

**STATEMENT 1
WATERLEAF CDD
FY 2021 PROPOSED BUDGET GENERAL FUND (O&M)**

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 YTD- MARCH	FY 2021 PROPOSED	VARIANCE 2020 TO 2021
REVENUE								
GENERAL FUND REVENUES (Net FY 2017 & 18)/(a)	\$ 231,505	\$ 258,339	\$ 499,835	\$ 611,885	\$ 716,284	\$ 694,361	953,514	\$ 237,229
DEVELOPER DEFICIT FUNDING	52,183	113,149	175,016	57,215	59,637	-	-	\$ (59,637)
GENERAL FUND REVENUES, BUDGET FUNDING	271,514	232,230	-	-	-	-	-	\$ -
MISCELLANEOUS	1,873	72,756	280	64	-	40	-	\$ -
INTEREST	228	225	430	184	-	16	-	\$ -
TOTAL REVENUE	\$ 557,303	\$ 676,699	\$ 675,561	\$ 669,348	\$ 775,921	\$ 694,417	\$ 953,514	\$ 177,593
EXPENDITURES								
GENERAL ADMINISTRATIVE:								
SUPERVISORS COMPENSATION	\$ 5,000	\$ 5,600	\$ 4,200	\$ 3,600	\$ 12,000	\$ 1,600	\$ 12,000	\$ -
PAYROLL TAXES	383	428	321	275	918	122	918	-
PAYROLL SERVICES	448	325	394	418	650	98	650	-
MEETING ROOM RENTAL	-	25	6	52	300	13	900	600
MANAGEMENT CONSULTING SERVICES	24,000	24,000	27,996	27,996	28,000	13,998	28,000	-
CONSTRUCTION ACCOUNTING SERVICES	2,500	9,000	2,500	3,600	2,250	2,250	1,500	(750)
PLANNING, COORDINATING & CONTRACT SRVCS.	36,000	36,000	36,000	36,000	36,000	18,000	36,000	-
ADMINISTRATIVE SERVICES	3,600	3,600	3,600	3,600	3,600	1,800	3,600	-
BANK FEES	80	100	298	261	225	-	225	-
MISCELLANEOUS	728	-	711	779	500	-	300	(200)
AUDITING SERVICES	2,500	2,350	2,400	2,500	4,200	-	2,700	(1,500)
SUPERVISOR TRAVEL PER DIEM	21	40	14	32	250	30	100	(150)
MASS MAILING	554	422	-	-	-	-	-	-
INSURANCE	18,025	17,803	23,537	22,476	22,055	15,452	24,155	2,100
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	1,689	2,573	1,250	4,769	1,500	1,230	1,500	-
ENGINEERING SERVICES	9,133	7,011	4,131	4,825	6,500	3,342	6,500	-
LEGAL SERVICES	9,800	7,672	7,788	7,019	7,000	4,842	12,000	5,000
PERFORMANCE & WARRANTY BOND	-	5,000	5,000	-	-	-	-	-
WEBSITE HOSTING	1,001	737	738	2,853	2,265	646	1,650	(615)
TOTAL GENERAL ADMINISTRATIVE	\$ 115,638	\$ 122,862	\$ 121,059	\$ 121,231	\$ 128,388	\$ 63,598	\$ 132,873	\$ 4,485

