANDSCAPE REPLINISHMENT	15,000	10,000	(5,000)
IRRIGATION MAINTENANCE	12,000	12,000	-
MITIGATION MONITORING & MAINTENANCE	-	-	-
PET WASTE REMOVAL (INCLUSIVE OF WASTE BAGS)	4,483	4,483	-
PAVEMENT REPAIRS	-	-	-
SIGNAGE	4,000	4,000	-
SECURITY	-	-	-
WILDLIFE REMOVAL	-	-	-
POND MAINTENANCE	25,000	20,000	(5,000)
GATE & FOUNTAIN MAINTENANCE	14,000	20,000	6,000
POND EROSION	-	-	-
HARDSCAPE MAINTENANCE	15,000	15,000	-
COMPREHENSIVE FIELD TECH SERVICES	15,000	15,000	-
SECURITY KEY FOBS & ACCESS CARDS & NEW EQUIPMENT	2,000	-	(2,000)
HOLIDAY DECORATIONS	10,000	10,000	-
CONTINGENCY	6,000	1,000	(5,000)
TOTAL FIELD OPERATIONS EXPENDITURES	514,517	513,351	(1,167)

**WATERLEAF COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 ADOPTED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2023 ADOPTED	FY 2024 ADOPTED	VARIANCE FY23-FY24
AMENITY OPERATIONS			
POOL SERVICE CONTRACT	32,400	36,000	3,600
POOL MAINTENANCE AND REPAIRS	4,000	5,000	1,000
POOL PERMIT	280	280	-
POOL MONITOR			
AMENITY MANAGEMENT	42,492	42,492	-
SECURITY MONITORING	1,500	1,500	-
AMENITY CENTER POWER WASH	10,000	10,000	-
AMENITY CENTER CLEANING & MAINT	21,840	21,840	-
AMENITY CENTER INTERNET	3,828	3,828	-
AMENITY CENTER ELECTRICITY	8,861	9,924	1,063
AMENITY CENTER WATER	4,000	4,000	-
AMENITY CENTER PEST CONTROL	1,440	1,440	-
REFUSE SERVICE	4,180	4,180	-
LANDSCAPE MAINTENANCE - infill	6,000	6,000	-
MISC.REPAIRS & MAINT.	20,000	20,000	-
WATER FEATURE MAINTENANCE	3,000	3,000	-
AMENITY REPAIRS AND MAINTENANCE	-	-	-
AMENITY CENTER OPERATIONS			
CONTINGENCY	3,000	1,000	(2,000)
TOTAL AMENITY OPERATIONS	166,821	170,484	3,663
CAPITAL IMPROVEMENTS			
AMENITY CENTER IMPROVEMENTS	5,000	5,000	-
ENHANCEMENT PROJECTS			
OTHER CAPITAL IMPROVEMENTS	-	3,100	3,100
TOTAL CAPITAL IMPROVEMENTS	5,000	8,100	3,100
TOTAL EXPENDITURES	848,640	866,757	18,116
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	-	0

