

**STATEMENT 1  
WATERLEAF CDD  
FY 2021 ADOPTED BUDGET GENERAL (O&M) & RESERVE FUNDS**

	<b>FY 2017 ACTUAL</b>	<b>FY 2018 ACTUAL</b>	<b>FY 2019 ACTUAL</b>	<b>FY 2020 ADOPTED</b>	<b>FY 2020 YTD- MARCH</b>	<b>FY 2021 ADOPTED</b>	<b>VARIANCE 2020 TO 2021</b>
<b>REVENUE</b>							
CAPITAL RESERVE FUND REVENUES (Net)/(a)	-	-	-	-	-	\$ 158,400	\$ 158,400
GENERAL FUND REVENUES (Net)/(a)	\$ 258,339	\$ 499,835	\$ 611,885	\$ 716,284	\$ 694,361	\$ 765,751	\$ 49,466
DEVELOPER DEFICIT FUNDING	113,149	175,016	57,215	59,637	-	-	\$ (59,637)
GENERAL FUND REVENUES, BUDGET FUNDING	232,230	-	-	-	-	-	\$ -
MISCELLANEOUS	72,756	280	64	-	40	-	\$ -
INTEREST	225	430	184	-	16	-	\$ -
<b>TOTAL REVENUE</b>	<b>\$ 676,699</b>	<b>\$ 675,561</b>	<b>\$ 669,348</b>	<b>\$ 775,921</b>	<b>\$ 694,417</b>	<b>\$ 924,151</b>	<b>\$ 148,230</b>
<b>EXPENDITURES</b>							
<b>GENERAL ADMINISTRATIVE:</b>							
SUPERVISORS COMPENSATION	\$ 5,600	\$ 4,200	\$ 3,600	\$ 12,000	\$ 1,600	\$ 12,000	\$ -
PAYROLL TAXES	428	321	275	918	122	918	-
PAYROLL SERVICES	325	394	418	650	98	650	-
MEETING ROOM RENTAL	25	6	52	300	13	900	600
MANAGEMENT CONSULTING SERVICES	24,000	27,996	27,996	28,000	13,998	28,000	-
CONSTRUCTION ACCOUNTING SERVICES	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	18,000	9,600	(26,400)
ADMINISTRATIVE SERVICES	3,600	3,600	3,600	3,600	1,800	3,600	-
BANK FEES	100	298	261	225	-	225	-
MISCELLANEOUS	-	711	779	500	-	300	(200)
AUDITING SERVICES	2,350	2,400	2,500	4,200	-	2,700	(1,500)
SUPERVISOR TRAVEL PER DIEM	40	14	32	250	30	100	(150)
MASS MAILING	422	-	-	-	-	-	-
INSURANCE	17,803	23,537	22,476	22,055	15,452	24,155	2,100
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	2,573	1,250	4,769	1,500	1,230	1,500	-
ENGINEERING SERVICES	7,011	4,131	4,825	6,500	3,342	6,500	-
LEGAL SERVICES	7,672	7,788	7,019	7,000	4,842	12,000	5,000
PERFORMANCE & WARRANTY BOND	5,000	5,000	-	-	-	-	-
WEBSITE HOSTING	737	738	2,853	2,265	646	1,650	(615)
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>\$ 122,862</b>	<b>\$ 121,059</b>	<b>\$ 121,231</b>	<b>\$ 128,388</b>	<b>\$ 63,598</b>	<b>\$ 106,473</b>	<b>\$ (21,915)</b>

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<b>DEBT ADMINISTRATION:</b>							
DISSEMINATION AGENT	\$ 7,000	\$ 8,000	\$ 8,000	\$ 6,000	\$ -	\$ 6,000	\$ -
TRUSTEE FEES	12,661	24,782	15,166	18,856	17,428	18,587	(269)
TRUST FUND ACCOUNTING	3,600	3,600	3,600	3,600	1,800	3,600	-
ARBITRAGE	650	1,950	650	2,600	650	1,300	(1,300)
DEFICIT BUDGET FUNDING	52,183	30,000	-	-	-	-	-
<b>TOTAL DEBT ADMINISTRATION</b>	<b>\$ 76,094</b>	<b>\$ 68,332</b>	<b>\$ 27,416</b>	<b>\$ 31,056</b>	<b>\$ 19,878</b>	<b>\$ 29,487</b>	<b>\$ (1,569)</b>
<b>PHYSICAL ENVIRONMENT EXPENDITURES:</b>							
STREETPOLE LIGHTING	\$ 55,039	\$ 60,930	\$ 72,668	\$ 103,680	\$ 37,324	\$ 100,800	\$ (2,880)
ELECTRICITY (IRRIGATION & POND PUMPS)	8,306	8,365	\$ 10,962	15,000	4,036	9,600	(5,400)
LANDSCAPING MAINTENANCE	192,581	224,026	225,522	260,000	122,030	244,680	(15,320)
LANDSCAPE REPLINISHMENT	28,439	7,408	15,885	10,000	1,379	10,000	-
IRRIGATION MAINTENANCE	4,624	296	5,465	10,000	1,884	7,500	(2,500)
LANDSCAPE MAINTENANCE - Final PHASE	-	-	-	-	-	-	-
RETENTION POND MOWING	1,350	-	-	-	-	-	-
MITIGATION MONITORING & MAINTENANCE	2,540	460	700	3,240	-	-	(3,240)
PET WASTE REMOVAL	3,071	2,232	3,401	5,120	1,700	5,300	180
PAVEMENT REPAIRS	5,425	-	-	-	-	-	-
SIGNAGE	-	-	5,824	-	-	-	-
SECURITY PATROL	6,248	2,807	-	1,000	-	42,292	41,292
WILDLIFE REMOVAL	-	-	-	-	-	5,100	5,100
STORMWATER DRAIN & MAINTNANCE	-	-	-	-	-	-	-
POND MAINTENANCE	14,351	14,638	19,666	18,568	7,434	25,000	6,432
NPDES	-	-	-	-	-	-	-
GATE & FOUNTAIN MAINTENANCE	5,477	4,503	9,959	12,000	2,527	8,250	(3,750)
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	15,301	19,877	-	-	-	-	-
FIELD TECH TRAVEL	2,299	1,655	-	-	-	-	-
SECURITY KEY FOBS & ACCESS CARDS	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	11,700	1,855	616	2,500	2,416	3,250	750
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>\$ 368,246</b>	<b>\$ 368,040</b>	<b>\$ 407,171</b>	<b>\$ 495,004</b>	<b>\$ 194,842</b>	<b>\$ 499,668</b>	<b>\$ 4,664</b>