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	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 YTD- MARCH	FY 2021 PROPOSED	VARIANCE 2020 TO 2021
DEBT ADMINISTRATION:								
DISSEMINATION AGENT	\$ 6,000	\$ 7,000	\$ 8,000	\$ 8,000	\$ 6,000	\$ -	\$ 6,000	\$ -
TRUSTEE FEES	11,314	12,661	24,782	15,166	18,856	17,428	21,550	2,694
TRUST FUND ACCOUNTING	3,600	3,600	3,600	3,600	3,600	1,800	3,600	-
ARBITRAGE	1,950	650	1,950	650	2,600	650	1,300	(1,300)
DEFICIT BUDGET FUNDING	-	52,183	30,000	-	-	-	-	-
TOTAL DEBT ADMINISTRATION	\$ 22,864	\$ 76,094	\$ 68,332	\$ 27,416	\$ 31,056	\$ 19,878	\$ 32,450	\$ 1,394
PHYSICAL ENVIRONMENT EXPENDITURES:								
STREETPOLE LIGHTING	\$ 46,310	\$ 55,039	\$ 60,930	\$ 72,668	\$ 103,680	\$ 37,324	\$ 100,800	\$ (2,880)
ELECTRICITY (IRRIGATION & POND PUMPS)	11,109	8,306	8,365	\$ 10,962	15,000	4,036	9,600	(5,400)
LANDSCAPING MAINTENANCE	178,216	192,581	224,026	225,522	260,000	122,030	244,680	(15,320)
LANDSCAPE REPLINISHMENT	45,480	28,439	7,408	15,885	10,000	1,379	10,000	-
IRRIGATION MAINTENANCE	4,823	4,624	296	5,465	10,000	1,884	7,500	(2,500)
LANDSCAPE MAINTENANCE - Final PHASE	-	-	-	-	-	-	-	-
RETENTION POND MOWING	3,300	1,350	-	-	-	-	-	-
MITIGATION MONITORING & MAINTENANCE	2,540	2,540	460	700	3,240	-	-	(3,240)
PET WASTE REMOVAL	1,708	3,071	2,232	3,401	5,120	1,700	5,300	180
PAVEMENT REPAIRS	-	5,425	-	-	-	-	-	-
SIGNAGE	896	-	-	5,824	-	-	-	-
SECURITY PATROL	3,465	6,248	2,807	-	1,000	-	42,292	41,292
WILDLIFE REMOVAL	-	-	-	-	-	-	5,100	5,100
STORMWATER DRAIN & MAINTNANCE	2,955	-	-	-	-	-	-	-
POND MAINTENANCE	9,539	14,351	14,638	19,666	18,568	7,434	20,000	1,432
NPDES	4,200	-	-	-	-	-	-	-
GATE & FOUNTAIN MAINTENANCE	1,666	5,477	4,503	9,959	12,000	2,527	6,500	(5,500)
POND EROSION	-	-	-	-	5,000	-	5,000	-
HARDSCAPE MAINTENANCE	-	-	-	-	18,000	2,650	7,500	(10,500)
COMPREHENSIVE FIELD TECH SERVICES	-	-	5,068	21,887	13,896	6,948	13,896	-
FIELD SERVICE TECH	12,232	15,301	19,877	-	-	-	-	-
FIELD TECH TRAVEL	3,291	2,299	1,655	-	-	-	-	-
SECURITY KEY FOBS & ACCESS CARDS	4,057	11,496	8,922	9,618	10,000	-	1,500	(8,500)
HOLIDAY DECORATIONS	-	-	4,998	4,998	7,000	4,514	10,000	3,000
CONTINGENCY	12,397	11,700	1,855	616	2,500	2,416	5,000	2,500
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	\$ 348,184	\$ 368,246	\$ 368,040	\$ 407,171	\$ 495,004	\$ 194,842	\$ 494,668	\$ (336)

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AMENITY CENTER OPERATIONS								
POOL SERVICE CONTRACT	\$ 10,200	\$ 14,500	\$ 12,700	\$ 17,600	\$ 18,000	\$ 10,500	\$ 18,000	\$ -
POOL MAINTENANCE AND REPAIRS	398	3,850	146	5,068	3,500	-	3,500	-
POOL PERMIT	275	275	275	275	275	-	275	-
AMENITY MANAGEMENT	-	-	3,000	3,000	7,000	1,833	7,000	-
SECURITY MONITORING	3,168	3,600	3,950	3,600	3,600	1,800	3,600	-
AMENITY CENTER POWER WASH	2,000	5,125	3,000	5,417	5,250	4,000	8,040	2,790
AMENITY CENTER CLEANING & MAINT	2,775	4,600	2,700	8,850	11,760	5,700	15,520	3,760
AMENITY CENTER INTERNET	2,338	2,838	3,038	3,216	3,060	1,730	3,060	-
AMENITY CENTER ELECTRICITY	5,502	5,798	5,815	6,627	7,000	2,505	7,000	-
AMENITY CENTER WATER	859	1,294	1,593	2,827	2,400	797	3,000	600
AMENITY CENTER PEST CONTROL	1,555	636	828	1,440	1,440	720	1,440	-
REFUSE SERVICE	-	-	-	2,684	3,688	2,171	3,688	-
LANDSCAPE MAINTENANCE - infill	-	-	-	6,725	10,000	-	5,000	(5,000)
MISC.REPAIRS & MAINT.	5,132	6,217	3,262	15,439	15,000	3,564	10,000	(5,000)
WATER FEATURE MAINTANCE	-	-	-	-	-	-	-	-
RESERVE STUDY	-	-	-	-	3,500	-	-	(3,500)
CONTINGENCY	-	-	-	759	1,000	332	1,000	-
TOTAL AMENITY CENTER OPERATIONS	\$ 34,202	\$ 48,732	\$ 40,307	\$ 83,526	\$ 96,473	\$ 35,653	\$ 90,123	\$ (6,350)
CAPITAL IMPROVEMENTS								
AMENITY CENTER IMPROVEMENTS	\$ -	\$ 40,937	\$ -	\$ 8,685	\$ -	\$ -	\$ -	\$ -
OTHER CAPITAL IMPROVEMENTS	44,893	18,900	33,163	-	-	-	20,000	20,000
TOTAL CAPITAL IMPROVEMENTS	\$ 44,893	\$ 59,837	\$ 33,163	\$ 8,685	\$ -	\$ -	\$ 20,000	\$ 20,000
RESERVES								
OPERATING RESERVE INCREASE	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
CAPITAL RESERVE FUNDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158,400	\$ 158,400
TOTAL RESERVES	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 183,400	\$ 158,400
TOTAL EXPENDITURES								
	565,781	675,770	630,900	648,029	775,921	313,971	953,514	177,593
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES								
	(8,478)	929	44,661	21,319	-	380,446	-	-
FUND BALANCE - BEGINNING	19,020	10,542	11,471	56,132	77,451	77,451	77,451	-
INCREASE IN OPERATING RESERVES							25,000	
FUND BALANCE - ENDING	\$ 10,542	\$ 11,471	\$ 56,132	\$ 77,451	\$ 77,451	\$ 457,897	102,451	-

