

***WATERLEAF  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Board of Supervisors  
Meeting***

***Wednesday  
August 29, 2018***

***6:00 p.m.***

***Panther Trace I Clubhouse  
12515 Bramfield Drive  
Riverview, Florida***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# WATERLEAF COMMUNITY DEVELOPMENT DISTRICT AGENDA

<b>District Board of Supervisors</b>	Mike Lawson Doug Draper Lori Price Ted Sanders Vacant	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Paul Cusmano	DPFG
<b>District Attorney</b>	Vivek Babbar	Straley, Robin & Vericker
<b>District Engineer</b>	Tonja Stewart	Stantec Consulting Services, Inc.

**All cellular phones and pagers must be turned off during the meeting.**

**The District Agenda is comprised of seven different sections:**

The meeting will begin promptly at **6:00 p.m.** with the first section is **Roll Call** of the current Board member to assure a **Quorum** is at hand. The meeting cannot proceed without three Board members in attendance. The second section which is called **Audience Questions and Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The third and fourth section is called **Consent Agenda and Business Matters**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. The Fifth section is **District Counsel and District Engineer Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. It may also include a t times the **Landscaping and Ponds** section which contains items that often require District Engineer, Operations Manager, and Landscape Contractor to discuss and update the Board.. The fifth section is called **Business Items** Agendas can be reviewed by contacting the Manager's office at (813) 374-9105 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The sixth section is called **Staff Reports**. This section allows the District Manager and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The seventh section which is called **Audience Comments on Other Items** provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 374-9105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

## **WATERLEAF COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Wednesday, August 29, 2018  
Time: 6:00 p.m.  
Location: Panther Trace I Clubhouse  
12515 Bramfield Drive  
Riverview FL

Conference Call No.: (563) 999-2090  
Code: 686859#

### ***AGENDA***

#### **I. Roll Call**

#### **II. Audience Comments**

#### **III. Consent Agenda**

- |    |   |           |
|----|---|-----------|
| A. | Approval of Minutes from July 10, 2018 Meeting        | Exhibit 1 |
| B. | Acceptance of July 2018 Unaudited Financial Statement | Exhibit 2 |

#### **IV. Business Matters**

- |    |   |           |
|----|---|-----------|
| A. | Fiscal Year 2018-2019 Budget Hearing  |           |
| 1. | Open Public Hearing   |           |
| 2. | Review Budget   |           |
| 3. | Audience Comments   |           |
| 4. | Close Public Hearing  |           |
| B. | Consideration and Adoption of Resolution 2018-07 Fiscal Year 2018-2019 Budget | Exhibit 3 |
| C  | Consideration and Adoption of Resolution 2018-08 Imposing Special Assessments | Exhibit 4 |
| D. | Acceptance of the Budget Funding Agreement                                    | Exhibit 5 |
| E. | Consideration and Adoption of Resolution 2018-09 Re-Designating Officers      | Exhibit 6 |
| F. | Consideration and Adoption of resolution 2018-10 FY 2019 Meeting Schedule     | Exhibit 7 |

#### **VI. Staff Reports**

- |    |                            |           |
|----|----------------------------|-----------|
| A. | District Manager           |           |
| 1. | Waterway Inspection Report | Exhibit 8 |
| B. | District Attorney          |           |
| C. | District Engineer          |           |

**VII. Supervisors Requests**

**VIII. Audience Questions and Comments on Other Items**

**IX. Adjournment**

## **EXHIBIT 1.**

**MINUTES OF MEETING  
WATERLEAF  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Waterleaf Community Development District was held on Tuesday, July 10, 2018 at 6:00 p.m. at the Panther Trace I Clubhouse, 12515 Bramfield Drive, Riverview, Florida 33579.

**FIRST ORDER OF BUSINESS - Roll Call**

Mr. Cusmano called the meeting to order.

Present and constituting a quorum were:

Mike Lawson	Board Supervisor, Chairman
Doug Draper	Board Supervisor, Vice Chairman
Lori Price	Board Supervisor, Assistant Secretary

Also present was:

Paul Cusmano	District Manager, DPFG
Patricia Comings-Thibault	District Treasurer, DPFG

*The following is a summary of the discussions and actions taken at the July 10, 2018 Waterleaf CDD Board of Supervisors meeting.*

**SECOND ORDER OF BUSINESS – Exhibit 4: Budget Workshop**

Moving on to the Second Order of Business, Mr. Cusmano opened the Budget Workshop. Ms. Comings-Thibault presented the Proposed Operating Budget for FY 2019. Discussion ensued.

**THIRD ORDER OF BUSINESS – Adjournment**

Moving on to the Third Order of Business, Mr. Cusmano closed the Budget Workshop and called for a motion to adjourn the meeting. MOTION PASSES 3-0.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adjourned the meeting for the Waterleaf Community Development District.

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_**

\_\_\_\_\_  
Signature

Paul Cusmano  
Printed Name

Title: ☐ Secretary      ☐ Assistant Secretary

\_\_\_\_\_  
Signature

Mike Lawson  
Printed Name

Title:   ☐ Chairman    ☐ Vice Chairman

**EXHIBIT 2.**

# **Waterleaf Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2018



**Waterleaf CDD  
Balance Sheet  
July 31, 2018**

	GENERAL FUND	-----DEBT SERVICE SERIES 2013A-----			DEBT SERVICE DS2014	DEBT SERVICE DS2016A	DEBT SERVICE DS 2016 A2	DEBT SERVICE DS 2017 A1	DEBT SERVICE DS 2017 A2	CAP PROJ 2014	CAP PROJ 2016	CAP PROJ 2017	CONSOLIDATED TOTAL
		2013 A1	2013 A2	2013 A3									
<b><u>ASSETS:</u></b>													
CASH	\$ 142,886	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 142,886
INVESTMENTS:													
REVENUE FUND	-	123,567	1,308	19,885	47,403	81,750	-	-	32,283	-	-	-	306,196
CAPITAL INTEREST FUND	-	-	-	-	-	-	-	-	-	-	-	-	-
INTEREST FUND	-	-	-	8,898	-	-	8,260	-	11,547	-	-	-	28,705
RESERVE FUND	-	222,313	8,938	260,667	97,417	71,038	24,625	39,242	-	-	-	-	724,240
PREPAYMENT FUND	-	375	13,706	145,990	-	-	346,795	-	400,669	-	-	-	907,535
COST OF ISSUANCE	-	-	-	-	-	-	-	-	-	-	-	-	-
CONSTRUCTION FUND	-	-	-	-	-	-	-	-	-	-	1,928	1,750,154	1,752,082
RESTRICTED CONSTRUCTION FUND	-	-	-	-	-	-	-	-	-	-	-	866,605	866,605
RECEIVABLE FROM DEVELOPER	-	-	-	-	-	-	-	-	-	-	-	668	668
ASSESSMENTS RECEIVABLE - ON ROLL	-	-	-	-	-	-	-	-	-	-	-	-	-
ASSESSMENTS RECEIVABLE - OFF ROLL	43,499	-	764	10,365	-	-	2,645	-	-	-	-	-	57,273
DUE FROM GF	-	1,515	-	-	711	229	-	-	-	-	-	-	2,455
DUE FROM OTHER FUNDS	-	-	-	-	-	-	10,399	-	-	-	-	-	10,399
PREPAID EXPENSES	4,105	-	-	-	-	-	-	-	-	-	-	-	4,105
UTILITY DEPOSIT	11,084	-	-	-	-	-	-	-	-	-	-	-	11,084
<b>TOTAL ASSETS</b>	<b>\$ 201,574</b>	<b>\$ 347,770</b>	<b>\$ 24,716</b>	<b>\$ 445,805</b>	<b>\$ 145,531</b>	<b>\$ 153,017</b>	<b>\$ 392,724</b>	<b>\$ 71,525</b>	<b>\$ 412,216</b>	<b>\$ -</b>	<b>\$ 1,928</b>	<b>\$ 2,617,427</b>	<b>\$ 4,814,233</b>
<b><u>LIABILITIES:</u></b>													
ACCOUNTS PAYABLE	\$ 40,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,544	\$ 86,504
DEFERRED REVENUE - ON ROLL	-	-	-	-	-	-	-	-	-	-	-	-	-
DEFERRED REVENUE - OFF ROLL	43,499	-	764	10,365	-	-	2,645	-	-	-	-	-	57,273
DUE TO DS 2013	1,515	-	-	-	-	-	-	-	-	-	-	-	1,515
DUE TO DS 2014	711	-	-	-	-	-	-	-	-	-	-	-	711
DUE TO DS 2016	229	-	-	-	-	-	-	-	-	-	-	-	229
DUE TO OTHER FUNDS	-	-	-	-	-	10,399	-	-	-	-	-	-	10,399
<b><u>FUND BALANCE:</u></b>													
NONSPENDABLE:													
PREPAID AND DEPOSITS	15,189	-	-	-	-	-	-	-	-	-	-	-	15,189
RESTRICTED FOR:													
DEBT SERVICE	-	347,770	23,952	435,440	145,531	142,618	390,079	71,525	412,216	-	1,928	2,571,883	4,542,942
UNASSIGNED:	99,471	-	-	-	-	-	-	-	-	-	-	-	99,471
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 201,574</b>	<b>\$ 347,770</b>	<b>\$ 24,716</b>	<b>\$ 445,805</b>	<b>\$ 145,531</b>	<b>\$ 153,017</b>	<b>\$ 392,724</b>	<b>\$ 71,525</b>	<b>\$ 412,216</b>	<b>\$ -</b>	<b>\$ 1,928</b>	<b>\$ 2,617,427</b>	<b>\$ 4,814,233</b>

**Waterleaf CDD**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2017 Ending July 31, 2018**

	<b>FY2018 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
ASSESSMENTS - ON ROLL (NET)	\$ 330,282	\$ 330,282	\$ 339,358	\$ 9,076
ASSESSMENTS OFF ROLL	333,234	333,234	160,638	(172,596)
ASSESSMENTS VIA LOT CLOSINGS	-	-	129,097	129,097
CH RENTAL REVENUE	-	-	-	-
MISCELLANEOUS REVENUE	-	-	-	-
INTEREST	-	-	280	280
GATE ACCESS CARDS	-	-	430	430
<b>TOTAL REVENUES</b>	<b>663,516</b>	<b>663,516</b>	<b>629,803</b>	<b>(33,713)</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE:</b>				
BOARD OF SUPERVISORS PAYROLL	8,000	6,667	3,600	3,067
PAYROLL TAXES	612	510	275	235
PAYROLL SERVICES FEE	457	381	382	(1)
MEETING ROOM RENTAL	200	25	6	19
MANAGEMENT CONSULTING SERVICES	28,000	23,333	23,330	3
ACCOUNTING SERVICES - CONSTRUCTION	2,500	2,500	2,500	-
PLANNING & COORDINATING SERVICES	36,000	30,000	30,000	-
GENERAL ADMINISTRATIVE	3,600	3,000	3,000	-
BANKING FEES	225	188	298	(111)
MISCELLANEOUS	500	125	711	(586)
AUDITING	2,400	2,400	2,400	-
TRAVEL PER DIEM - MILEAGE	250	208	7	201
INSURANCE (Liability, Property & Casualty)	19,583	19,583	23,537	(3,954)
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	1,200	1,000	1,185	(185)
ENGINEERING SERVICES	6,500	3,793	3,793	-
LEGAL SERVICES	6,000	6,581	6,581	-
PERFORMANCE & WARRANTY BOND PREMIUM	5,000	5,000	5,000	-
WEBSITE HOSTING	720	600	618	(18)
<b>TOTAL ADMINISTRATIVE</b>	<b>121,922</b>	<b>106,069</b>	<b>107,398</b>	<b>(1,330)</b>
<b>DEBT SERVICE:</b>				
TRUST FUND ACCOUNTING	3,600	3,000	3,000	-
ARBITRAGE	2,000	2,000	1,950	50
DISSEMINATING AGENT	6,000	6,000	8,000	(2,000)
TRUSTEE FEES	16,701	16,701	16,701	-
BUDGET DEFICIT FUNDING	30,000	30,000	30,000	-
<b>TOTAL DEBT SERVICE</b>	<b>58,301</b>	<b>57,701</b>	<b>59,651</b>	<b>(1,950)</b>
<b>PHYSICAL ENVIRONMENT</b>				
STREETPOLE LIGHTING	50,400	42,000	46,107	(4,107)
ELECTRICITY (IRRIG & POND PUMPS)	14,400	12,000	6,213	5,787
WATER	24,000	20,000	-	20,000
LANDSCAPE MAINTENANCE	244,020	203,350	186,227	17,123
LANDSCAPE REPLENISHMENT	7,500	7,500	7,408	92
TREE REMOVAL	-	-	-	-
IRRIGATION MAINTENANCE	6,000	5,000	296	4,704
MOWING RETENTION PONDS AND EASEMENTS	-	-	-	-
MITIGATION MONITORING	3,240	1,620	460	1,160
PET WASTE REMOVAL	2,232	1,860	1,860	-