**WATERLEAF COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 ADOPTED BUDGET
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNTS	COMMENTS (SCOPE OF SERVICE)
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)			
EXPENDITURES ADMINISTRATIVE:			
SUPERVISORS COMPENSATION	Engage PEO	\$ 12,000	Estimated 5 Supervisors to be in attendance for 12 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting.
PAYROLL TAXES	Engage PEO	918	Payroll taxes for Supervisor Compensation : 7.65% of Payroll.
PAYROLL SERVICES	Engage PEO	650	Approximately \$50 per payroll and 1x yearly fee of \$50
MEETING ROOM	Hillsborough County Library	900	Mtg space at Library is free, alternate meeting space if Library not available: Panther Trace II Clubhouse: \$75/mtg, local hotel: +/- \$366/mtg
DISTRICT MANAGEMENT	Vesta	16,500	Services for District Management oversight of the District , including meeting attendance <i>February 6, 2023 Renews Annually</i> <i>60 day written termination notice</i>
ACCOUNTING SERVICES	Vesta	11,000	Services related to the annual accounting, trust fund accounting and accounts payable for the District
ADMINISTRATIVE SERVICES	Vesta	11,000	The District receives administrative services as part of the agreement
ASSESSMENT ROLL PREPARATION	Vesta	5,000	For services including preparing the assessment roll and coordinating the assessments on the tax roll
BANK FEES	BANK UNITED	225	Fees associated with maintaining the District's bank accounts and the ordering of checks
MISCELLANEOUS		300	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING	DIBARTELEMO	2,900	State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter. The amount for FY 2022 is \$2,800; agreement dated May 2022 for services through 2024 at 4% increase each year.
SUPERVISOR TRAVEL PER DIEM		100	Reimbursement to Board Supervisors for travel to District Meetings
MASS MAILING	Tampa Print	1,000	Estimated appropriation for mass mailings to resident. Example - budgetary increase letters that are mailed
INSURANCE (LIABILITY, PROPERTY, CASUALTY, BRIDGE)	EGIS	48,617	Annual , inclusive of Amenity Center for general liability, property and officer and director insurance. Confirmed with insurance agent. Assumes a 10% increase for insurance
REGULATORY AND PERMIT FEES	FL Dept Economic Opportunity	175	The District is required to pay an annual fee
LEGAL ADVERTISEMENTS	Business Observer	1,500	The District is required to advertise various notices for Board meetings , RFPs, and other public hearings in a newspaper of general circulation.
ENGINEERING SERVICES	Stantec	10,000	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
LEGAL SERVICES	Garganese, Weiss and D'Agresta & Salzman	28,000	Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager.
WEBSITE HOSTING	Campus Suites	1,650	ADA website compliance for both the website platform itself as well as the remediation of any documents for ADA compliance .
TOTAL ADMINISTRATIVE:		152,435	
EXPENDITURES DEBT ADMINISTRATION:			
DISSEMINATION AGENT	Vesta	2,500	Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure. Need new contract with DPPFG (\$2,500)
TRUSTEE FEES	US Bank	18,587	Confirmed amount with Trustee to maintain the District's bond funds that are on deposit for the Series 2013, Series 2014, Series 2016 and Series 2017
TRUST FUND ACCOUNTING	Vesta	-	Included in Accounting Services
ARBITRAGE	LLS Tax Solutions	1,300	The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code. The amount considers the 2 bond issuances as 2016 and 2017 meet the small issuer exception.
TOTAL DEBT ADMINISTRATION:		22,387	
PHYSICAL ENVIRONMENT:			
STREETPOLE LIGHTING	TECO	123,336	Expenditures related to the streetlight infrastructure in the community. Incorporates addition of amenity center parking lot lighting (excludes additional installment costs)
ELECTRICITY (IRRIGATION & POND PUMPS)	TECO	8,112	Five (5) meters located at Big Bend Rd, Waterleaf Vista Blvd Gate, Waterleaf Vista Well, Cross Vine Drive Gate, Cardinal Flower Drive. New meter added Jan 2020. Average monthly is \$800; Amount contemplates a 20% increase in fuel charges from TECCO (.8% of charges)
LANDSCAPING MAINTENANCE	Brightview	270,420	Appropriated pursuant to the current contract. <i>Exp March 31, 2024. Renew term = 1 yr</i>
LANDSCAPE REPLENISHMENT		10,000	Remove and Replenish landscape materials outside of contract scope. Community is aging so additional replenishment is anticipated. Appropriation also includes amount related to hog damage repairs as needed.
IRRIGATION MAINTENANCE	Brightview	12,000	Aging community irrigation infrastructure impacts pipes and other irrigation materials
MITIGATION MONITORING & MAINTENANCE		-	Mitigation Monitoring & Maintenance - Phase 4. Pursuant to PO. Semi Annual Monitoring is \$700 per event and mitigation maintenance is \$460 per quarter.
PET WASTE REMOVAL	Poop 911	4,483	Removal of pet waste, replacement of can liners, check and pick up bags at 10 waste stations. Pick up bags of 11,000 are included. (For additional case of 3,600 bags plus \$129/case) <i>Feb 21, 2023 Renews Annually</i> <i>30 day termination notice</i>
PAVEMENT REPAIRS		-	Miscellaneous as needed
SIGNAGE		4,000	Miscellaneous as needed; \$2k Inc. due to potential need throughout community based on insurance audit 5/10/22
SECURITY PATROL		-	No longer utilized
WILDLIFE REMOVAL	Ricky Richards Trapping	-	Hog trapping on District property
POND MAINTENANCE	Sitex Aquatics	20,000	Aquatic Weed Control <i>September 18, 2022 Renews Annually</i> <i>30 day termination notice</i>
GATE & FOUNTAIN MAINTENANCE	DoorKing and Contact One	20,000	Maintenance and repairs of all entrance gates for the community, including front and side entrance gates and pedestrian gates. Monthly costs for the remote access system (Door King and cell service) Reception service (Contact One) for front and side entrance gates. Expenses are anticipated to be higher than previous years due to aging community and gate operators are no longer under warranty. Also included is the cost for gate repairs due to potential damage by vehicles. <i>DoorKing - ongoing (Waterleaf main gate & Balm Riverview)</i> <i>Contact One - Renews Annual 3-5% increase \$45/mo + \$1.40 per min + \$10/holiday charge+30 day termination notice</i>
POND EROSION		-	This appropriation will be paid from the reserve fund.
HARDSCAPE MAINTENANCE		15,000	Clean/paint walls, bridge repairs, etc. & entrance sign.
COMPREHENSIVE FIELD TECH SERVICES	Breeze	15,000	Directs day to day operations of District and oversees Field Tech Services. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP process for ongoing maintenance, prepare monthly written reports to the Board, including travel expense for tech. <i>December 31, 2021 Renews Annually</i> <i>60 day termination notice:</i>
SECURITY KEY CARDS & FOBS		-	no longer providing free fobs
HOLIDAY DECORATIONS		10,000	Holiday Lighting at entrances and amenity center
CONTINGENCY		1,000	Miscellaneous expenditures not accounted for in the above lines.
TOTAL FIELD OPERATIONS		513,351	