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 2021 GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

1. ERU Assignment, Ranking and Calculation

Lot Width	Units	ERU	Total ERU	% ERU
50'	317	1.00	317.00	44.46%
60'	169	1.20	202.80	28.44%
70'	138	1.40	193.20	27.10%
Total	624		713.00	100.00%

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

AR = Total Expenditures:	953,514	<< from STMT 1
Plus: Early Payment Discount (4%):	40,575	
Plus: County Collection Charges (2%):	20,288	
Total Assessment - GROSS:	1,014,376	
Total ERU:	713.00	<< from Table 1. above
Total AR / ERU, net:	\$1,337.33	
Total Assessment / ERU, gross:	\$1,422.69	

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'	317	1.00	\$1,337	\$423,932	\$1,423	\$450,993
60'	169	1.20	\$1,605	\$271,210	\$1,707	\$288,522
70'	138	1.40	\$1,872	\$258,371	\$1,992	\$274,864
Total	624			\$953,514		\$1,014,379

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.	Total Gross Assmt./Unit	Total GROSS Assmt.
50'	317	1.00	\$1,088.25	\$344,975	\$1,157.71	\$366,994
60'	169	1.20	\$1,305.90	\$220,697	\$1,389.25	\$234,783
70'	138	1.40	\$1,523.55	\$210,250	\$1,620.79	\$223,669
Total	624			\$775,921		\$825,446

5. Difference between Prior FY and Current FY

Lot Width	Units	ERU	Diff., Gross	% Diff.	Mo Amt.
50'	0	1.00	\$264.98	24.35%	\$ 22.08
60'	0	1.20	\$317.98	24.35%	\$ 26.50
70'	0	1.40	\$370.98	24.35%	\$ 30.92

Note:

(a) No O&M Assessments for non-platted lots will be charged to the Developer.
The Developer is only to fund based on actual expenditures on an as-needed basis only.

WATERLEAF CDD - STATEMENT 3: CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	CONTRACT AMT. / YEAR	PO #	COMMENTS (SCOPE OF SERVICE)
EXPENDITURES ADMINISTRATIVE:				
SUPERVISORS COMPENSATION		12,000		Estimated 5 Supervisors to be in attendance for 12 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting.
PAYROLL TAXES		918		Payroll taxes for Supervisor Compensation ; 7.65% of Payroll.
PAYROLL SERVICES		650		Approximately \$50 per payroll and 1x yearly fee of \$50
MEETING ROOM	PANTHER TRACE	900		\$75 per meeting. Price increase due to non sharing of meeting room with other entities
MANAGEMENT CONSULTING SRVS	DPFG	28,000		The District receives Management & Accounting services as part of the agreement.
CONSTRUCTION ACCOUNTING	DPFG	1,500		Related to the 2017 bond issuance. It is anticipated about 15% 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 and the ordering of checks
MISCELLANEOUS		300		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING	DIBARTELEMEO	2,700		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		100		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	24,155		Annual , inclusive of Amenity Center for general liability, property and officer and director insurance. Confirmed with insurance agent.
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	1,500		The District is required to advertise various notices for monthly Board meetings , RFPs, 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	12,000		Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager; Increased due to potential need w/ turnover of Board
PERFORMANCE & WARRANTY BOND PREMIUM		-		1.75% of bond amount
WEBSITE HOSTING	CAMPUS SUITE	1,650		ADA compliant website to be furnished by Campus Suite. Amount includes monthly scans of the website, the website platform itself as well as the remediation of 750 document pages. Added \$250 for page overages