**Waterleaf CDD**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2017 Ending July 31, 2018**

	<b>FY2018 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
PAVEMENT REPAIRS	1,500	1,250	-	1,250
SIGNAGE	350	292	-	292
SECURITY MONITORING	3,600	3,000	3,000	-
SECURITY PATROLS	11,000	9,167	2,807	6,360
STORMDRAIN MAINTENANCE	3,000	2,500	-	2,500
POND MAINTENANCE	26,544	22,120	12,160	9,960
NPDES	2,500	2,083	-	2,083
GATE MAINTENANCE	2,000	2,000	3,388	(1,388)
SOLID WASTE DISPOSAL	-	-	-	-
POND EROSION	2,500	2,083	-	2,083
FIELD MANAGER	7,252	6,043	15,674	(9,631)
AMENITY MANAGEMENT	3,000	2,500	2,500	-
FIELD SERVICE MANAGEMENT	5,000	4,167	4,166	1
FIELD MANAGER TRAVEL	1,400	1,167	1,539	(372)
SECURITY KEY FOBS & ACCESS CARDS	3,500	3,500	4,298	(798)
HOLIDAY DECORATIONS	5,000	5,000	4,998	2
CONTINGENCY	1,500	1,500	1,420	80
<b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>431,438</b>	<b>361,702</b>	<b>304,521</b>	<b>57,181</b>
<b>AMENITY CENTER OPERATIONS</b>				
POOL MAINTENANCE CONTRACT	13,200	11,000	10,500	500
POOL MAINTENANCE & REPAIRS	3,500	2,917	-	2,917
POOL PERMITS	275	275	275	-
AMENITY CENTER POWERWASH	3,000	2,500	2,500	-
AMENITY CENTER CLEANING & MAINT	2,700	2,250	2,250	-
AMENITY CENTER INTERNET	3,060	2,550	2,707	(157)
AMENITY CENTER ELECTRIC	9,000	7,500	4,330	3,170
AMENITY CENTER WATER UTILITY	2,400	2,000	1,255	745
AMENITY CENTER PEST CONTROL	720	600	547	53
LANDSCAPE MAINTENANCE	8,000	6,667	-	6,667
MISC. AMENITY CENTER REPAIRS & MAINT	2,500	2,500	557	1,943
CONTINGENCY	-	-	-	-
<b>TOTAL FIELD OPERATIONS</b>	<b>48,355</b>	<b>40,758</b>	<b>24,921</b>	<b>15,837</b>
<b>RESERVES</b>				
RESERVE STUDY	3,500	-	-	-
<b>UNBUDGETED EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>30,126</b>	<b>(30,126)</b>
<b>OTHER OPERATION EXPENSES</b>				
C/O AMENITY CENTER IMPROVEMENTS	-	-	-	-
C/O ENTRY WAY RENOVATION	-	-	-	-
<b>TOTAL OTHER OPERATION EXPENSES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>663,516</b>	<b>566,230</b>	<b>526,617</b>	<b>39,613</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>97,286</b>	<b>103,186</b>	<b>5,900</b>
FUND BALANCE - BEGINNING	10,545	10,545	11,473	11,473
<b>FUND BALANCE - ENDING</b>	<b>10,545</b>	<b>107,831</b>	<b>114,659</b>	<b>17,373</b>

**Waterleaf CDD**  
**DS - Series 2013 A-1**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2017 Ending July 31, 2018**

	<b>FY2018 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENT ON ROLL	\$ 242,052	\$ 221,880	\$ 228,396 (a)	\$ 6,516
SPECIAL ASSESSMENT OFF ROLL	-	-	-	-
INTEREST-INVESTMENT	-	-	2,919	2,919
MISCELLANEOUS REVENUE	-	-	-	-
LESS ASSESSMENTS DISCOUNT	(10,086)	-	-	-
<b>TOTAL REVENUE</b>	<b>231,966</b>	<b>221,880</b>	<b>231,315</b>	<b>9,435</b>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	10,086	-	-	-
INTEREST EXPENSE (NOV 2017)	-	-	95,625	(95,625)
INTEREST EXPENSE (MAY & NOV 2018)	190,125	95,625	95,625	-
PRINCIPAL EXPENSE - 05/01/18	30,000	30,000	30,000	-
<b>TOTAL EXPENDITURES</b>	<b>230,211</b>	<b>125,625</b>	<b>221,250</b>	<b>(95,625)</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>1,755</b>	<b>96,255</b>	<b>10,065</b>	<b>(86,190)</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
TRANSFERS-IN	-	-	-	-
TRANSFER -OUT (USES)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
NET CHANGE IN FUND BALANCE	1,755	96,255	10,065	(86,190)
FUND BALANCE - BEGINNING	-	-	337,705	337,705
<b>FUND BALANCE - ENDING</b>	<b>\$ 1,755</b>	<b>\$ 96,255</b>	<b>\$ 347,770</b>	<b>\$ 251,515</b>

(a) Total assessments budgeted at gross while budget year-to-date and actuals are reported net of assessment discounts and collection fees.

**Waterleaf CDD**  
**DS -Series 2013 A-2**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2017 Ending July 31, 2018**

	<b>FY2018 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>A2 ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENT ON ROLL	\$ -	\$ -	\$ -	\$ -
SPECIAL ASSESSMENT OFF ROLL	10,123	8,938	16,566 (a)	7,629
PREPAYMENT	-	-	42,578	42,578
INTEREST	-	-	80	80
MISCELLANEOUS REVENUE	-	-	-	-
LESS ASSESSMENTS DISCOUNT	(422)	-	-	-
<b>TOTAL REVENUE</b>	<b>9,701</b>	<b>8,938</b>	<b>59,224</b>	<b>50,287</b>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	422	-	-	-
PRINCIPAL PREPAYMENT	-	-	-	-
INTEREST EXPENSE (NOV 2017)	-	-	2,063	(2,063)
INTEREST EXPENSE (MAY & NOV 2018)	3,938	2,063	2,063	-
PRINCIPAL RETIREMENT - 05/01/18	5,000	5,000	5,000	-
<b>TOTAL EXPENDITURES</b>	<b>9,360</b>	<b>7,063</b>	<b>9,126</b>	<b>(2,063)</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>341</b>	<b>1,875</b>	<b>50,098</b>	<b>48,224</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
TRANSFERS-IN	-	-	-	-
TRANSFER-OUT (USES)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
NET CHANGE IN FUND BALANCE	341	1,875	50,098	48,224
FUND BALANCE - BEGINNING	-	-	(26,147)	(26,147)
<b>FUND BALANCE - ENDING</b>	<b>\$ 341</b>	<b>\$ 1,875</b>	<b>\$ 23,951</b>	<b>\$ 22,077</b>

(a) Total assessments budgeted at gross while budget year-to-date and actuals are reported net of assessment discounts and collection fees.

**Waterleaf CDD**  
**2013 A-3 DEBT SERVICE**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2017 Ending July 31, 2018**

	<b>FY2018 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>A3 ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENT ON ROLL	\$ -	\$ -	\$ -	\$ -
SPECIAL ASSESSMENT OFF ROLL	202,111	68,079	57,715 (a)	(10,364)
PREPAYMENT	-	-	547,838	547,838
MISCELLANEOUS REVENUE	-	-	-	-
INTEREST--INVESTMENT	-	-	3,045	3,045
LESS ASSESSMENTS DISCOUNT	(8,421)	-	-	-
<b>TOTAL REVENUE</b>	<b>193,690</b>	<b>68,079</b>	<b>608,598</b>	<b>540,519</b>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	8,421	-	-	-
INTEREST EXPENSE (NOV 2017)	-	-	61,230	(61,230)
INTEREST EXPENSE (MAY & NOV 2018)	122,460	61,230	47,580	13,650
PREPAYMENT	-	-	665,000	(665,000)
<b>TOTAL EXPENDITURES</b>	<b>130,881</b>	<b>61,230</b>	<b>773,810</b>	<b>(712,580)</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>62,809</b>	<b>6,849</b>	<b>(165,212)</b>	<b>(172,061)</b>
 NET CHANGE IN FUND BALANCE	 62,809	 6,849	 (165,212)	 (172,061)
FUND BALANCE - BEGINNING	-	-	600,651	600,651
<b>FUND BALANCE - ENDING</b>	<b>\$ 62,809</b>	<b>\$ 6,849</b>	<b>\$ 435,439</b>	<b>\$ 428,590</b>

(a) Total assessments budgeted at gross while budget year-to-date and actuals are reported net of assessment discounts and collection fees.

**Waterleaf CDD**  
**DS - Series 2014**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2017 Ending July 31, 2018**

	<b>FY2018 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENT ON ROLL (GROSS)	\$ 113,333	\$ 95,347	\$ 107,132	(a) \$ 11,785
SPECIAL ASSESSMENT OFF ROLL	102,487	55,409	55,409	(a) -
INTEREST-INVESTMENT	-	-	1,371	1,371
MISCELLANEOUS REVENUE	-	-	-	-
LESS ASSESSMENTS DISCOUNT	(8,993)	-	-	-
<b>TOTAL REVENUE</b>	<b>206,827</b>	<b>150,756</b>	<b>163,912</b>	<b>13,156</b>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	8,993	-	-	-
INTEREST EXPENSE (NOV 2017)	-	-	76,489	(76,489)
INTEREST EXPENSE (MAY & NOV 2018)	151,808	76,489	76,489	-
PRINCIPAL EXPENSE - 05/01/18	40,000	40,000	40,000	-
<b>TOTAL EXPENDITURES</b>	<b>200,801</b>	<b>116,489</b>	<b>192,978</b>	<b>(76,489)</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>6,026</b>	<b>34,267</b>	<b>(29,066)</b>	<b>(63,333)</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
TRANSFER IN	-	-	-	-
TRANSFER OUT (USES)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
NET CHANGE IN FUND BALANCE	6,026	34,267	(29,066)	(63,333)
FUND BALANCE - BEGINNING	-	-	174,597	174,597
<b>FUND BALANCE - ENDING</b>	<b>\$ 6,026</b>	<b>\$ 34,267</b>	<b>\$ 145,531</b>	<b>\$ 111,264</b>

(a) Total assessments budgeted at gross while budget year-to-date and actuals are reported net of assessment discounts and collection fees.

**Waterleaf CDD**  
**DS - Series 2016**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2017 Ending July 31, 2018**

	<b>FY2018 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENT ON ROLL	\$ 36,490	\$ 23,620	\$ 34,493 (a)	\$ 10,873
SPECIAL ASSESSMENT OFF ROLL	117,939	77,203	112,454	35,251
INTEREST--INVESTMENT	-	-	1,026	1,026
FUND BALANCE FORWARD	300	-	-	-
LESS ASSESSMENTS DISCOUNT	(6,435)	-	-	-
<b>TOTAL REVENUE</b>	<b>148,294</b>	<b>100,822</b>	<b>147,973</b>	<b>47,151</b>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	6,435	-	-	-
COST OF ISSUANCE	-	-	-	-
INTEREST EXPENSE (NOV 2017)	-	-	53,781	(53,781)
INTEREST EXPENSE (MAY & NOV 2018)	106,862	53,781	53,781	-
PRINCIPAL EXPENSE	35,000	35,000	35,000	-
<b>TOTAL EXPENDITURES</b>	<b>148,294</b>	<b>88,781</b>	<b>142,562</b>	<b>(53,781)</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>12,041</b>	<b>5,411</b>	<b>(6,630)</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
TRANSFER IN	-	-	3,929	3,929
DEBT PROCEEDS	-	-	-	-
TRANSFER OUT (USES)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>3,929</b>	<b>3,929</b>
NET CHANGE IN FUND BALANCE	-	12,041	9,340	(2,701)
FUND BALANCE - BEGINNING	-	-	133,279	133,279
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ 12,041</b>	<b>\$ 142,619</b>	<b>\$ 130,578</b>

(a) Total assessments budgeted at gross while budget year-to-date and actuals are reported net of assessment discounts and collection fees.



**Waterleaf CDD**  
**DS - Series 2016 A2**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2017 Ending July 31, 2018**

	<b>FY2018 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENT ON/OFF ROLL	\$ 132,445	\$ 32,105	\$ 29,460 (a)	\$ (2,645)
PREPAYMENTS	-	-	551,586	551,586
INTEREST--INVESTMENT	-	-	1,808	1,808
LESS ASSESSMENTS DISCOUNT	(5,519)	-	-	-
<b>TOTAL REVENUE</b>	<b>126,926</b>	<b>32,105</b>	<b>582,854</b>	<b>550,749</b>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	5,519	-	-	-
COST OF ISSUANCE	-	-	-	-
INTEREST EXPENSE (NOV 2017)	-	-	35,613	(35,613)
INTEREST EXPENSE (MAY & NOV 2018)	94,050	47,025	23,581	23,444
PRINCIPAL EXPENSE	-	-	-	-
PREPAYMENT	-	-	625,000	(625,000)
<b>TOTAL EXPENDITURES</b>	<b>99,569</b>	<b>47,025</b>	<b>684,194</b>	<b>(637,169)</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>27,357</b>	<b>(14,920)</b>	<b>(101,340)</b>	<b>(86,420)</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
TRANSFER IN	-	-	-	-
DEBT PROCEEDS	-	-	-	-
TRANSFER OUT (USES)	-	-	(3,929)	(3,929)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(3,929)</b>	<b>(3,929)</b>
NET CHANGE IN FUND BALANCE	27,357	(14,920)	(105,269)	(90,349)
FUND BALANCE - BEGINNING	-	-	495,347	495,347
<b>FUND BALANCE - ENDING</b>	<b>\$ 27,357</b>	<b>\$ (14,920)</b>	<b>\$ 390,078</b>	<b>\$ 404,998</b>

(a) Total assessments budgeted at gross while budget year-to-date and actuals are reported net of assessment discounts and collection fees.