**WATERLEAF COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 ADOPTED BUDGET
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNTS	COMMENTS (SCOPE OF SERVICE)
AMENITY OPERATIONS:			
POOL SERVICE CONTRACT	Galaxy Pro Pools	36,000	Provides for daily cleaning 4x/wk <i>Aug 17, 2022 Renews Annually 30 day termination notice</i>
POOL MAINTENANCE AND REPAIRS		5,000	Miscellaneous as needed
POOL PERMIT	FL Dept of Health - Hillsborough Co	280	Required
AMENITY MANAGEMENT	Breeze	42,492	Observe and patrol pool and enforce safety regulations, responsible for maintaining the cleanliness of pool deck and facilities, including straightening and stacking of chairs, collecting trash, wiping down sinks and toilets, ensuring paper towels and toilet paper are replaced. <i>May 31, 2022 Renews Annually 30 day termination notice</i>
SECURITY MONITORING	DC Integrations	1,500	Annual Monitoring is \$1,980 annually
AMENITY CENTER PRESSURE WASH		10,000	Pressure washing of the Amenity Center and community entrance gates (front and side) and mailbox kiosk.
AMENITY CENTER CLEANING & MAINT	Breeze	21,840	This is for daily/weekly cleaning and supply replenishment of the Amenity Center facilities. JMacc terminated and duties added to Pool Monitors scope as of June 2023
AMENITY CENTER INTERNET	Spectrum (formerly Brighthouse)	3,828	Internet and cable for gate house and amenity center, average bill is \$319 monthly
AMENITY CENTER ELECTRICITY	TECO	9,924	Electric Utility for clubhouse. Appropriated amounts include TECO increase of 8%
AMENITY CENTER WATER	Hillsborough County	4,000	Appropriated for amenity center water utilization.
AMENITY CENTER PEST CONTROL	NaturZone	1,440	Pest control of amenity center - Not included an additional month for any specialty sprayings for ants, etc. <i>August 31, 2022 Renews Annually 30 day termination notice</i>
REFUSE SERVICE	Waste Management	4,180	Estimated from Waste Management, inclusive of 2x weekly pickup of 4 yard dumpster, includes some overage. Standard bill is \$265 per month. Approximately \$1,000 is for overages <i>October 20, 2024 Auto renews every 36 months 30 day written termination notice + 6 % average monthly charge</i>
LANDSCAPE MAINTENANCE - Infill		6,000	Additional landscape improvements as needed. \$1K Inc. due to insurance audit of 5/10/22 indicates repairs to divots in field may be required.
MISC. REPAIRS & MAINT.		20,000	Furniture repair and replacement, painting, Plumbing, misc.; \$10k inc. due to insurance audit of 5/10/22 indicates repairs around pool area may be required.
WATER FEATURE MAINTENANCE	Galaxy Pro Pools	3,000	7x wk chemical ck & cleaning + Filter cleaning as necessary <i>Aug 17, 2022 Renews Annually 30 day termination notice</i>
RESERVE STUDY		-	Update to Reserve study done FY 2020
CONTINGENCY		1,000	
TOTAL AMENITY OPERATIONS:		170,484	
CAPITAL IMPROVEMENTS			
AMENITY CENTER IMPROVEMENTS		5,000	
OTHER CAPITAL IMPROVEMENTS		3,100	Funds for updated reserve study
TOTAL CAPITAL IMPROVEMENTS		8,100	
TOTAL GENERAL FUND EXPENDITURES		866,757	

CAPITAL RESERVE FUND (CRF):