WATERLEAF CDD - STATEMENT 3: CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	CONTRACT AMT. / YEAR	PO #	COMMENTS (SCOPE OF SERVICE)
	Total	132,873		
EXPENDITURES DEBT ADMINISTRATION:				
DISSEMINATION AGENT	LERNER	6,000		Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure. Need new contract with DPGG (\$5,000)
TRUSTEE FEES	US BANK	21,550		Confirm 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		1,300		The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code. The amount considers the 2 bond issuances as 2016 and 2017 meet the small issuer exception.
DEFICIT FUNDING BUDGET FY 2016		-		
	Total	32,450		
PHYSICAL ENVIRONMENT EXPENDITURES:				
STREETPOLE LIGHTING	TECO	100,800	NA	Phase 1B- 25 lights, Phase 1A - 23 lights, Phase 2 - 43 lights, Waterleaf Vista Blvd - 12 lights, Ph 3 - 22 lights, Addtl waterleaf Vista Blvd - 11 lights, Phase 4C - 12 lights. Total lights 148. Phase 6B not installed - TECO plan 18 more lights
ELECTRICITY (IRRIGATION & POND PUMPS)	TECO	9,600	NA	Five (5) meters located at Big Bend Rd, Waterleaf Vista Blvd Gate, Waterleaf Vista Well, Cross Vine Drive Gate, Cardinal Flower Drive. New meter added Jan 2020. Are all phases in and installed
WATER (PURCHASE FROM WELL)		-		
LANDSCAPING MAINTENANCE	BRIGHTVIEW	244,680	OM-WL-DPGG-052	Contract for base service, annuals, pine straw, zoysia and pine straw overseeding. Pursuant to PO, monthly contract is for \$20,388.32 and includes base contract, phase 5, amenity center, an addendum for additional pond areas and lift stations. Added 6B island and pond, contract doesn't note the areas, but have been maintained without cost increase.
LANDSCAPE REPLENISHMENT	BRIGHTVIEW	10,000	NA	Remove and Replenish landscape materials outside of contract scope
IRRIGATION MAINTENANCE	BRIGHTVIEW	7,500	NA	Miscellaneous expenditures related to the repair of the irrigation system -
LANDSCAPE MAINTENANCE - FINAL PHASE	BRIGHTVIEW	-		Estimate from Brightview without final drawing (for example, for second entrance gate of Palm Hill, back wall, pond walkway). Contingency for unforeseen maintenance items related to close out)
RETENTION POND MOWING	BRIGHTVIEW	-	NA	In Base Contract
MITIGATION MONITORING & MAINTENANCE	HAMILTON ENGINEERING	-	OM-WL-023	Mitigation Monitoring & Maintenance - Phase 4. Pursuant to PO. Semi Annual Monitoring is \$700 per event and mitigation maintenance is \$460 per quarter.
PET WASTE REMOVAL	POOP 911	5,300	OM-WL-094	Removal of pet waste , replacement of can liners, check and pick up bags at 6 waste stations. Pick up bags of 2,000 are included. Adding more stations in FY 20.
PAVEMENT REPAIRS	NA	-	NA	Miscellaneous as needed
SIGNAGE	NA	-	NA	Miscellaneous as needed
SECURITY PATROL (SHERIFF)	Sheriff	42,292	NA	Bid for the year
WILDLIFE REMOVAL	Jerry Richardson	5,100	OM-WL-DPGG-110	Hog Trapping, \$1,700/mo for 3 months