**Waterleaf CDD**  
**DS - Series 2017 A1**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2017 Ending July 31, 2018**

	<u>ACTUAL YEAR-TO-DATE</u>
<b>REVENUE</b>	
SPECIAL ASSESSMENT ON/OFF ROLL	\$ -
PREPAYMENTS	30,698
INTEREST--INVESTMENT	515
LESS ASSESSMENTS DISCOUNT	-
<b>TOTAL REVENUE</b>	<u><b>31,213</b></u>
 <b>EXPENDITURES</b>	
COUNTY ASSESSMENT COLLECTION FEES	-
COST OF ISSUANCE	166,955
INTEREST EXPENSE	52,208
PRINCIPAL EXPENSE	-
PREPAYMENT	-
<b>TOTAL EXPENDITURES</b>	<u><b>219,163</b></u>
 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	 <b>(187,950)</b>
 <b>OTHER FINANCING SOURCES (USES)</b>	
TRANSFER IN	1,461
BOND PROCEEDS	258,600
TRANSFER OUT (USES)	(586)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u><b>259,475</b></u>
 NET CHANGE IN FUND BALANCE	 71,525
 FUND BALANCE - BEGINNING	 -
 <b>FUND BALANCE - ENDING</b>	 <u><u><b>\$ 71,525</b></u></u>

**Waterleaf CDD**  
**DS - Series 2017 A2**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2017 Ending July 31, 2018**

	<b>ACTUAL YEAR-TO-DATE</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENT ON/OFF ROLL	\$ 8,306
PREPAYMENTS	808,900
INTEREST--INVESTMENT	1,708
LESS ASSESSMENTS DISCOUNT	-
<b>TOTAL REVENUE</b>	<b>818,914</b>
<b>EXPENDITURES</b>	
COUNTY ASSESSMENT COLLECTION FEES	-
COST OF ISSUANCE	46,300
INTEREST EXPENSE	55,833
PRINCIPAL EXPENSE	-
PREPAYMENT	405,000
<b>TOTAL EXPENDITURES</b>	<b>507,133</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>311,781</b>
<b>OTHER FINANCING SOURCES (USES)</b>	
TRANSFER IN	-
BOND PROCEEDS	151,096
TRANSFER OUT (USES)	(1,698)
BOND DISCOUNT	(48,962)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>100,436</b>
NET CHANGE IN FUND BALANCE	412,217
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 412,217</b>

**Waterleaf CDD**  
**Series 2016 Capital Projects Fund**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2017 Ending July 31, 2018**

	<u><b>ACTUAL YEAR-TO-DATE</b></u>
<b>REVENUE</b>	
INTEREST--INVESTMENT	19
DEVELOPER CONTRIBUTION	176,377
MISCELLANEOUS REVENUE	-
<b>TOTAL REVENUE</b>	<u><b>176,396</b></u>
 <b>EXPENDITURES</b>	
 CONSTRUCTION IN PROGRESS	 147,340
<b>TOTAL EXPENDITURES</b>	<u><b>147,340</b></u>
 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	 <b>29,056</b>
 <b>OTHER FINANCING SOURCES (USES)</b>	
BOND PROCEEDS	-
TRANSFER IN FROM ANOTHER FUND	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u><b>-</b></u>
 NET CHANGE IN FUND BALANCE	 29,056
 FUND BALANCE - BEGINNING	 (27,128)
<b>FUND BALANCE - ENDING</b>	<u><u><b>\$ 1,928</b></u></u>

**Waterleaf CDD**  
**Series 2016 Capital Projects Fund**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2017 Ending July 31, 2018**

	<u><b>ACTUAL YEAR-TO-DATE</b></u>
<b>REVENUE</b>	
INTEREST--INVESTMENT	22,062
DEVELOPER CONTRIBUTION	2,860
MISCELLANEOUS REVENUE	-
<b>TOTAL REVENUE</b>	<u><b>24,922</b></u>
 <b>EXPENDITURES</b>	
 CONSTRUCTION IN PROGRESS	 1,589,167
<b>TOTAL EXPENDITURES</b>	<u><b>1,589,167</b></u>
 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	 <b>(1,564,245)</b>
 <b>OTHER FINANCING SOURCES (USES)</b>	
 BOND PROCEEDS	 4,135,305
TRANSFER IN FROM ANOTHER FUND	823
PY ADJUSTMENTS	
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u><b>4,136,128</b></u>
 NET CHANGE IN FUND BALANCE	 2,571,883
 FUND BALANCE - BEGINNING	 -
<b>FUND BALANCE - ENDING</b>	<u><u><b>\$ 2,571,883</b></u></u>

**WATERLEAF CDD**  
**BANK RECONCILIATION**  
**July 31, 2018**

	<u>BU</u>
<b>Balance Per Bank Statement</b>	\$ 150,001.17
Less: Outstanding Checks	(7,115.54)
<b><i>Adjusted Bank Balance</i></b>	<b><u>\$ 142,885.63</u></b>

<b>Beginning Cash Balance Per Books</b>	\$168,507.89
Cash Receipts	4,423.44
Cash Disbursements & fees	(30,045.70)
<b><i>Balance Per Books</i></b>	<b><u>\$ 142,885.63</u></b>

**WATERLEAF CDD  
CHECK REGISTER  
FY2018**

Date	Num	Name	Memo	Debit	Credit	Balance
		<b>TOTAL EOY BALANCE</b>				<b>6,194.21</b>
10/03/2017		Waterleaf LLC	GF 2017-17 (Ins. FY 2018)	22,542.00		28,736.21
10/04/2017	2816	HILLSBOROUGH COUNTY BOCC	8/14-9/14 - 13151 Waterleaf Vista Blvd		80.41	28,655.80
10/06/2017	2817	TAMPA ELECTRIC	6/15-7/17 General Electricity & Streetlights		3,576.88	25,078.92
10/09/2017	2823	Egis Insurance Advisors, LLC	Insurance FY 2018		3,381.30	21,697.62
10/13/2017	2825	Panther Trace II CDD	Meeting Room - 10/3/17		6.25	21,691.37
10/18/2017		Waterleaf LLC	Debt Service	136,768.38		158,459.75
10/18/2017	2826	WATERLEAF CDD C/O US BANK	VOID: Debt Service	0.00		158,459.75
10/18/2017		Waterleaf LLC	GF 2018-01	14,099.66		172,559.41
10/19/2017	2827	WATERLEAF CDD C/O US BANK	Debt Service		136,768.38	35,791.03
10/20/2017	2828	DPFG MANAGEMENT & CONSULTING, LLC	Performance & Warranty Bond Service, CDD/Field Mgmt - October, Construction Acctg		14,099.66	21,691.37
10/20/2017	2829	Poop 911	Pet Waste Removal - August		283.40	21,407.97
10/20/2017	2830	TAMPA ELECTRIC	816-9/15 Electricity & Streetlights		6,948.69	14,459.28
10/20/2017	2831	AQUATIC SYSTEMS, INC	Lake & Pond Maint - September		1,216.00	13,243.28
10/20/2017	2832	Critical Intervention Services Inc	CCTV Monitoring - October		300.00	12,943.28
10/20/2017	2833	H2 POOL SERVICES	Pool Maint - September		2,600.00	10,343.28
10/20/2017	2834	STANTEC CONSULTING SERVICES	Engineering Svcs thru 8/18/17		1,839.00	8,504.28
10/20/2017	2835	STRALEY ROBIN VERICKER	Legal Svcs thru 9/15/17		75.00	8,429.28
10/20/2017	2836	Bright House	10/2-11/1 - Cable/Internet		69.78	8,359.50
10/20/2017	2837	DPFG Field Services, Inc.	9/27-10/21 - Field P/R		1,527.50	6,832.00
10/20/2017	2838	TAMPA BAY TIMES	Legal Ad		376.00	6,456.00
10/20/2017	2839	Gate Pros, Inc.	Visor Clips		335.00	6,121.00
10/20/2017	2840	Danielle Fence Mfg. Co., Inc.	Hinges		86.00	6,035.00
10/20/2017	2841	VENTURESIN.COM, INC.	Web Site Hosting - October		60.00	5,975.00
10/24/2017		SHUTTS & BOWEN	O & M (Shutts & Bowen)	5,529.30		11,504.30
10/27/2017	2843	STEVE FAISON	Travel - August & September		13.37	11,490.93
10/27/2017	2844	Patrick Larrabee	Travel - August		271.35	11,219.58
10/27/2017	2845	Poop 911	Pet Waste Removal - September		283.40	10,936.18
10/27/2017		Hillsborough Tax Collector	FY 2017 Excess Fees	3,820.11		14,756.29
10/27/2017		Deluxe Business Prod	Checks		103.58	14,652.71
		<b>TOTAL</b>		<b>182,759.45</b>	<b>174,300.95</b>	<b>14,652.71</b>
11/01/2017	2846	IPFS	Insurance - November		2,007.50	12,645.21
11/02/2017		Waterleaf LLC	GF 2017-18,19/2018-02	68,905.99		81,551.20
11/03/2017	2847	Alamo Guard Patrol	9/16-9/17 - Pool Security		299.25	81,251.95
11/03/2017	2848	AQUATIC SYSTEMS, INC	Aquascaping - Site #5, Lake & Pond Maint - October		3,285.00	77,966.95
11/03/2017	2849	Cistech, Inc.	Stock Board for Access Control		2,982.46	74,984.49
11/03/2017	2850	Gate Pros, Inc.	Transmitters & Clips		3,331.55	71,652.94
11/03/2017	2851	H2 POOL SERVICES	Pool Maint - October		2,600.00	69,052.94
11/03/2017	2852	U S Bank - Trust Services	Trustee Fees		8,081.25	60,971.69
11/03/2017	2854	TAMPA ELECTRIC	9/1-10/13 - Streetlights & Electricity		8,839.24	52,132.45
11/03/2017	2855	Brightview Landscape Services	Landscape Maint - September & October		35,662.64	16,469.81
11/06/2017		Waterleaf LLC	Key Fobs	110.00		16,579.81
11/07/2017	2856	Cistech, Inc.	DVR Repairs (Hurricane Irma)		450.19	16,129.62
11/07/2017	2857	Critical Intervention Services Inc	CCTV Monitoring - November		300.00	15,829.62
11/07/2017	2858	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - November		6,599.66	9,229.96
11/07/2017	2859	Rogers Group	Fence Repairs		600.00	8,629.96
11/07/2017	2860	HILLSBOROUGH COUNTY BOCC	9/14-9/30 - Water		65.07	8,564.89
11/07/2017	2861	Terminix	Pest Control - October		53.00	8,511.89
11/07/2017	2862	WASTE MANAGEMENT INC. OF FLORIDA	10/1-10/31 - Solid Waste		195.16	8,316.73
11/07/2017	2863	STANTEC CONSULTING SERVICES	Engineering Svcs thru 10/13/17		180.00	8,136.73
11/07/2017	2864	STRALEY ROBIN VERICKER	Legal Svcs thru 9/30/17		640.00	7,496.73
11/07/2017	2865	TAMPA BAY TIMES	Legal Ad		274.00	7,222.73
11/07/2017		Hillsborough Tax Collector	10/1-10/31 - Tax Collections	548.69		7,771.42
11/10/2017	2869	S.F.C.G. CONTRACTING & CONSTRUCTION	Holiday Lighting - (50% Dep)		2,499.00	5,272.42
11/10/2017		Waterleaf LLC	O & M (Waterleaf LLC)	145,670.00		150,942.42
11/10/2017	ACH10262017	Paychex	Qtr Fee		10.00	150,932.42
11/10/2017	ACH11102017	Bright House	9/15-10/16 - 13151 Waterleaf Vista Blvd		176.89	150,755.53
11/14/2017	2870	Metro Development Group, LLC	Cell Phone Reimbursement		7.88	150,747.65
11/14/2017	2871	Patrick Larrabee	Travel - September		75.65	150,672.00
11/14/2017	2872	Bright House	11/2-12/1 - Phone		69.78	150,602.22
11/14/2017	2873	Brightview Landscape Services	Annals		2,136.00	148,466.22
11/14/2017	2874	DPFG Field Services, Inc.	10/22-11/18 - Field P/R		1,555.50	146,910.72
11/14/2017	2875	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing - FY 2018		175.00	146,735.72
11/14/2017	2876	Gate Pros, Inc.	Service Call -		160.00	146,575.72
11/14/2017	2877	HAMILTON ENGINEERING SURVEYING, INC	Mitigation Maint - October		460.00	146,115.72
11/14/2017	2878	Turner's Edge	Remove/Replace Sod		2,800.00	143,315.72
11/14/2017	2879	U S Bank - Trust Services	Trustee Fees - Serieo 2014A		3,232.50	140,083.22
11/14/2017	2880	VENTURESIN.COM, INC.	Web Site Hosting - November		60.00	140,023.22
11/14/2017	2881	WASTE MANAGEMENT INC. OF FLORIDA	11/1-11/30 - Solid Waste		271.46	139,751.76
11/16/2017	2882	WATERLEAF CDD C/O US BANK	Tax Collections Distribution c/o US Bank		1,473.43	138,278.33
11/16/2017	2883	WATERLEAF CDD C/O US BANK	Tax Collections Distribution c/o US Bank		691.13	137,587.20
11/16/2017		Hillsborough Tax Collector	11/1-11/12/17 - Tax Collections	24,851.45		162,438.65
11/17/2017	2884	WATERLEAF, LLC	Due to Developer		52,182.90	110,255.75
11/17/2017	2885	Bright House	10/16-11/15 - 13151 Waterleaf Vista Blvd		174.28	110,081.47
11/17/2017	ACH11172017	Paychex	P/R Fees		55.50	110,025.97
11/17/2017	20042	IRA D. DRAPER	BOS Mtg - 10/3 & 11/7/17		348.57	109,677.40