ON ROLL ASSESSMENTS		175,285	Assessments levied to build Reserve fund balance. Aligns with the CDD reserve study, dated 7-29-2020
CAPITAL RESERVE FUND (CRF) EXPENDITURES			
CAPITAL IMPROVEMENT PROJECTS			Projects to be paid with the reserve fund balance
CONTINGENCY			Contingency reserve expenditures
TOTAL RESERVE EXPENDITURES		-	

**WATERLEAF COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 ADOPTED BUDGET
CAPITAL RESERVE FUND (CRF)**

	FY 2023 ADOPTED	FY 2024 ADOPTED	VARIANCE FY23 TO FY24
1 REVENUES			
2 ON ROLL ASSESSMENT	\$ 166,839	175,285	\$ 8,446
3 INTEREST			
4 TOTAL REVENUES	166,839	175,285	8,446
5			
6 EXPENDITURES			
7 CAPITAL IMPROVEMENT PROJECTS	-	-	-
8 CONTINGENCY	-	-	-
9 TOTAL EXPENDITURES	-	-	-
10			
11 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	166,839	175,285	8,446
12			
13 OTHER FINANCING SOURCES & USES			
14 TRANSFER IN FROM GENERAL FUND	-	-	-
15 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
16			
17 NET CHANGE IN FUND BALANCE	166,839	175,285	8,446

**WATERLEAF COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 ADOPTED BUDGET
ASSESSMENT ALLOCATION**

OPERATIONS & MAINTENANCE (O&M)	
NET O&M BUDGET	\$866,756.63
COUNTY COLLECTION COSTS	\$18,441.63
EARLY PAYMENT DISCOUNT	\$36,883.26
GROSS O&M ADMIN ASSESSMENT	\$922,081.52

CAPITAL RESERVE FUND (CRF)	
NET CAPITAL RESERVE FUND	\$175,285.00
COUNTY COLLECTION COSTS	\$3,729.47
EARLY PAYMENT DISCOUNT	\$7,458.94
GROSS CRF ASSESSMENT	\$186,473.40

PHASE & UNIT TYPE	UNITS ASSESSED					ALLOCATION OF O&M ASSESSMENT					ALLOCATION OF CAPITAL RESERVE ASSESSMENT				
	O&M	SERIES 2013A-1 DEBT ⁽¹⁾	SERIES 2014A-1 DEBT ⁽¹⁾	SERIES 2016A-1 DEBT ⁽¹⁾	SERIES 2017A-1 DEBT ⁽¹⁾	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	CAPITAL RESERVE FUND	CRF PER LOT
PHASE 1 & 2															
SINGLE FAMILY 50'	63	63				1.00	63.0	8.84%	\$81,474.24	\$1,293.24	1.00	63.0	8.84%	\$16,476.61	\$261.53
SINGLE FAMILY 60'	53	53				1.20	63.6	8.92%	\$82,250.19	\$1,551.89	1.20	63.6	8.92%	\$16,633.53	\$313.84
SINGLE FAMILY 70'	69	69				1.40	96.6	13.55%	\$124,927.17	\$1,810.54	1.40	96.6	13.55%	\$25,264.14	\$366.15
PHASE 3 & 5A															
SINGLE FAMILY 50'	145		145			1.00	145.0	20.34%	\$187,520.08	\$1,293.24	1.00	145.0	20.34%	\$37,922.36	\$261.53
SINGLE FAMILY 60'	41		41			1.20	49.2	6.90%	\$63,627.50	\$1,551.89	1.20	49.2	6.90%	\$12,867.45	\$313.84
PHASE 4 & 5B															
SINGLE FAMILY 60'	38			38		1.20	45.6	6.40%	\$58,971.83	\$1,551.89	1.20	45.6	6.40%	\$11,925.93	\$313.84
SINGLE FAMILY 70'	69			68		1.40	96.6	13.55%	\$124,927.17	\$1,810.54	1.40	96.6	13.55%	\$25,264.14	\$366.15
PHASE 4C & 6															
SINGLE FAMILY 50'	109				109	1.00	109.0	15.29%	\$140,963.37	\$1,293.24	1.00	109.0	15.29%	\$28,507.15	\$261.53
SINGLE FAMILY 60'	37				37	1.20	44.4	6.23%	\$57,419.94	\$1,551.89	1.20	44.4	6.23%	\$11,612.09	\$313.84
	624	185	186	106	146		713.0	100.00%	\$922,081.52			713.0	100.00%	\$186,473.40	