WATERLEAF CDD - STATEMENT 3: CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	CONTRACT AMT. / YEAR	PO #	COMMENTS (SCOPE OF SERVICE)
SECURITY OTHER - REPAIRS	NA	-	NA	Miscellaneous as needed
STORMWATER DRAIN & MAINTNANCE	GENESIS	-	NA	Monthly drain clean out, replacement of rock bags, and protection replacement. Have not been billed since July 2016
POND MAINTENANCE	AQUATIC SYSTEMS	20,000	OM-WL-DPFG-096	Aquatic Weed Control - 20 ponds \$1239/mo change 8/1 to \$1,276/mo +\$2,500 for misc. plantings, etc. New estimate obtained for sites 21 and 22 - \$100 monthly. All 22 Ponds included in numbers @ \$18,642; BID OUT may choose higher
NPDES	GENESIS	-	NA	(National Pollutant Discharge Elimination System) related to the storm water system
GATE & FOUNTAIN MAINTENANCE	Gate Pro	6,500	OM-WL-DPFG-044	Main and Rear Entrance gate operations. As needed, includes Door King to energize the remote access system. Service calls \$250 x 5. Cell System for Gates is \$50 monthly per gate. Added \$2,350 for repairs. Fountain maintenance of \$175 per quarter and \$1,000 for repairs
POND EROSION	VARIOUS	5,000	NA	Based on necessary erosion control measures.
HARDSCAPE MAINTENANCE	VARIOUS	7,500		Clean/paint walls, bridge repairs, etc & entrance sign.
COMPREHENSIVE FIELD TECH SERVICES	DPFG	13,896	DPFG Contract	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		-	NA	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	NA	-	NA	Travel expense for Field Tech
SECURITY KEY CARDS & FOBS	NA	1,500	NA	50 clickers x 30 \$1,500 replacements.
HOLIDAY DECORATIONS	Decorating Elves	10,000	NA	Decorating Elves
CONTINGENCY	MISC	5,000	NA	Miscellaneous expenditures not accounted for in the above lines. Also includes \$600 for quarterly maintenance inspections of electrical and plumbing.
	Total	494,668		

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AMENITY CENTER OPERATIONS:				
POOL SERVICE CONTRACT	H2 POOL SERVICES	18,000	OM-WL-DPFG-075	Yearly cleaning 7 days a week/52 weeks
POOL MAINTENANCE AND REPAIRS	H2 POOL SERVICES	3,500	NA	Miscellaneous as needed
POOL PERMIT	STATE OF FLORIDA	275	NA	Required
AMENITY MANAGEMENT	DPFG	7,000	DPFG Contract	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
SECURITY MONITORING	CIRTICAL INTERVENTION	3,600	OM-WL-002	CCTV Monitoring - \$300 monthly. Security cameras
AMENITY CENTER PRESSURE WASH	H2 POOL SERVICES	8,040	OM-WL-DPFG-075	Bi-weekly pressure wash plus pressure wash of front gate and mail kiosk.
AMENITY CENTER CLEANING & MAINT	H2 POOL SERVICES	15,520	OM-WL-DPFG-075	7 day cleaning of clubhouse facilities \$950 monthly(plus extra party clean up May -September 140 per x8= \$1,120) . Plus water feature cleaning 2 days weekly - \$250 monthly
AMENITY CENTER INTERNET	BRIGHTHOUSE	3,060	NA	Internet and cable for gate house and amenity center, average bill is \$255 monthly
AMENITY CENTER ELECTRICITY	TECO	7,000	NA	Electric Utility for clubhouse
AMENITY CENTER WATER	HILLSBOROUGH COUNTY	3,000	NA	Amenity Center Water Averages \$200 monthly, will peak higher in the summer months due to pool water absorption
AMENITY CENTER PEST CONTROL	EARTH TECH	1,440	OM-WL-DPFG-024	Pest control of amenity center - \$120 monthly. Not included an additional month for any specialty sprayings for ants, etc.
REFUSE SERVICE		3,688	OM-WL-148	Estimated from Waste Management, inclusive of 2x weekly pickup of 4 yard dumpster, includes some overage . Standard bill is \$224 per month. Approximately \$1,000 is for overages
LANDSCAPE MAINTENANCE - Infill	MISC LANDSCAPE IMPROVEMENTS AT	5,000	NA	Additional landscape improvements as needed (\$5,000).
MISC. REPAIRS & MAINT.	AS NEEDED	10,000	NA	Furniture repair and replacement, painting, Plumbing, misc.. Gate and keypad aging, will need repairs. everything except key pad
WATER FEATURE MAINTENANCE	H2 POOL SERVICES	-		
RESERVE STUDY		-		Reserve study done FY 2020
CONTINGENCY		1,000		As needed
		90,123		
CAPITAL IMPROVEMENTS				
AMENITY CENTER IMPROVEMENTS		-		Capital projects and enhancements deemed necessary for the amenity center (Developer funded)
OTHER CAPITAL IMPROVEMENTS		20,000		Several areas of potential trip hazards and a few areas with severe cracking.
INCREASE IN OPERATING RESERVES		25,000		Need 2 months operating expenses to cover until receive tax assessments
INCREASE IN CAPITAL RESERVES		158,400		Based on Reserve Study dated March 22, 2020