**WATERLEAF CDD  
CHECK REGISTER  
FY2018**

Date	Num	Name	Memo	Debit	Credit	Balance
11/17/2017	20044DD	Lori Price	BOS Mtg - 10/3 & 11/7/17		348.57	109,328.83
11/17/2017	20043	Michael Lawson	BOS Mtg - 10/3 & 11/7/17		369.40	108,959.43
11/17/2017	ACH11172017	Paychex	BOS Mtg - 10/3 & 11/7/17		225.26	108,734.17
11/20/2017	2886	Patrick Larrabee	Travel - June/July		438.66	108,295.51
11/20/2017	2887	Terminix	Pest Control - November		53.00	108,242.51
11/24/2017		Hillsborough Tax Collector	11/13-11/19 - Tax Collections	114,674.52		222,917.03
11/27/2017	2888	AQUATIC SYSTEMS, INC	Lake & Pond Maint - November		1,216.00	221,701.03
11/27/2017	2889	TAMPA ELECTRIC	10/14-11/10 - Streetlight & Electricity		3,500.59	218,200.44
11/29/2017	2890	IPFS	Insurance FY 2018		2,007.50	216,192.94
		<b>TOTAL</b>		<b>354,760.65</b>	<b>153,220.42</b>	<b>216,192.94</b>
12/01/2017	2891	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - December		6,599.66	209,593.28
12/01/2017	2892	WATERLEAF CDD C/O US BANK	Tax Collection Distribution c/o US Bank		45,099.32	164,493.96
12/01/2017	2893	WATERLEAF CDD C/O US BANK	Tax Collection Distribution c/o US Bank		21,154.37	143,339.59
12/01/2017	2894	WATERLEAF CDD C/O US BANK	Tax Collection Distribution c/o US Bank		6,811.01	136,528.58
12/01/2017	2895	BOCC	10/13-11/13 - 13151 Waterleaf Vista Blvd		113.55	136,415.03
12/01/2017	2896	Critical Intervention Services Inc	CCTV Monitoring - December		300.00	136,115.03
12/01/2017	2897	TAMPA ELECTRIC	10/17-11/14 - Streetlight & Electricity		3,888.12	132,226.91
12/07/2017		Waterleaf LLC	Key Fobs	110.00		132,336.91
12/07/2017		Shutts & Bowen	O & M (Shutts & Bowen)	2,580.34		134,917.25
12/07/2017		Shutts & Bowen	O & M (Shutts & Bowen)	3,870.51		138,787.76
12/11/2017		Hillsborough Tax Collector	11/20-11/30 - Tax Collections	384,682.23		523,469.99
12/11/2017	2898	S.F.C.G. CONTRACTING & CONSTRUCTION	Holiday Lights (final)		2,499.00	520,970.99
12/15/2017		Hillsborough Tax Collector	12/1-12/8/17 - Tax Collections	48,748.46		569,719.45
12/15/2017	2902	AQUATIC SYSTEMS, INC	Lake & Pond Maint - December		1,216.00	568,503.45
12/15/2017	2903	Bright House	12/2-1/1 - 13151 Waterleaf Vista Blvd - Phone		69.78	568,433.67
12/15/2017	2904	Brightview Landscape Services	Landscape Maint & Bahia Sod		21,119.32	547,314.35
12/15/2017	2905	DPFG Field Services, Inc.	11/19-12/16/17 - Field P/R		1,152.80	546,161.55
12/15/2017	2906	LLS Tax Solutions Inc.	Arbitrage Series 2013A-1,2 & 3		650.00	545,511.55
12/15/2017	2907	Poop 911	Pet Waste Removal - November & Dec		566.80	544,944.75
12/15/2017	2908	STRALEY ROBIN VERICKER	Legal Svcs thru 11/15/17		605.50	544,339.25
12/15/2017	2909	VENTURESIN.COM, INC.	Web Site Hosting - December		60.00	544,279.25
12/18/2017		Shutts & Bowen	O & M (Shutts & Bowen)	21,195.65		565,474.90
12/29/2017	2910	WATERLEAF CDD C/O US BANK	Tax Collection Distribution c/o US Bank		139,550.09	425,924.81
12/29/2017	2911	WATERLEAF CDD C/O US BANK	Tax Collection Distribution c/o US Bank		65,457.63	360,467.18
12/29/2017	2912	WATERLEAF CDD C/O US BANK	Tax Collection Distribution c/o US Bank		21,075.18	339,392.00
12/29/2017	2913	Brightview Landscape Services	Landscape Maint - December		17,831.32	321,560.68
		<b>TOTAL</b>		<b>461,187.19</b>	<b>355,819.45</b>	<b>321,560.68</b>
01/01/2018	2914	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - January		6,599.66	314,961.02
01/02/2018	2915	Critical Intervention Services Inc	CCTV Monitoring - January		300.00	314,661.02
01/02/2018	2916	HILLSBOROUGH COUNTY BOCC	11/13-12/11 - 13151 Waterleaf Vista Blvd		68.30	314,592.72
01/02/2018	2917	IPFS	Insurance FY 2018-3		2,007.50	312,585.22
01/02/2018	2918	STRALEY ROBIN VERICKER	Legal Svcs thru 12/15/17		1,123.58	311,461.64
01/02/2018	2919	TAMPA ELECTRIC	11/14-12/13 - Streetlights & Electricity		7,572.60	303,889.04
01/02/2018	2920	Terminix	Pest Control - December		53.00	303,836.04
01/02/2018	2921	WASTE MANAGEMENT INC. OF FLORIDA	1/1-1/31 - Solid Waste		580.38	303,255.66
01/05/2018	2924	WATERLEAF, LLC	Deficit Refunding		30,000.00	273,255.66
01/10/2018		Hillsborough Tax Collector	12/9-12/31/17 - Tax Collections	62,103.54		335,359.20
01/10/2018	ACH01102018	Bright House	11/16-1/16 - 13151 Waterleaf Vista Blvd		353.82	335,005.38
01/18/2018	2927	AQUATIC SYSTEMS, INC	Lake & Pond Maint - January		1,216.00	333,789.38
01/18/2018	2928	Bright House	1/2-2/1 - Phone		69.78	333,719.60
01/18/2018	2929	Gate Pros, Inc.	Transmitters		2,520.00	331,199.60
01/18/2018	2930	Brightview Landscape Services	Landscape Maint - January		17,831.32	313,368.28
01/18/2018	2931	DPFG Field Services, Inc.	12/17-1/13 - Field P/R		1,179.20	312,189.08
01/18/2018	2932	LLS Tax Solutions Inc.	Arbitrage		1,300.00	310,889.08
01/18/2018	2933	VENTURESIN.COM, INC.	Web Site Hosting - January		60.00	310,829.08
01/18/2018		Hillsborough Tax Collector	Tax Collections - Interest	88.01		310,917.09
01/19/2018	2934	Business Observer	Legal Ad		180.63	310,736.46
01/25/2018	2936	TAMPA ELECTRIC	12/14-1/16 - Streetlights & Electricity		7,680.09	303,056.37
01/25/2018		Shutts & Bowen	O & M (Shutts & Bowen)	3,870.51		306,926.88
		<b>TOTAL</b>		<b>66,062.06</b>	<b>80,695.86</b>	<b>306,926.88</b>
02/01/2018	2937	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - February		6,599.66	300,327.22
02/01/2018	2938	IPFS	FY 2018 - Insurance		2,007.50	298,319.72
02/02/2018	ACH02022018	Paychex	P/R Fee		85.50	298,234.22
02/02/2018	20045	IRA D. DRAPER	BOS Mtg - 11/1/17		184.70	298,049.52
02/02/2018	20047DD	Lori Price	BOS Mtg - 11/1/17		184.70	297,864.82
02/02/2018	20046	Michael Lawson	BOS Mtg - 11/1/17		184.70	297,680.12
02/02/2018	ACH02022018	Paychex	BOS Mtg - 11/1/17		91.80	297,588.32
02/05/2018	2939	Bright House	2/2-3/1 - Cable/Internet		70.00	297,518.32
02/05/2018	2940	WASTE MANAGEMENT INC. OF FLORIDA	2/1-2/26 - Solid Waste		220.74	297,297.58
02/06/2018	2941	AQUATIC SYSTEMS, INC	Lake & Pond Maint - February		1,216.00	296,081.58
02/06/2018	2942	Brightview Landscape Services	Landscape Maint - February		26,998.57	269,083.01
02/08/2018		HILLSBOROUGH COUNTY TAX COLLECTOR	1/1-1/31/18 - Tax Collections	5,614.02		274,697.03
02/09/2018	2944	DPFG Field Services, Inc.	1/14-2/10 - Field P/R		1,722.55	272,974.48
02/09/2018	2945	STRALEY ROBIN VERICKER	Legal Svcs thru 1/15/18		212.50	272,761.98
02/09/2018	2946	VENTURESIN.COM, INC.	Web Site Hosting - February		60.00	272,701.98
02/12/2018		North American Title	O & M (North American Title)	921.55		273,623.53