PHASE & UNIT TYPE	PER UNIT ANNUAL ASSESSMENT ⁽²⁾					TOTAL PER UNIT ⁽³⁾
	O&M & CRF PER LOT	SERIES 2013A-1 DEBT	SERIES 2014A-1 DEBT	SERIES 2016A-1 DEBT	SERIES 2017A-1 DEBT	
PHASE 1 & 2						
SINGLE FAMILY 50'	\$1,554.78	\$1,061.39				\$2,616.16
SINGLE FAMILY 60'	\$1,865.73	\$1,273.66				\$3,139.40
SINGLE FAMILY 70'	\$2,176.69	\$1,485.94				\$3,662.63
PHASE 3 & 5A						
SINGLE FAMILY 50'	\$1,554.78		\$1,067.30			\$2,622.08
SINGLE FAMILY 60'	\$1,865.73		\$1,280.76			\$3,146.49
PHASE 4 & 5B						
SINGLE FAMILY 60'	\$1,865.73			\$1,288.16		\$3,153.89
SINGLE FAMILY 70'	\$2,176.69			\$1,502.85		\$3,679.53
PHASE 4C & 6						
SINGLE FAMILY 50'	\$1,554.78				\$1,088.58	\$2,643.35
SINGLE FAMILY 60'	\$1,865.73				\$1,306.29	\$3,172.03

FY 2023 PER LOT	VARIANCE PER YEAR	VARIANCE PER MONTH
\$2,576.53	\$39.63	\$3.30
\$3,091.84	\$47.56	\$3.96
\$3,607.14	\$55.49	\$4.62
\$2,582.44	\$39.63	\$3.30
\$3,098.93	\$47.56	\$3.96
\$3,106.33	\$47.56	\$3.96
\$3,624.05	\$55.49	\$4.62
\$2,603.72	\$39.63	\$3.30
\$3,124.47	\$47.56	\$3.96

⁽¹⁾ Reflects the total number of lots with Series 2013A-1, 2014A-1, 2016A-1 and 2017A-1 debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2014A-1 2015A-1 & 2016 bond issuances. Annual Debt Service Assessments includes principal, interest, Hillsborough County collection costs and early payment discounts.

⁽³⁾ Annual assessments that will appear on the November, 2023 Hillsborough County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

**WATERLEAF COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 ADOPTED BUDGET
DEBT SERVICE REQUIREMENTS**

	SERIES 2013A-1	SERIES 2014A-1	SERIES 2016A-1	SERIES 2017A-1	FY 2024 TOTAL
REVENUE					
SPECIAL ASSESSMENTS - NET MADS	\$ 221,563	\$ 194,834	\$ 140,250	\$ 156,969	\$ 713,615
TOTAL REVENUE	221,563	194,834	140,250	156,969	713,615
EXPENDITURES					
INTEREST EXPENSE					
05/01/24	87,000	68,153	48,581	57,984	261,718
11/01/24	85,313	66,398	47,656	56,984	256,351
PRINCIPAL RETIREMENT					
05/01/24	45,000	60,000	40,000	40,000	185,000
TOTAL EXPENDITURES	217,313	194,550	136,238	154,969	703,069
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 4,250	\$ 284	\$ 4,013	\$ 2,000	\$ 10,546

NET DEBT SERVICE	\$ 713,615.00
COLLECTION COST & EARLY PMT. DISCOUNT	\$ 45,549.89
GROSS DEBT SERVICE ASSESSMENTS	\$ 759,164.89