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Date	Num	Name	Memo	Debit	Credit	Balance
02/14/2018	2947	Patrick Larrabee	Travel - November		167.99	273,455.54
02/15/2018	2948	Patrick Larrabee	Travel - December		98.28	273,357.26
02/15/2018	2949	SCOTT DAVIS	1/23/18 - Patrol		180.00	273,177.26
02/15/2018	2950	CLEVAUN FLUELLEN	1/30/18 - Patrol		180.00	272,997.26
02/15/2018	2951	MIJAIL SEQUEIRA	2/1/18 - Patrol		180.00	272,817.26
02/15/2018	2952	JIMMIE ROMANO	1/26/18 - Patrol		180.00	272,637.26
02/21/2018	2953	Brandon Hartz	2/2/18 - Patrol		180.00	272,457.26
02/23/2018	2954	Critical Intervention Services Inc	CCTV Monitoring - February		300.00	272,157.26
02/23/2018	2955	Poop 911	Pet Waste Removal - December		283.40	271,873.86
02/23/2018	2956	TAMPA ELECTRIC	1/16-2/13 - Streetlights & Electricity		3,519.02	268,354.84
02/26/2018		Paychex	Refund for Inv 2018013101	55.50		268,410.34
<b>TOTAL</b>				<b>6,591.07</b>	<b>45,107.61</b>	<b>268,410.34</b>
03/01/2018	2957	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - March		6,599.66	261,810.68
03/01/2018	2958	Brightview Landscape Services	Landscape Maint - March		17,831.32	243,979.36
03/01/2018	2959	Cistech, Inc.	Key Card		197.55	243,781.81
03/01/2018	2960	Critical Intervention Services Inc	CCTV Monitoring - March		300.00	243,481.81
03/01/2018	2961	STRALEY ROBIN VERICKER	Legal Svcs thru 2/15/18		1,391.89	242,089.92
03/01/2018	2962	TAMPA ELECTRIC	1/17-2/14 - Streetlights & Electricity		4,126.05	237,963.87
03/02/2018	2973	IPFS	Insurance FY 2018		2,007.50	235,956.37
03/05/2018	2963	AQUATIC SYSTEMS, INC	Lake & Pond Maint - March		1,216.00	234,740.37
03/05/2018	2964	Donald Jorden	2/27/18 - Patrol		135.00	234,605.37
03/05/2018	2965	HILLSBOROUGH COUNTY BOCC	12/11-1/12 - 13151 Waterleaf Vista Blvd		73.15	234,532.22
03/05/2018	2966	HILLSBOROUGH COUNTY SHERIFFS OFFICE	Admin Fee - January		85.75	234,446.47
03/05/2018	2967	JOSHUA STEIN	2/23/18 - Patrol		180.00	234,266.47
03/05/2018	2968	Julian Guri	2/20/18 - Patrol		120.00	234,146.47
03/05/2018	2969	Luke Hussey	2/17/18 - Patrol		180.00	233,966.47
03/05/2018	2970	SCOTT DAVIS	2/6 & 2/8 - Patrol		360.00	233,606.47
03/05/2018	2971	Terminix	Pest Control - January		53.00	233,553.47
03/05/2018	2972	WASTE MANAGEMENT INC. OF FLORIDA	3/1-3/21 - Solid Waste		211.65	233,341.82
03/06/2018	ACH03062018	Bright House	1/16-3/15 - 13151 Waterleaf Vista Blvd		353.86	232,987.96
03/06/2018		HILLSBOROUGH COUNTY TAX COLLECTOR	2/1-2/28 - Tax Collection	2,431.04		235,419.00
03/07/2018		North American Title	DS & O & M (North American Title)	2,019.91		237,438.91
03/07/2018		Waterleaf - GF	Key Fobs	20.00		237,458.91
03/08/2018	2974	WATERLEAF CDD C/O US BANK	Lot Closing		1,018.23	236,440.68
03/10/2018		North American Title	VOID: Lot Closings (North American Title)	0.00		236,440.68
03/12/2018	2975	Joey A. DeVore	2/12/18 - Patrol		180.00	236,260.68
03/12/2018	2976	Danielle Fence Mfg. Co., Inc.	Fence Installation		2,864.00	233,396.68
03/12/2018	2977	DPFG Field Services, Inc.	2/11-3/24 - Field P/R		2,265.90	231,130.78
03/12/2018	2979	HILLSBOROUGH COUNTY BOCC	1/12-2/13 - 13151 Waterleaf Vista Blvd		73.15	231,057.63
03/12/2018	2980	Reed Electric	Misc. Electrical Repairs		105.00	230,952.63
03/12/2018	2981	STANTEC CONSULTING SERVICES	Engineering Svcs thru 2/16/18		1,170.00	229,782.63
03/12/2018	2982	Terminix	Pest Control - February		53.00	229,729.63
03/12/2018	2983	VENTURESIN.COM, INC.	Web Site Hosting - March		60.00	229,669.63
03/12/2018		Shutts & Bowen	O & M (Shutts & Bowen)	5,160.68		234,830.31
03/12/2018		North American Title	O & M (North American Title)	921.55		235,751.86
03/16/2018	2984	Bright House	3/2-4/1 - Phone		70.00	235,681.86
03/16/2018	2985	WATERLEAF CDD C/O US BANK	Tax Collection Distributions		22,613.85	213,068.01
03/16/2018	2986	WATERLEAF CDD C/O US BANK	Tax Collection Distributions		10,607.27	202,460.74
03/16/2018	2987	WATERLEAF CDD C/O US BANK	Tax Collection Distributions		3,415.17	199,045.57
03/16/2018		Shutts & Bowen	O & M (Shutts & Bowen)	21,195.65		220,241.22
03/19/2018	2988	Jeffrey W. Belcher	2/15/18 - Patrol		180.00	220,061.22
03/22/2018		North American Title	DS & O & M (North American Title)	2,304.81		222,366.03
03/23/2018	2991	HILLSBOROUGH COUNTY BOCC	2/13-3/14 - 13151 Waterleaf Vista Blvd		96.07	222,269.96
03/23/2018	2992	STRALEY ROBIN VERICKER	Legal Svcs thru 3/15/18		243.50	222,026.46
03/23/2018	2993	TAMPA ELECTRIC	2/15-3/15 - Electricity & Streetlights		8,566.60	213,459.86
03/23/2018	2994	WATERLEAF CDD C/O US BANK	Assessment c/o US Bank		1,198.95	212,260.91
03/26/2018		Waterleaf-GF	Key Fobs	70.00		212,330.91
03/28/2018		North American Title	Lot Closing - O & M & DS (North American Title)	2,304.81		214,635.72
03/29/2018	ACH03292018	Paychex	P/R Fee		55.50	214,580.22
03/29/2018	20048	IRA D. DRAPER	BOS Mtg - 3/6/18		184.70	214,395.52
03/29/2018	20050DD	Lori Price	BOS Mtg - 3/6/18		184.70	214,210.82
03/29/2018	20049	Michael Lawson	BOS Mtg - 3/6/18		184.70	214,026.12
03/29/2018	ACH03292018	Paychex	BOS Mtg - 3/6/18		91.80	213,934.32
<b>TOTAL</b>				<b>36,428.45</b>	<b>90,904.47</b>	<b>213,934.32</b>
04/01/2018	2995	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - April		6,599.66	207,334.66
04/02/2018	2996	Bright House	4/2-5/1 - Phone		70.00	207,264.66
04/02/2018	2997	Brightview Landscape Services	Landscape Maint - April		17,831.32	189,433.34
04/02/2018	2998	Critical Intervention Services Inc	CCTV Monitoring - April		300.00	189,133.34
04/02/2018	2999	IPFS	Insurance FY 2018		2,007.50	187,125.84
04/02/2018	3000	Patrick Larrabee	Travel - January		135.65	186,990.19
04/02/2018	3001	STANTEC CONSULTING SERVICES	Engineering Svcs thru 3/16/18		782.50	186,207.69
04/02/2018	3002	Terminix	Pest Control - March		53.00	186,154.69
04/02/2018	3003	Brightview Landscape Services	Plants		2,136.00	184,018.69
04/06/2018		HILLSBOROUGH COUNTY TAX COLLECTOR	3/1-3/31 - Tax Collections	58,066.72		242,085.41
04/06/2018	3005	Sign Solutions	Signs		370.00	241,715.41
04/09/2018	3006	AQUATIC SYSTEMS, INC	Lake & Pond Maint - April		1,216.00	240,499.41
04/09/2018	3007	DISCLOSURE SERVICES, LLC	Dissemination		8,000.00	232,499.41
04/09/2018	3008	DPFG Field Services, Inc.	3/25-4/21 - Field P/R		1,530.26	230,969.15
04/09/2018	3009	VENTURESIN.COM, INC.	Web Site Hosting - April		60.00	230,909.15

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Date	Num	Name	Memo	Debit	Credit	Balance
04/09/2018	3010	WASTE MANAGEMENT INC. OF FLORIDA	4/1-4/30 - Solid Waste		361.65	230,547.50
04/09/2018	3011	WATERLEAF CDD C/O US BANK	DS Distribution		1,198.95	229,348.55
04/09/2018	3012	Joshua Berrios	2/20/18 - Patrol		180.00	229,168.55
04/10/2018	3013	Gate Pros, Inc.	Transmitters/Mirco Visor Clips		6,950.00	222,218.55
04/10/2018	3014	HILLSBOROUGH COUNTY SHERIFFS OFFICE	Admin Fees - February		306.36	221,912.19
04/10/2018		North American Title	O & M (North American Title)	921.55		222,833.74
04/10/2018		Deluxe Business Prod	Checks		118.60	222,715.14
04/18/2018	3015	Gate Pros, Inc.	Gate Maint		100.00	222,615.14
04/23/2018		Shutts & Bowen	O & M (Shutts & Bowen)	2,580.34		225,195.48
04/27/2018		North American Title	O & M (North American Title)	921.55		226,117.03
		<b>TOTAL</b>		<b>62,490.16</b>	<b>50,307.45</b>	<b>226,117.03</b>
05/01/2018	3016	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - May		6,599.66	219,517.37
05/01/2018	3017	IPFS	Ins - FY 2018		2,007.50	217,509.87
05/03/2018	3018	Brightview Landscape Services	Plants (Hold for PO)		1,505.90	216,003.97
05/03/2018	3019	TAMPA ELECTRIC	3/15-4/16 - Streetlights/Electricity		4,611.57	211,392.40
05/03/2018	3020	HILLSBOROUGH COUNTY BOCC	3/14-4/12 - 13151 Waterleaf Vista Blvd		92.54	211,299.86
05/03/2018	3021	STRALEY ROBIN VERICKER	Legal Svcs thru 4/15/18		428.00	210,871.86
05/04/2018	3022	Poop 911	Pet Waste Removal - January - Feb		566.80	210,305.06
05/04/2018	3023	H2 POOL SERVICES	Pool Maint - November - Dec		4,650.00	205,655.06
05/04/2018	3024	H2 POOL SERVICES	Pool Maint - January - March		6,700.00	198,955.06
05/04/2018	3025	Brightview Landscape Services	Landscape Maint - May		17,831.32	181,123.74
05/07/2018	3026	WATERLEAF CDD C/O US BANK	Tax Collection Distribution c/o US Bank		18,695.53	162,428.21
05/07/2018	3027	WATERLEAF CDD C/O US BANK	Tax Collection Distribution c/o US Bank		8,969.36	153,458.85
05/07/2018	3028	WATERLEAF CDD C/O US BANK	Tax Collection Distribution c/o US Bank		2,823.44	150,635.41
05/07/2018	3029	AQUATIC SYSTEMS, INC	Lake & Pond Maint - May		1,216.00	149,419.41
05/07/2018	3030	Bright House	5/2-6/1 - Phone		69.89	149,349.52
05/07/2018	3031	Patrick Larrabee	Travel - February		108.24	149,241.28
05/07/2018	3032	STANTEC CONSULTING SERVICES	Engineering Svcs thru 4/13/18		417.50	148,823.78
05/07/2018	3033	VENTURESIN.COM, INC.	Web Site Hosting - May		60.00	148,763.78
05/07/2018	3034	WASTE MANAGEMENT INC. OF FLORIDA	5/1-5/31 - Solid Waste		661.65	148,102.13
05/07/2018	3035	Mike Fayad	Travel - February-Mar		153.63	147,948.50
05/07/2018	3036	Mike Fayad	Travel - April		172.11	147,776.39
05/08/2018		Waterleaf-GF	Key Fobs	100.00		147,876.39
05/08/2018		Shutts & Bowen	O & M (Shutts & Bowen)	7,741.02		155,617.41
05/09/2018		HILLSBOROUGH COUNTY TAX COLLECTOR	4/1-4-30/18 - Tax Collections	2,864.85		158,482.26
05/09/2018	3037	H2 POOL SERVICES	Pool Maint - April-May		4,700.00	153,782.26
05/10/2018	3038	DPFG Field Services, Inc.	4/22-5/19 - Field P/R		1,521.30	152,260.96
05/10/2018	ACH20180426	Paychex	Qtr Fee		10.00	152,250.96
05/15/2018		Shutts & Bowen	O & M (Shutts & Bowen)	5,160.68		157,411.64
05/15/2018		HILLSBOROUGH COUNTY TAX COLLECTOR	5/1-5/31/18 - Interest	23.90		157,435.54
05/18/2018	3039	Bright House	3/15-6/15 - Cable/Internet		522.84	156,912.70
05/22/2018	3040	Critical Intervention Services Inc	CCTV Monitoring - May		300.00	156,612.70
05/22/2018	3041	Poop 911	Pet Waste Removal - March-April		566.80	156,045.90
05/22/2018	3042	VENTURESIN.COM, INC.	Domain Name Renewal		17.99	156,027.91
		<b>TOTAL</b>		<b>15,890.45</b>	<b>85,979.57</b>	<b>156,027.91</b>
06/01/2018	3043	DPFG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - June		6,599.66	149,428.25
06/01/2018		Shutts & Bowen	O & M (Shutts & Bowen)	9,952.74		159,380.99
06/01/2018		North American Title	O & M (North American Title Co)	921.55		160,302.54
06/01/2018	3044	IPFS	Insurance FY 2018		2,007.50	158,295.04
06/04/2018	3045	Mike Fayad	Travel - May		211.95	158,083.09
06/08/2018		Shutts & Bowen	O & M (Shutts & Bowen)	23,223.06		181,306.15
06/08/2018		North American Title	DS & O & M (North American Title)	1,920.68		183,226.83
06/11/2018	3046	AQUATIC SYSTEMS, INC	Lake & Pond Maint - June		1,216.00	182,010.83
06/11/2018	3047	Bright House	6/2-7/1 - Internet		69.89	181,940.94
06/11/2018	3048	Cistech, Inc.	Pool Cards		194.00	181,746.94
06/11/2018	3049	Creative Mailbox Designs	Replace CBU Lock		240.00	181,506.94
06/11/2018	3050	Critical Intervention Services Inc	CCTV Monitoring - June		300.00	181,206.94
06/11/2018	3051	DPFG Field Services, Inc.	5/19-6/16 - Field P/R		1,731.93	179,475.01
06/11/2018	3052	Egis Insurance Advisors, LLC	Insurance FY 2018 - Add Property #17		81.00	179,394.01
06/11/2018	3053	H2 POOL SERVICES	Pool Maint - June		2,600.00	176,794.01
06/11/2018	3054	HILLSBOROUGH COUNTY BOCC	4/12-5/11 - 13151 Waterleaf Vista Blvd		100.62	176,693.39
06/11/2018	3055	STANTEC CONSULTING SERVICES	Engineering Svcs thru 5/25/18		687.50	176,005.89
06/11/2018	3056	STRALEY ROBIN VERICKER	Legal Svcs thru 5/15/18		703.45	175,302.44
06/11/2018	3057	TAMPA BAY TIMES	Legal Ad		531.00	174,771.44
06/11/2018	3058	TAMPA ELECTRIC	4/17-5/15 - 13151 Waterleaf Vista Blvd		2,352.63	172,418.81
06/11/2018	3059	WASTE MANAGEMENT INC. OF FLORIDA	6/1-6/30 - Solid Waste		361.65	172,057.16
06/11/2018	3060	WATERLEAF CDD C/O US BANK	Tax Collection Distribution c/o US Bank		922.39	171,134.77
06/11/2018	3061	WATERLEAF CDD C/O US BANK	Tax Collection Distribution c/o US Bank		232.66	170,902.11
06/11/2018	3062	WATERLEAF CDD C/O US BANK	Tax Collection Distribution c/o US Bank		139.30	170,762.81
06/11/2018	3063	Patrick Larrabee	Travel - March		43.98	170,718.83
06/11/2018	3064	Mike Fayad	Travel - May		69.30	170,649.53
06/11/2018	3065	Patrick Larrabee	Travel - April		23.93	170,625.60
06/15/2018		Shutts & Bowen	O & M (Shutts & Bowen)	3,870.51		174,496.11
06/15/2018		HILLSBOROUGH COUNTY TAX COLLECTOR	Tax Certificate Sale	4,682.20		179,178.31
06/20/2018	3066	Bright House	6/16-7/15 - Cable/Internet		182.12	178,996.19
06/20/2018	3067	FLORIDA DEPT OF HEALTH IN HILLSBOROUGH	Pool Permit		275.00	178,721.19
06/20/2018	3068	IRA D. DRAPER	Travel - BOS Mtg - 6/14/18		3.27	178,717.92
06/21/2018	3069	VENTURESIN.COM, INC.	Web Site Hosting - June		60.00	178,657.92
06/22/2018	3071	TAMPA ELECTRIC	5/15-6/13 - 11995 Big Bend Rd Well 2		10.39	178,647.53

**WATERLEAF CDD  
CHECK REGISTER  
FY2018**

Date	Num	Name	Memo	Debit	Credit	Balance
06/22/2018	ACH06222018	Paychex	P/R Fee		70.29	178,577.24
06/22/2018	20051	IRA D. DRAPER	BOS Mtg - 6/14/18		184.70	178,392.54
06/22/2018	20052	Michael Lawson	BOS Mtg - 6/14/18		184.70	178,207.84
06/22/2018	20053DD	Lori Price	BOS Mtg - 6/14/18		184.70	178,023.14
06/22/2018	ACH06222018	Paychex	BOS Mtg - 6/14/18		91.80	177,931.34
06/25/2018	3072	Cistech, Inc.	Main Board Replacement, Gate Access Repairs		1,756.66	176,174.68
06/25/2018	3073	Terminix	Pest Control - May		55.00	176,119.68
06/25/2018	3074	WATERLEAF CDD C/O US BANK	Lot Closing Distribution c/o US Bank		999.13	175,120.55
06/25/2018	3075	HILLSBOROUGH COUNTY BOCC	5/11-6/13 - 13151 Waterleaf Vista Blvd		140.48	174,980.07
06/25/2018	3076	Poop 911	Pest Waste Removal - May		283.40	174,696.67
06/25/2018	3077	TAMPA ELECTRIC	5/16-6/14 - Utilities		3,155.36	171,541.31
06/27/2018	3078	IPFS	Insurance FY 2018		2,007.50	169,533.81
06/28/2018	3079	Cistech, Inc.	Service Call - Download Recording		255.00	169,278.81
06/28/2018	3080	Gate Pros, Inc.	Transmitters		790.92	168,487.89
06/28/2018		Waterleaf LLC	Key Fobs	20.00		168,507.89
<b>TOTAL</b>				<b>44,590.74</b>	<b>32,110.76</b>	<b>168,507.89</b>
07/01/2018	3082	DPPG MANAGEMENT & CONSULTING, LLC	CDD/Field Mgmt - July		6,599.66	161,908.23
07/01/2018	3083	WASTE MANAGEMENT INC. OF FLORIDA	7/1-7/31 - Solid Waste		211.65	161,696.58
07/01/2018	3084	Critical Intervention Services Inc	CCTV Monitoring - July		300.00	161,396.58
07/05/2018	3085	AQUATIC SYSTEMS, INC	Lake & Pond Maint - July		1,216.00	160,180.58
07/05/2018	3086	Bright House	7/2-8/1 - Internet		69.89	160,110.69
07/05/2018	3087	Earth Tech Property Solutions	Pest Control - July		120.00	159,990.69
07/05/2018	3088	Mike Fayad	Travel - June		236.53	159,754.16
07/05/2018	3089	STRALEY ROBIN VERICKER	Legal Svcs thru 6/15/18		705.45	159,048.71
07/05/2018	3090	TAMPA PRINT SERVICES, INC	Mass Mailing		704.90	158,343.81
07/05/2018	3091	VENTURESIN.COM, INC.	Web Site Hosting - July		60.00	158,283.81
07/06/2018	3092	Brightview Landscape Services	Annuals		2,136.00	156,147.81
07/12/2018	3093	DPPG Field Services, Inc.	6/17-7/14 - Field P/R		1,731.93	154,415.88
07/12/2018	3094	H2 POOL SERVICES	Pool Maint - July		2,600.00	151,815.88
07/12/2018	3095	IRA D. DRAPER	Travel - BOS Mtg - 7/10/18		3.27	151,812.61
07/12/2018	3096	Poop 911	Pet Waste Removal - June		283.40	151,529.21
07/12/2018	3097	STANTEC CONSULTING SERVICES	Engineering Svcs thru 6/22/18		555.00	150,974.21
07/13/2018	3098	DIBARTOLOMEO, McBEE, HARTLEY & BARN	Audit FY 2017		2,400.00	148,574.21
07/13/2018	3099	Mike Fayad	Travel - July		74.34	148,499.87
07/13/2018	ACH07132018	Paychex	P/R Fee		80.29	148,419.58
07/13/2018	20054	IRA D. DRAPER	BOS Mtg - 6/5/18		184.70	148,234.88
07/13/2018	20055	Michael Lawson	BOS Mtg - 6/5/18		184.70	148,050.18
07/13/2018	20056DD	Lori Price	BOS Mtg - 6/5/18		184.70	147,865.48
07/13/2018	ACH07132018	Paychex	BOS Mtg - 6/5/18		91.80	147,773.68
07/17/2018	3100	Bright House	7/16-8/15 - Cable/Internet		174.28	147,599.40
07/18/2018		North American Title	O & M (North American Title)	1,105.86		148,705.26
07/18/2018	ACH07182018	Paychex	P/R Fee		70.29	148,634.97
07/18/2018	20058	Michael Lawson	BOS Mtg - 7/10/18		184.70	148,450.27
07/18/2018	20057	IRA D. DRAPER	BOS Mtg - 7/10/18		184.70	148,265.57
07/18/2018	20059DD	Lori Price	BOS Mtg - 7/10/18		184.70	148,080.87
07/18/2018	ACH07182018	Paychex	BOS Mtg - 7/10/18		91.80	147,989.07
07/24/2018	3101	Cistech, Inc.	Key Fobs		776.00	147,213.07
07/24/2018	3102	STRALEY ROBIN VERICKER	Legal Svcs thru 7/15/18		628.00	146,585.07
07/24/2018	3103	TAMPA ELECTRIC	6/15-7/16 - Electricity		1,795.77	144,789.30
07/24/2018		Shutts & Bowen	O & M (Shutts & Bowen)	3,317.58		148,106.88
07/25/2018	3104	TAMPA ELECTRIC	6/15-7/16 - Utilities		2,420.04	145,686.84
07/25/2018	3105	Panther Trace CDD	Meeting Room - 6/13/18		6.25	145,680.59
07/25/2018		Deluxe Business Prod	Checks		75.76	145,604.83
07/27/2018	3106	DoorKing, Inc.	7/20/18		45.00	145,559.83
07/27/2018	3107	HILLSBOROUGH COUNTY BOCC	6/13-7/13 - 13151 Waterleaf Vista Blvd		467.64	145,092.19
07/27/2018	3108	IPFS	Insurance FY 2018		2,007.50	143,084.69
07/31/2018	3109	Business Observer	Legal Ad		199.06	142,885.63
<b>TOTAL</b>				<b>4,423.44</b>	<b>30,045.70</b>	<b>142,885.63</b>

**EXHIBIT 3.**

## **RESOLUTION 2018-07**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE WATERLEAF COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019 APPROVING A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

**WHEREAS**, the Board set August 29, 2018, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

**WHEREAS**, in order for the Developer to fund a portion of the Budget, the Board desires to approve a form of the Budget Funding Agreement.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERLEAF COMMUNITY DEVELOPMENT DISTRICT:**

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2017/2018 and/or revised projections for fiscal year 2018/2019.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Budget for the Waterleaf Community Development District for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019,” as adopted by the Board of Supervisors on August 23, 2018.
- d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2018, and ending September 30, 2019, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
TOTAL DEBT SERVICE FUNDS	\$_____
TOTAL ALL FUNDS	\$_____*

\*Not inclusive of any collection costs.

## **Section 3. Budget Amendments**

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

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

#### **Section 4. Budget Funding Agreement**

The form of the Budget Funding Agreement, attached as **Exhibit "B"** hereto, is hereby approved in order to fund the Developer's portion of the budget for Fiscal Year 2018/2019.

#### **Section 5. Effective Date.**

This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Waterleaf Community Development District.

**PASSED AND ADOPTED THIS 29TH DAY OF AUGUST, 2018.**

**ATTEST:**

**WATERLEAF COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Assistant Secretary

By: \_\_\_\_\_  
Michael Lawson  
Chair of the Board of Supervisors

**Exhibit A:** 2018/2019 Budget  
**Exhibit B:** Budget Funding Agreement

**EXHIBIT A**



**STATEMENT 1  
WATERLEAF CDD  
FY 2019 PROPOSED BUDGET GENERAL FUND (O&M)**

	<b>FY 2016 ACTUAL</b>	<b>FY 2017 ACTUAL</b>	<b>FY 2018 ADOPTED</b>	<b>FY 2018 YTD- MARCH 31,2018</b>	<b>FY 2019 PROPOSED</b>	<b>VARIANCE 2018 TO 2019</b>
<b>REVENUE /(a)</b>						
GENERAL FUND REVENUES (Net FY 2017 & 18)	\$ 231,505	\$ 258,339	\$ 663,516	\$ 537,054	659,151	\$ (4,365)
GENERAL FUND REVENUES, BUDGET FUNDING	271,514	232,230	-	-	-	-
MISCELLANEOUS	1,873	72,756	-	310	-	-
DEVELOPER DEFICIT FUNDING	52,183	113,149	-	-	-	-
INTEREST	228	225	-	267	-	-
<b>TOTAL REVENUE</b>	<b>\$ 557,303</b>	<b>\$ 676,699</b>	<b>\$ 663,516</b>	<b>\$ 537,631</b>	<b>\$ 659,151</b>	<b>\$ (4,365)</b>
<b>EXPENDITURES</b>						
<b>GENERAL ADMINISTRATIVE:</b>						
SUPERVISORS COMPENSATION	\$ 5,000	\$ 5,600	\$ 8,000	\$ 1,800	\$ 8,000	\$ -
PAYROLL TAXES	383	428	612	137	612	-
PAYROLL SERVICES	448	325	457	151	457	-
MEETING ROOM RENTAL	-	25	200	6	200	-
MANAGEMENT CONSULTING SERVICES	24,000	24,000	28,000	13,998	28,000	-
CONSTRUCTION ACCOUNTING SERVICES	2,500	9,000	2,500	2,500	3,600	1,100
PLANNING, COORDINATING & CONTRACT SRVCS.	36,000	36,000	36,000	18,000	36,000	-
ADMINISTRATIVE SERVICES	3,600	3,600	3,600	1,800	3,600	-
BANK FEES	80	100	225	104	225	-
MISCELLANEOUS	728	-	500	-	500	-
AUDITING SERVICES	2,500	2,350	2,400	-	4,200	1,800
SUPERVISOR TRAVEL PER DIEM	21	40	250	-	250	-
MASS MAILING	554	422	-	-	-	-
INSURANCE	18,025	17,803	19,583	13,419	25,151	5,568
REGULATORY AND PERMIT FEES	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	1,689	2,573	1,200	455	1,200	-
ENGINEERING SERVICES	9,133	7,011	6,500	2,133	6,500	-
LEGAL SERVICES	9,800	7,672	6,000	4,117	7,000	1,000
PERFORMANCE & WARRANTY BOND	-	5,000	5,000	5,000	-	(5,000)
WEBSITE HOSTING	1,001	737	720	360	720	-
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>\$ 115,638</b>	<b>\$ 122,862</b>	<b>\$ 121,922</b>	<b>\$ 64,155</b>	<b>\$ 126,390</b>	<b>\$ 4,468</b>
<b>DEBT ADMINISTRATION:</b>						
DISSEMINATION AGENT	\$ 6,000	\$ 7,000	\$ 6,000	\$ 8,000	\$ 6,000	\$ -
TRUSTEE FEES	11,314	12,661	16,701	15,355	24,000	7,299
TRUST FUND ACCOUNTING	3,600	3,600	3,600	1,800	3,600	-
ARBITRAGE	1,950	650	2,000	1,950	1,950	(50)
DEFICIT BUDGET FUNDING	-	52,183	30,000	30,000	-	(30,000)
<b>TOTAL DEBT ADMINISTRATION</b>	<b>\$ 22,864</b>	<b>\$ 76,094</b>	<b>\$ 58,301</b>	<b>\$ 57,105</b>	<b>\$ 35,550</b>	<b>\$ (22,751)</b>
<b>PHYSICAL ENVIRONMENT EXPENDITURES:</b>						
STREETPOLE LIGHTING	\$ 46,310	\$ 55,039	\$ 50,400	\$ 35,430	\$ 75,840	\$ 25,440
ELECTRICITY (IRRIGATION & POND PUMPS)	11,109	8,306	14,400	4,779	14,400	-
WATER (purchase from well)	-	-	24,000	-	-	(24,000)
LANDSCAPING MAINTENANCE	178,216	192,581	244,020	124,819	217,000	(27,020)
LANDSCAPE REPLINISHMENT	45,480	28,439	7,500	18,601	10,000	2,500
IRRIGATION MAINTENANCE	4,823	4,624	6,000	296	6,000	-
LANDSCAPE MAINTENANCE - FINAL PHASE	-	-	-	-	4,610	4,610
RETENTION POND MOWING	3,300	1,350	-	-	-	-
MITIGATION MONITORING & MAINTENANCE	2,540	2,540	3,240	460	3,250	10
PET WASTE REMOVAL	1,708	3,071	2,232	1,417	3,420	1,188
PAVEMENT REPAIRS	-	5,425	1,500	-	1,500	-
SIGNAGE	896	-	350	370	500	150