**WATERLEAF COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 ADOPTED BUDGET
DEBT SERVICE REQUIREMENT, SERIES 2013A-1**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
11/1/2022						2,365,000
5/1/2023	45,000	7.50%	88,688	133,688		2,320,000
11/1/2023		7.50%	87,000	87,000	220,688	2,320,000
5/1/2024	45,000	7.50%	87,000	132,000		2,275,000
11/1/2024		7.50%	85,313	85,313	217,313	2,275,000
5/1/2025	50,000	7.50%	85,313	135,313		2,225,000
11/1/2025		7.50%	83,438	83,438	218,750	2,225,000
5/1/2026	55,000	7.50%	83,438	138,438		2,170,000
11/1/2026		7.50%	81,375	81,375	219,813	2,170,000
5/1/2027	60,000	7.50%	81,375	141,375		2,110,000
11/1/2027		7.50%	79,125	79,125	220,500	2,110,000
5/1/2028	65,000	7.50%	79,125	144,125		2,045,000
11/1/2028		7.50%	76,688	76,688	220,813	2,045,000
5/1/2029	70,000	7.50%	76,688	146,688		1,975,000
11/1/2029		7.50%	74,063	74,063	220,750	1,975,000
5/1/2030	75,000	7.50%	74,063	149,063		1,900,000
11/1/2030		7.50%	71,250	71,250	220,313	1,900,000
5/1/2031	80,000	7.50%	71,250	151,250		1,820,000
11/1/2031		7.50%	68,250	68,250	219,500	1,820,000
5/1/2032	85,000	7.50%	68,250	153,250		1,735,000
11/1/2032		7.50%	65,063	65,063	218,313	1,735,000
5/1/2033	95,000	7.50%	65,063	160,063		1,640,000
11/1/2033		7.50%	61,500	61,500	221,563	1,640,000
5/1/2034	100,000	7.50%	61,500	161,500		1,540,000
11/1/2034		7.50%	57,750	57,750	219,250	1,540,000
5/1/2035	110,000	7.50%	57,750	167,750		1,430,000
11/1/2035		7.50%	53,625	53,625	221,375	1,430,000
5/1/2036	115,000	7.50%	53,625	168,625		1,315,000
11/1/2036		7.50%	49,313	49,313	217,938	1,315,000
5/1/2037	125,000	7.50%	49,313	174,313		1,190,000
11/1/2037		7.50%	44,625	44,625	218,938	1,190,000
5/1/2038	135,000	7.50%	44,625	179,625		1,055,000
11/1/2038		7.50%	39,563	39,563	219,188	1,055,000
5/1/2039	145,000	7.50%	39,563	184,563		910,000
11/1/2039		7.50%	34,125	34,125	218,688	910,000
5/1/2040	155,000	7.50%	34,125	189,125		755,000
11/1/2040		7.50%	28,313	28,313	217,438	755,000
5/1/2041	170,000	7.50%	28,313	198,313		585,000
11/1/2041		7.50%	21,938	21,938	220,250	585,000
5/1/2042	180,000	7.50%	21,938	201,938		405,000
11/1/2042		7.50%	15,188	15,188	217,125	405,000
5/1/2043	195,000	7.50%	15,188	210,188		210,000
11/1/2043		7.50%	7,875	7,875	218,063	210,000
5/1/2044	210,000	7.50%	7,875	217,875		-
11/1/2044	-	7.50%	-	-	217,875	-
Total	\$ 2,365,000		\$ 2,459,438	\$ 4,824,438	\$ 4,824,438	

Footnote:

MAX ANNUAL DEBT SERVICE: 221,563

(a) Data herein for the CDD's budgetary process purposes only.

**WATERLEAF COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 ADOPTED BUDGET
DEBT SERVICE REQUIREMENT, SERIES 2014A-1**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
11/1/2022						2,385,000
5/1/2023	55,000	5.85%	69,761	124,761		2,330,000
11/1/2023		5.85%	68,153	68,153	192,914	2,330,000
5/1/2024	60,000	5.85%	68,153	128,153		2,270,000
11/1/2024		5.85%	66,398	66,398	194,550	2,270,000
5/1/2025	60,000	5.85%	66,398	126,398		2,210,000
11/1/2025		5.85%	64,643	64,643	191,040	2,210,000
5/1/2026	65,000	5.85%	64,643	129,643		2,145,000
11/1/2026		5.85%	62,741	62,741	192,384	2,145,000
5/1/2027	70,000	5.85%	62,741	132,741		2,075,000
11/1/2027		5.85%	60,694	60,694	193,435	2,075,000
5/1/2028	75,000	5.85%	60,694	135,694		2,000,000
11/1/2028		5.85%	58,500	58,500	194,194	2,000,000
5/1/2029	80,000	5.85%	58,500	138,500		1,920,000
11/1/2029		5.85%	56,160	56,160	194,660	1,920,000
5/1/2030	85,000	5.85%	56,160	141,160		1,835,000
11/1/2030		5.85%	53,674	53,674	194,834	1,835,000
5/1/2031	85,000	5.85%	53,674	138,674		1,750,000
11/1/2031		5.85%	51,188	51,188	189,861	1,750,000
5/1/2032	95,000	5.85%	51,188	146,188		1,655,000
11/1/2032		5.85%	48,409	48,409	194,596	1,655,000
5/1/2033	100,000	5.85%	48,409	148,409		1,555,000
11/1/2033		5.85%	45,484	45,484	193,893	1,555,000
5/1/2034	105,000	5.85%	45,484	150,484		1,450,000
11/1/2034		5.85%	42,413	42,413	192,896	1,450,000
5/1/2035	110,000	5.85%	42,413	152,413		1,340,000
11/1/2035		5.85%	39,195	39,195	191,608	1,340,000
5/1/2036	115,000	5.85%	39,195	154,195		1,225,000
11/1/2036		5.85%	35,831	35,831	190,026	1,225,000
5/1/2037	125,000	5.85%	35,831	160,831		1,100,000
11/1/2037		5.85%	32,175	32,175	193,006	1,100,000
5/1/2038	130,000	5.85%	32,175	162,175		970,000
11/1/2038		5.85%	28,373	28,373	190,548	970,000
5/1/2039	140,000	5.85%	28,373	168,373		830,000
11/1/2039		5.85%	24,278	24,278	192,650	830,000
5/1/2040	150,000	5.85%	24,278	174,278		680,000
11/1/2040		5.85%	19,890	19,890	194,168	680,000
5/1/2041	155,000	5.85%	19,890	174,890		525,000
11/1/2041		5.85%	15,356	15,356	190,246	525,000
5/1/2042	165,000	5.85%	15,356	180,356		360,000
11/1/2042		5.85%	10,530	10,530	190,886	360,000
5/1/2043	175,000	5.85%	10,530	185,530		185,000
11/1/2043		5.85%	5,411	5,411	190,941	185,000
5/1/2044	185,000	5.85%	5,411	190,411		-
11/1/2044	-	5.85%	-	-		-
Total	\$ 2,385,000		\$ 1,848,746	\$ 4,233,746	\$ 4,043,335	