**STATEMENT 1  
WATERLEAF CDD  
FY 2019 PROPOSED BUDGET GENERAL FUND (O&M)**

	<b>FY 2016 ACTUAL</b>	<b>FY 2017 ACTUAL</b>	<b>FY 2018 ADOPTED</b>	<b>FY 2018 YTD- MARCH 31,2018</b>	<b>FY 2019 PROPOSED</b>	<b>VARIANCE 2018 TO 2019</b>
SECURITY MONITORING	3,168	3,600	3,600	1,800	3,600	-
SECURITY PATROL	3,465	2,975	11,000	2,807	5,000	(6,000)
SECURITY OTHER	-	3,273	-	450	500	500
STORMWATER DRAIN & MAINTNANCE	2,955	-	3,000	-	-	(3,000)
POND MAINTENANCE	9,539	14,351	26,544	7,296	33,744	7,200
NPDES	4,200	-	2,500	-	-	(2,500)
GATE MAINTENANCE	1,666	5,477	2,000	2,322	6,000	4,000
POND EROSION	-	-	2,500	-	2,500	-
COMPREHENSIVE FIELD TECH SERVICES	-	-	5,000	2,500	16,200	11,200
FIELD SERVICE TECH	12,232	15,301	7,252	9,159	-	(7,252)
FIELD TECH TRAVEL	3,291	2,299	1,400	402	-	(1,400)
SECURITY KEY FOBS & ACCESS CARDS	4,057	11,496	3,500	9,668	10,000	6,500
HOLIDAY DECORATIONS	-	-	5,000	4,998	5,000	-
CONTINGENCY	12,397	11,700	1,500	4,240	1,500	-
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>\$ 351,352</b>	<b>\$ 371,846</b>	<b>\$ 428,438</b>	<b>\$ 231,814</b>	<b>\$ 420,564</b>	<b>\$ (7,874)</b>
<b>AMENITY CENTER OPERATIONS</b>						
POOL SERVICE CONTRACT	\$ 10,200	\$ 14,500	\$ 13,200	\$ 6,600	\$ 13,500	\$ 300
POOL MAINTENANCE AND REPAIRS	398	3,850	3,500	250	3,500	-
POOL PERMIT	275	275	275		275	-
AMENITY MANAGEMENT	-	-	3,000	1,500	4,500	1,500
AMENITY CENTER POWER WASH	2,000	5,125	3,000	2,250	5,250	2,250
AMENITY CENTER CLEANING & MAINT	2,775	4,600	2,700	3,600	7,800	5,100
AMENITY CENTER INTERNET	2,338	2,838	3,060	1,547	3,060	-
AMENITY CENTER ELECTRICITY	5,502	5,798	9,000	2,130	9,000	-
AMENITY CENTER WATER	859	1,294	2,400	454	2,400	-
AMENITY CENTER PEST CONTROL	1,555	636	720	318	1,800	1,080
REFUSE SERVICE	-	-	-	1,480	4,000	4,000
LANDSCAPE MAINTENANCE	-	-	8,000	-	3,000	(5,000)
MISC.REPAIRS & MAINT.	5,132	6,217	2,500	105	12,500	10,000
CONTINGENCY	-	-	-	-	1,000	1,000
<b>TOTAL AMENITY CENTER OPERATIONS</b>	<b>\$ 31,034</b>	<b>\$ 45,132</b>	<b>\$ 51,355</b>	<b>\$ 20,234</b>	<b>\$ 71,585</b>	<b>\$ 20,230</b>
<b>CAPITAL IMPROVEMENTS</b>						
AMENITY CENTER IMPROVEMENTS	\$ -	\$ 40,937	\$ -	\$ -	\$ 5,062	\$ 5,062
OTHER	44,893	18,900			-	
<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>\$ 44,893</b>	<b>\$ 59,837</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,062</b>	<b>\$ 5,062</b>
<b>RESERVES</b>						
Reserve Study	\$ -		\$ 3,500	\$ -	\$ -	\$ (3,500)
<b>TOTAL RESERVE STUDY</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (3,500)</b>
<b>TOTAL EXPENDITURES</b>	<b>565,781</b>	<b>675,770</b>	<b>663,516</b>	<b>373,308</b>	<b>659,151</b>	<b>(4,365)</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(8,478)</b>	<b>929</b>	<b>-</b>	<b>164,323</b>	<b>-</b>	<b>-</b>
FUND BALANCE - BEGINNING	19,020	10,542	11,471	11,471	11,471	
<b>FUND BALANCE - ENDING</b>	<b>\$ 10,542</b>	<b>\$ 11,471</b>	<b>\$ 11,471</b>	<b>\$ 175,794</b>	<b>11,471</b>	<b>-</b>

**Note:**

(a) Revenue collections from County tax collector and/or budget funding agreement only as needed based on actuals. Draws upon budget funding agreement can only be based on actual expenditures.

**STATEMENT 2**  
**WATERLEAF CDD**  
**FY 2019 GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

**1. ERU Assignment, Ranking and Calculation**

Lot Width	Units	ERU	Total ERU	% ERU
50'	263	1.00	263.00	39.91%
60'	169	1.20	202.80	30.77%
70'	138	1.40	193.20	29.32%
<b>Total</b>	<b>570</b>		<b>659.00</b>	<b>100.00%</b>

**2. O&M Assessment Requirement ("AR")**

AR = Total Expenditures:	<b>659,151</b>	<< from STMT 1
Plus: Early Payment Discount (4%):	28,049	
Plus: County Collection Charges (2%):	14,024	
<b>Total Assessment - GROSS:</b>	<b>701,224</b>	
Total ERU:	659.00	<< from Table 1. above
Total AR / ERU, net:	<b>\$1,000.23</b>	
Total Assessment / ERU, gross:	<b>\$1,064.07</b>	

**3. Current FY Allocation of AR (Difference Due to Rounding) & O&M Assmt. Per Unit /(a)**

Lot Width	Units	ERU	Net Assmt./Unit	Total Net Assmt.	GROSS Assmt./Unit	Total GROSS Assmt.
50'	263	1.00	\$1,000	\$263,060	\$1,064.07	\$279,850
60'	169	1.20	\$1,200	\$202,846	\$1,276.88	\$215,793
70'	138	1.40	\$1,400	\$193,244	\$1,489.70	\$205,579
<b>Total</b>	<b>570</b>			<b>\$659,151</b>		<b>\$701,222</b>

**4. Prior FY Allocation of AR (Difference Due to Rounding) & O&M Assmt. Per Unit**

Lot Width	Units	ERU	Net Assmt./Unit	Total Net Assmt.	GROSS Assmt./Unit	Total GROSS Assmt.
50'	179	1.00	\$921.55	\$164,957	\$1,001.68	\$179,301
60'	200	1.20	\$1,105.86	\$221,172	\$1,202.02	\$240,404
70'	215	1.40	\$1,290.17	\$277,387	\$1,402.35	\$301,505
<b>Total</b>	<b>594</b>			<b>\$663,516</b>		<b>\$721,210</b>

**5. Difference between Prior FY and Current FY**

Lot Width	Units	ERU	Diff., Gross	% Diff.	Mo. Amt.
50'	84	1.00	\$62.39	6.77%	\$ 5.20
60'	-31	1.20	\$74.86	6.77%	\$ 6.24
70'	-77	1.40	\$87.35	6.77%	\$ 7.28

**STATEMENT 2  
WATERLEAF  
PROPOSED FY 2019 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	CONTRACT AMT. / YEAR	COMMENTS (SCOPE OF SERVICE)
<b>EXPENDITURES ADMINISTRATIVE:</b>			
SUPERVISORS COMPENSATION		8,000	Estimated 5 Supervisors to be in attendance for 12 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting. There will be two general election seats for the November ballot
PAYROLL TAXES		612	Payroll taxes for Supervisor Compensation ; 7.65% of Payroll.
PAYROLL SERVICES		457	Approximately \$54 per payroll and 1x yearly fee of \$25
MEETING ROOM	PANTHER TRACE	200	
MANAGEMENT CONSULTING SRVS	DPFG	28,000	The District receives Management & Accounting services as part of the agreement
CONSTRUCTION ACCOUNTING	DPFG	3,600	Related to the 2016/2017 bond issuance. It is anticipated about 40% of the construction funds will need to be requisitioned
PLANNING, COORDINATING & CONTRACT SERVICES	DPFG	36,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
ADMINISTRATIVE SERVICES	DPFG	3,600	The District receives administrative services as part of the agreement
BANK FEES	BANK UNITED	225	Fees associated with maintaining the District's bank accounts
MISCELLANEOUS		500	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING	DEBARTELEMEO	4,200	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
SUPERVISOR TRAVEL PER DIEM		250	Reimbursement to Board Supervisors for travel to District Meetings
MASS MAILING		-	As needed to mail correspondence to the residents
INSURANCE (LIABILITY, PROPERTY, CASUALTY, BRIDGE)	EGIS	25,151	Annual , inclusive of Amenity Center for general liability, property and officer and director insurance
REGULATORY AND PERMIT FEES	Florida	175	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
LEGAL ADVERTISEMENTS	TAMPA BAY TIMES	1,200	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.
ENGINEERING SERVICES	STANTEC	6,500	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
LEGAL SERVICES	STRALEY, ROBIN, VERICKER	7,000	Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager
PERFORMANCE & WARRANTY BOND PREMIUM		5,000	1.75% of bond amount
WEBSITE HOSTING	VENTURES, INC.	720	\$60 Monthly, required by Florida Statute to maintain a District website
	<b>Total</b>	<b>131,390</b>	
<b>EXPENDITURES DEBT ADMINISTRATION:</b>			
DISSEMINATION AGENT	LERNER	6,000	Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure
TRUSTEE FEES	US BANK	24,000	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	DPFG	3,600	Reconcile trust accounts on a monthly basis for issued bonds and respond to associated compliance requirements
ARBITRAGE		1,950	The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code.
DEFICIT FUNDING BUDGET FY 2016		-	
	<b>Total</b>	<b>35,550</b>	
<b>PHYSICAL ENVIRONMENT EXPENDITURES:</b>			
STREETPOLE LIGHTING	TECO	75,840	158 total lights. \$40 per month per light.
ELECTRICITY (IRRIGATION & POND PUMPS)	TECO	14,400	\$1,200 mo - Electric utilities to maintain irrigation system & pond pumps. Utilize 3 meters
WATER (PURCHASE FROM WELL)		-	

**STATEMENT 2  
WATERLEAF  
PROPOSED FY 2019 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	CONTRACT AMT. / YEAR	COMMENTS (SCOPE OF SERVICE)
LANDSCAPING MAINTENANCE	BRIGHTVIEW	217,000	Contract for base service, annuals, pine straw, zoysia and pine straw overseeding. Original contract is at \$14,830 mo and additional is \$3,005 monthly for Phase 5. Plus contingency
LANDSCAPE REPLENISHMENT	BRIGHTVIEW	10,000	Replenish landscape materials outside of contract scope
IRRIGATION MAINTENANCE	BRIGHTVIEW	6,000	Miscellaneous expenditures related to the repair of the irrigation system - Average \$400 mo.
LANDSCAPE MAINTENANCE - PHASE 6	BRIGHTVIEW	4,610	Brightview: contract addendum exterior landscape for ponds 21 & 22 in Ph 6 (mowing, weed eating, trash removal)
RETENTION POND MOWING	BRIGHTVIEW	-	
MITIGATION MONITORING & MAINTENANCE	HAMILTON ENGINEERING	3,250	Mitigation Monitoring & Maintenance - Phase 4
PET WASTE REMOVAL	POOP 911	3,420	Removal of pet waste, replacement of can liners, check and pick up bags at 4 waste stations. Pick up bags of 2,000 are included
PAVEMENT REPAIRS		1,500	Miscellaneous as needed
SIGNAGE		500	Miscellaneous as needed
SECURITY MONITORING	CIRITICAL INTERVENTION	3,600	CCTV Monitoring - \$300 monthly
SECURITY PATROL (SHERIFF)		5,000	Estimated at 6 hours per week at \$35 per hour, inclusive of mileage fees
SECURITY OTHER - REPAIRS		500	Miscellaneous as needed
STORMWATER DRAIN & MAINTNANCE	GENESIS	-	Monthly drain clean out, replacement of rock bags, and protection replacement. Have not been billed since July 2016
POND MAINTENANCE	AQUATIC SYSTEMS	33,744	Aquatic Weed Control - 11 ponds. Increasing in August 2018 to \$810 mo. and botanical gardens is \$850. Additional 5 sites to be added at \$450 per month +\$1,500 for misc. plantings, etc. Additional \$7,200 for two extra ponds
NPDES	GENESIS	-	(National Pollutant Discharge Elimination System) related to the stormwater system
GATE MAINTENANCE	SPECTRUM	6,000	Entrance gate operations. As needed, includes Door King to energize the remote access system. Service calls \$250 x 5.
POND EROSION	VARIOUS	2,500	Based on necessary erosion control measures
COMPREHENSIVE FIELD TECH SERVICES	DPFG	16,200	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
FIELD SERVICE TECH		-	Schedule vendors and inspect their work, interact with new homeowners, coordinate general security, manage RFP process for ongoing maintenance, prepare monthly written reports to the Board
FIELD TECH TRAVEL EXPENSE		-	Travel expense for Field Tech
SECURITY KEY CARDS & FOBS		10,000	Total planned units is 624. Need 250 clickers and 250 pool fobs.
HOLIDAY DECORATIONS		5,000	
CONTINGENCY	MISC	1,500	Miscellaneous expenditures not accounted for in the above lines. Also includes \$600 for quarterly maintenance inspections of electrical and plumbing.
	<b>Total</b>	<b>420,564</b>	
<b>AMENITY CENTER OPERATIONS:</b>			
POOL SERVICE CONTRACT	H2 POOL SERVICES	13,500	March thru November is 5 day cleaning & December thru February is 4 day cleaning
POOL MAINTENANCE AND REPAIRS	H2 POOL SERVICES	3,500	Miscellaneous as needed
POOL PERMIT	STATE OF FLORIDA	275	Required
AMENITY MANAGEMENT	DPFG	4,500	Track and handle facility access keys, coordination of janitorial services, track and coordinate facility rental activities, and implement general operation and rule for the amenity
AMENITY CENTER PRESSURE WASH	H2 POOL SERVICES	5,250	A total of 21 pressure washings per year
AMENITY CENTER CLEANING & MAINT	H2 POOL SERVICES	7,800	Cleaning of clubhouse facilities
AMENITY CENTER INTERNET	BRIGHTHOUSE	3,060	Internet and cable for gate house and amenity center
AMENITY CENTER ELECTRICITY	TECO	9,000	Electric Utility for clubhouse