Footnote:

MAX ANNUAL DEBT SERVICE: 194,834

(a) Data herein for the CDD's budgetary process purposes only.

**WATERLEAF COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 ADOPTED BUDGET
DEBT SERVICE REQUIREMENT, SERIES 2016A-1**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
11/1/2022						1,850,000
5/1/2023	40,000	4.625%	49,506	89,506		1,810,000
11/1/2023		4.625%	48,581	48,581	138,088	1,810,000
5/1/2024	40,000	4.625%	48,581	88,581		1,770,000
11/1/2024		4.625%	47,656	47,656	136,238	1,770,000
5/1/2025	45,000	4.625%	47,656	92,656		1,725,000
11/1/2025		4.625%	46,616	46,616	139,272	1,725,000
5/1/2026	45,000	4.625%	46,616	91,616		1,680,000
11/1/2026		4.625%	45,575	45,575	137,191	1,680,000
5/1/2027	50,000	5.300%	45,575	95,575		1,630,000
11/1/2027		5.300%	44,250	44,250	139,825	1,630,000
5/1/2028	50,000	5.300%	44,250	94,250		1,580,000
11/1/2028		5.300%	42,925	42,925	137,175	1,580,000
5/1/2029	55,000	5.300%	42,925	97,925		1,525,000
11/1/2029		5.300%	41,468	41,468	139,393	1,525,000
5/1/2030	55,000	5.300%	41,468	96,468		1,470,000
11/1/2030		5.300%	40,010	40,010	136,478	1,470,000
5/1/2031	60,000	5.300%	40,010	100,010		1,410,000
11/1/2031		5.300%	38,420	38,420	138,430	1,410,000
5/1/2032	65,000	5.300%	38,420	103,420		1,345,000
11/1/2032		5.300%	36,698	36,698	140,118	1,345,000
5/1/2033	65,000	5.300%	36,698	101,698		1,280,000
11/1/2033		5.300%	34,975	34,975	136,673	1,280,000
5/1/2034	70,000	5.300%	34,975	104,975		1,210,000
11/1/2034		5.300%	33,120	33,120	138,095	1,210,000
5/1/2035	75,000	5.300%	33,120	108,120		1,135,000
11/1/2035		5.300%	31,133	31,133	139,253	1,135,000
5/1/2036	80,000	5.300%	31,133	111,133		1,055,000
11/1/2036		5.300%	29,013	29,013	140,145	1,055,000
5/1/2037	80,000	5.500%	29,013	109,013		975,000
11/1/2037		5.500%	26,813	26,813	135,825	975,000
5/1/2038	85,000	5.500%	26,813	111,813		890,000
11/1/2038		5.500%	24,475	24,475	136,288	890,000
5/1/2039	90,000	5.500%	24,475	114,475		800,000
11/1/2039		5.500%	22,000	22,000	136,475	800,000
5/1/2040	95,000	5.500%	22,000	117,000		705,000
11/1/2040		5.500%	19,388	19,388	136,388	705,000
5/1/2041	100,000	5.500%	19,388	119,388		605,000
11/1/2041		5.500%	16,638	16,638	136,025	605,000
5/1/2042	110,000	5.500%	16,638	126,638		495,000
11/1/2042		5.500%	13,613	13,613	140,250	495,000
5/1/2043	115,000	5.500%	13,613	128,613		380,000
11/1/2043		5.500%	10,450	10,450	139,063	380,000
5/1/2044	120,000	5.500%	10,450	130,450		260,000
11/1/2044		5.500%	7,150	7,150	137,600	260,000
5/1/2045	125,000	5.500%	7,150	132,150		135,000
11/1/2045		5.500%	3,713	3,713	135,863	135,000
5/1/2046	135,000	5.500%	3,713	138,713		-
Total	\$ 1,850,000		\$ 1,458,858	\$ 3,308,858	\$ 3,308,858	

Footnote:

MAX ANNUAL DEBT SERVICE: 140,250

(a) Data herein for the CDD's budgetary process purposes only.