**STATEMENT 2  
WATERLEAF  
PROPOSED FY 2019 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	CONTRACT AMT. / YEAR	COMMENTS (SCOPE OF SERVICE)
AMENITY CENTER WATER	HILLSBOROUGH COUNTY	2,400	Amenity Center Water Averages \$200 monthly
AMENITY CENTER PEST CONTROL	EARTH TECH	1,800	Pest control of amenity center - \$150 monthly
REFUSE SERVICE		4,000	Estimated from Waste Management, inclusive of overages amount for 2x weekly pickup of 4 yard dumpster, includes some overage . Standard bill is \$212 per month. Approximatley \$1,500 is for overages
LANDSCAPE MAINTENANCE		3,000	Replacement of pavers in open bed areas, repair of pavers around fire pit, grass seeding area, general landscape
MISC. REPAIRS & MAINT.	AS NEEDED	12,500	As needed for repairs and fountain etc.
CONTINGENCY		1,000	As needed
		<b>71,585</b>	
<b>CAPITAL IMPROVEMENTS</b>			
AMENITY CENTER IMPROVEMENTS		<b>5,062</b>	Surfacing engineered wood fiber & Electrical

**EXHIBIT 4.**

## RESOLUTION 2018-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERLEAF COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; ADOPTING AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the District owns and operates various infrastructure improvements and provides certain services in accordance with Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2018/2019 (“**Budget**”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance services and facilities provided by the District as described in the District’s Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the County Tax Roll and collected by the County Tax Collector (“**Uniform Method**”); and

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

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



**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments on all assessable lands for operations and maintenance in the amount contained in the Budget; and

**WHEREAS**, the District desires to levy and collect special assessments reflecting each parcel's portion of the District's Budget; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify a portion of the Assessment Roll on the parcels designated in **Exhibit "B"** to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the assessments on the parcels designated in **Exhibit "B"** through the direct collection method pursuant to Chapter 190, Florida Statutes; and

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

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

**SECTION 1. BENEFIT.** The provision of the services, facilities and operations as described in **Exhibit "A"** confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in **Exhibits "A" and "B"**.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190 of the Florida Statutes, and using procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefited lands within the District in accordance with **Exhibits "A" and "B"**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND DUE DATE.**

**A. Uniform Method Assessments.** The collection of the previously levied debt service assessments and operation and maintenance special assessments on a portion of the platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

**B. Direct Bill Assessments.** The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on a portion of the undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the

District are due in full on December 1, 2018; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2018, 25% due no later than February 1, 2019 and 25% due no later than May 1, 2019. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2018/2019, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

**C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. All assessments collected by the Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified and adopted.

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

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Waterleaf Community Development District.

**PASSED AND ADOPTED THIS 29th DAY OF AUGUST, 2018.**

**ATTEST:**

**WATERLEAF COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Assistant Secretary

By: \_\_\_\_\_  
Michael Lawson  
Chair of the Board of Supervisors

**Exhibit “A” – Fiscal Year 2018/2019 Budget**  
**Exhibit “B” – District Assessment Lien Roll**  
    **Assessment Roll (Uniform Method)**  
    **Assessment Roll (Direct Collect)**

**EXHIBIT 5.**

**Budget Funding Agreement**  
Fiscal Year 2018/2019

This Agreement is made and entered into this 29th day of August, 2018, by and between the **Waterleaf Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Hillsborough County, Florida (hereinafter "**District**"), and **Waterleaf, LLC**, a Florida limited liability company (hereinafter "**Developer**").

**Recitals**

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Hillsborough County, Florida, (the "**County**") for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2018/2019, which year commences on October 1, 2018 and concludes on September 30, 2019; and

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during Fiscal Year 2018/2019 as described in **Exhibit "A"** attached hereto; and

WHEREAS, the Developer desires to provide such funds, as are necessary, to the District to proceed with its operations and services for Fiscal Year 2018/2019, as described in Exhibit "A," and as may be amended from time to time by the District.

**NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:**

1. The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as Exhibit "A", as may be amended from time to time, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. The parties hereto recognize that a portion of the aforereferenced operating expenses may be required in support of the District's effort to implement its capital improvements program which are to be financed in the form of note(s), bond(s) or future developer advances and as such may be considered to be reimbursable expenses. The District agrees that upon the issuance of its note(s) or bonds(s) that there will be included an amount sufficient to reimburse the Developer for a portion of the advances made pursuant to this agreement and such reimbursement will be made within thirty (30) days of receiving the proceeds of the note(s) or bond(s). The advances made pursuant to this agreement and reimbursement of same will not include any interest charge since it is anticipated that the District will proceed in a timely fashion to obtain its note(s) or bond(s).

3. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. This Agreement may be assigned, in whole or in part by either party only upon the written consent of the other. Any purported assignment without such written consent shall be void.

6. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.

7. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for, trial alternative dispute resolution, or appellate proceedings.

8. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

9. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. The Agreement shall be effective after execution by both parties hereto.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

**Waterleaf Community  
Development District**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Michael Lawson  
Chair of the Board of Supervisors

\_\_\_\_\_  
Witness

**Waterleaf LLC**  
a Florida limited liability company

By: **Waterleaf Sub, LLC**  
a Delaware limited liability company  
as its Managing Member

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
John Ryan  
Manager

**Exhibit "A" – Fiscal Year 2018/2019 General Fund Budget**

**EXHIBIT 6.**





**EXHIBIT 7.**

## **RESOLUTION 2018-10**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERLEAF COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Waterleaf Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the Hillsborough County, Florida; and

**WHEREAS**, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WATERLEAF COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2018/2019 attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2018/2019 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

**Section 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 29th DAY OF AUGUST, 2018.**

**ATTEST:**

**WATERLEAF COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/ Assistant Secretary  
Print Name: Paul Cusmano

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Chair/ Vice Chair  
Print Name: Mike Lawson

**EXHIBIT A**

**Notice of Meetings  
Fiscal Year 2019  
Waterleaf  
Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2019 regular meetings of the Board of Supervisors of the Waterleaf Community Development District are scheduled to be held on the first Tuesday of every month at 6:00 p.m. at the Panther Trace II Clubhouse located at 11518 Newgate Crest Drive Riverview, Florida. The meeting dates are as follows [exceptions are noted below]:

October 2, 2018  
November 6, 2018  
December 4, 2018  
January 8, 2019  
February 5, 2019  
March 5, 2019  
April 2, 2019  
May 7, 2019  
June 4, 2019  
July 2, 2019  
August 6, 2019  
September 3, 2019

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued with no additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings listed above, may be obtained from Development Planning and Financing Group [DPFG], 15310 Amberly Drive, Suite 175, Tampa, Florida 33647 at (813) 374-9105, one week prior to the meeting.

There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact DPFG at 813-374-9105. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) business days prior to the date of the hearing and meeting.

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

DPFG, District Management

**EXHIBIT 8.**



# Waterleaf CDD Waterway Inspection Report

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**Reason for Inspection:** Routine Scheduled - Monthly

**Inspection Date:** 7/25/2018

**Prepared for:**

Mr. Paul Cusmano, District Manager

DPFG

15310 Amberly Drive, Suite #175

Tampa, Florida 33647

**Prepared by:**

Logan Bell, Account Representative/Biologist

Aquatic Systems, Inc. – Sun City Field Office

Corporate Headquarters

2100 N.W. 33<sup>rd</sup> Street, Pompano Beach, FL 33069

1-800-432-4302



## Site: 1



### Comments:

Pond #1 had displayed a positive reduction of algae following treatments completed on 7/16. No grasses or invasive vegetation noted within Pond #1.

## Site: 2



### Comments:

Normal growth observed

Minimal new growth of filamentous algae present around the perimeter of Pond #2, which was treated on 7/16 and will be monitored and re-treated as necessary. New propagation of Gulf Spikerush along the shoreline (top right) will be promoted. Minor new growth of Slender Spikerush will be monitored to provide benefits and treated when necessary.



**Site: 4**



**Comments:** Normal growth observed

Pond #4 remains filled and flowing out into the wetland. Native submersed Slender Spikerush has flourished during these rain events and will be treated once the water levels recede. Healthy native Gulf Spikerush will continuously be promoted to fill in the barren shallow areas of Pond #4. Shoreline treatment was completed within Pond #4 on 7/26.

**Site: 5**



**Comments:** Normal growth observed

Minor new growth of submersed Baby Tears and Bladderwort, which will be targeted during routine maintenance visits. Native vegetation remains healthy and growing and will be promoted. Perimeter treatment was completed on 7/26.



**Site: 12**



**Comments:**

Pond #12 looked good with trace amounts of filamentous algae exhibited floating on the surface, which will be targeted upon our next monthly maintenance visits. Native Gulf Spikerush continues to develop and will be promoted. Algae treatment was completed on 7/16 and has shown positive results.

**Site: 13**



**Comments:** Treatment in progress

Pond #13 displayed excellent results following treatment applied on 7/10. Algae and submersed Slender Spikerush were visibly cleared from the surface with minor Slender Spikerush remaining along the bottom, which will continue to decompose.



**Site: 17**



**Comments:** Normal growth observed

Minor Slender Spikerush displayed within Pond #17. Debris was noted along portions of the perimeter likely from the nearby construction. Treatment for submersed Slender Spikerush will be scheduled for routine maintenance visits.

**Site: 18**



**Comments:** Normal growth observed

Overall, Pond #18 looked good during inspection with minor submersed Baby Tears and emergent Torpedograss. Treatment for previously mentioned vegetation will be scheduled for our upcoming maintenance visits.



**Site: 19**



**Comments:** Normal growth observed

Overall Pond #19 looked good with minor new growth of Slender Pondweed along the shallow perimeter, which will be targeted during routine maintenance visits. Shoreline weeds will be targeted during our next maintenance visit.

**Site: 20**



**Comments:** Normal growth observed

Minimal shoreline growth of Cattails, submersed Slender Pondweed, and emergent Pennywort noted during inspection. Treatment for shoreline weeds will be scheduled for maintenance visits. New growth of native Gulf Spikerush will be promoted during treatments.

**Management Summary**

Overall, the ponds within the Waterleaf CDD have responded well to the routine algae and invasive weed treatments. Pond #13 had shown excellent results following several treatments to control the algae and submersed Slender Spikerush. No surface algae or Slender Spikerush was present, minor submersed Spikerush remains. Pond #1 had shown a positive reduction of algae following treatment applied on 7/16, which will be monitored. Shorelines were inspected for abnormal growth, which was only identified along portions of Pond #20 with minor new growth of Pennywort. Algae was identified within Ponds #1, #2 and #12, which will be targeted during routine maintenance visits. Native vegetation throughout the community is providing exceptional nutrient reduction, bank stabilization, sedimentation control, and aesthetics. Native vegetation throughout the community will continue to be promoted by ASI staff for these benefits.

When native vegetation is planted within storm water retention ponds they provide habitat for other desirable native wildlife such as fish, birds, invertebrates, and dragon flies which will feed on mosquito. Native vegetation will take root into the banks and provide sediment stability to control erosion and accumulation. This vegetation also provides a border to prevent unwanted debris, grass clippings, leaves, fertilizers, and other items which would cause excessive nutrient spikes within the pond. Combined, all these supplemental additions provide longevity and aesthetics for a pond that looks great and performs its duty well. Pond #13 would benefit the most from a planting based on the size and depth of the area. Nutrient levels and sunlight penetration are the issues and planting native vegetation would remedy these problems.

Algae is a typical nuisance plant during the warm summertime months throughout Florida. Increased sunlight and nutrification allow these algae and bacteria to grow rapidly and unchecked. Nutrient levels are one of the main factors that leads to over growth of algae within the storm water retention systems. Natural ponds are able to balance nutrient levels through decomposition, production and consumption within the system. Plants and animals cannot keep up with the cycling of nutrients when massive amounts are being introduced to the storm water system periodically. Once eutrophication occurs algae or invasive weeds are almost certain to develop in unwanted and sometimes dangerous levels. Grass clippings, over fertilization, run-off, pollution, depth, grade, and type of land are all factors that can and will affect eutrophication of aquatic systems.

NOTE: ASI recommends planting native vegetation within the shallow area of Pond #13. Plants will increase the aesthetic view and allow increased filtration reducing algae growth throughout the pond.

**Recommendations/Action Items**

- Routine Maintenance.
- Continue to monitor all ponds for Algal growth and target on contact.
- Target the minimal Algae within Pond #1, #2 and #12.
- Continue to treat all sites for invasive vegetation during our routine visits.
- Monitor submersed treatment within Pond #13.

NOTE: ASI recommends planting native vegetation within the finger of Pond #13 due to the shallow nature of the area, which is ideal for algal growth.

THANK YOU FOR CHOOSING ASI!