**WATERLEAF COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024 ADOPTED BUDGET
DEBT SERVICE REQUIREMENT, SERIES 2017A-1**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Amount Outstanding
11/1/2022						2,100,000
5/1/2023	40,000	5.000%	58,984	98,984		2,060,000
11/1/2023		5.000%	57,984	57,984	156,969	2,060,000
5/1/2024	40,000	5.000%	57,984	97,984		2,020,000
11/1/2024		5.000%	56,984	56,984	154,969	2,020,000
5/1/2025	40,000	5.000%	56,984	96,984		1,980,000
11/1/2025		5.000%	55,984	55,984	152,969	1,980,000
5/1/2026	45,000	5.000%	55,984	100,984		1,935,000
11/1/2026		5.000%	54,859	54,859	155,844	1,935,000
5/1/2027	45,000	5.000%	54,859	99,859		1,890,000
11/1/2027		5.000%	53,734	53,734	153,594	1,890,000
5/1/2028	50,000	5.000%	53,734	103,734		1,840,000
11/1/2028		5.625%	52,484	52,484	156,219	1,840,000
5/1/2029	50,000	5.625%	52,484	102,484		1,790,000
11/1/2029		5.625%	51,078	51,078	153,563	1,790,000
5/1/2030	55,000	5.625%	51,078	106,078		1,735,000
11/1/2030		5.625%	49,531	49,531	155,609	1,735,000
5/1/2031	55,000	5.625%	49,531	104,531		1,680,000
11/1/2031		5.625%	47,984	47,984	152,516	1,680,000
5/1/2032	60,000	5.625%	47,984	107,984		1,620,000
11/1/2032		5.625%	46,297	46,297	154,281	1,620,000
5/1/2033	65,000	5.625%	46,297	111,297		1,555,000
11/1/2033		5.625%	44,469	44,469	155,766	1,555,000
5/1/2034	70,000	5.625%	44,469	114,469		1,485,000
11/1/2034		5.625%	42,500	42,500	156,969	1,485,000
5/1/2035	70,000	5.625%	42,500	112,500		1,415,000
11/1/2035		5.625%	40,531	40,531	153,031	1,415,000
5/1/2036	75,000	5.625%	40,531	115,531		1,340,000
11/1/2036		5.625%	38,422	38,422	153,953	1,340,000
5/1/2037	80,000	5.625%	38,422	118,422		1,260,000
11/1/2037		5.625%	36,172	36,172	154,594	1,260,000
5/1/2038	85,000	5.625%	36,172	121,172		1,175,000
11/1/2038		5.750%	33,781	33,781	154,953	1,175,000
5/1/2039	90,000	5.750%	33,781	123,781		1,085,000
11/1/2039		5.750%	31,194	31,194	154,975	1,085,000
5/1/2040	95,000	5.750%	31,194	126,194		990,000
11/1/2040		5.750%	28,463	28,463	154,656	990,000
5/1/2041	100,000	5.750%	28,463	128,463		890,000
11/1/2041		5.750%	25,588	25,588	154,050	890,000
5/1/2042	105,000	5.750%	25,588	130,588		785,000
11/1/2042		5.750%	22,569	22,569	153,156	785,000
5/1/2043	115,000	5.750%	22,569	137,569		670,000
11/1/2043		5.750%	19,263	19,263	156,831	670,000
5/1/2044	120,000	5.750%	19,263	139,263		550,000
11/1/2044		5.750%	15,813	15,813	155,075	550,000
5/1/2045	125,000	5.750%	15,813	140,813		425,000
11/1/2045		5.750%	12,219	12,219	153,031	425,000
5/1/2046	135,000	5.750%	12,219	147,219		290,000
11/1/2046		5.750%	8,338	8,338	155,556	290,000
5/1/2047	140,000	5.750%	8,338	148,338		150,000
11/1/2047		5.750%	4,313	4,313	152,650	150,000
5/1/2048	150,000	5.750%	4,313	154,313		-
11/1/2048		5.750%	-	-	154,313	-
Total	\$ 2,100,000		\$ 1,920,091	\$ 4,020,091	\$ 4,020,091	

Footnote: MAX ANNUAL DEBT SERVICE: 156,969
(a) Data herein for the CDD's budgetary process purposes only.