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<b>AMENITY CENTER OPERATIONS</b>							
POOL SERVICE CONTRACT	\$ 14,500	\$ 12,700	\$ 17,600	\$ 18,000	\$ 10,500	\$ 18,000	\$ -
POOL MAINTENANCE AND REPAIRS	3,850	146	5,068	3,500	-	3,500	-
POOL PERMIT	275	275	275	275	-	275	-
AMENITY MANAGEMENT	-	3,000	3,000	7,000	1,833	7,000	-
SECURITY MONITORING	3,600	3,950	3,600	3,600	1,800	3,600	-
AMENITY CENTER POWER WASH	5,125	3,000	5,417	5,250	4,000	8,040	2,790
AMENITY CENTER CLEANING & MAINT	4,600	2,700	8,850	11,760	5,700	15,520	3,760
AMENITY CENTER INTERNET	2,838	3,038	3,216	3,060	1,730	3,060	-
AMENITY CENTER ELECTRICITY	5,798	5,815	6,627	7,000	2,505	7,000	-
AMENITY CENTER WATER	1,294	1,593	2,827	2,400	797	3,000	600
AMENITY CENTER PEST CONTROL	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.	6,217	3,262	15,439	15,000	3,564	10,000	(5,000)
WATER FEATURE MAINTNEANCE	-	-	-	-	-	-	-
RESERVE STUDY	-	-	-	3,500	-	-	(3,500)
CONTINGENCY	-	-	759	1,000	332	1,000	-
<b>TOTAL AMENITY CENTER OPERATIONS</b>	<b>\$ 48,732</b>	<b>\$ 40,307</b>	<b>\$ 83,526</b>	<b>\$ 96,473</b>	<b>\$ 35,653</b>	<b>\$ 90,123</b>	<b>\$ (6,350)</b>
<b>CAPITAL IMPROVEMENTS</b>							
AMENITY CENTER IMPROVEMENTS	\$ 40,937	\$ -	\$ 8,685	\$ -	\$ -	\$ -	\$ -
OTHER CAPITAL IMPROVEMENTS	18,900	33,163	-	-	-	15,000	15,000
<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>\$ 59,837</b>	<b>\$ 33,163</b>	<b>\$ 8,685</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,000</b>	<b>\$ 15,000</b>
<b>RESERVES</b>							
OPERATING RESERVE INCREASE	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
CAPITAL RESERVE FUNDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158,400	\$ 158,400
<b>TOTAL RESERVES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ 183,400</b>	<b>\$ 158,400</b>
<b>TOTAL EXPENDITURES</b>	<b>675,770</b>	<b>630,900</b>	<b>648,029</b>	<b>775,921</b>	<b>313,971</b>	<b>924,151</b>	<b>148,230</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>929</b>	<b>44,661</b>	<b>21,319</b>	<b>-</b>	<b>380,446</b>	<b>-</b>	<b>-</b>
FUND BALANCE - BEGINNING	10,542	11,471	56,132	77,451	77,451	77,451	
INCREASE IN OPERATING RESERVES						25,000	
<b>FUND BALANCE - ENDING</b>	<b>\$ 11,471</b>	<b>\$ 56,132</b>	<b>\$ 77,451</b>	<b>\$ 77,451</b>	<b>\$ 457,897</b>	<b>102,451</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 2021 GENERAL FUND (O&M) & RESERVE 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%
<b>Total</b>	<b>624</b>		<b>713.00</b>	<b>100.00%</b>

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

Capital Reserves Increase:	\$	158,400	
General Fund Expenditures (O&M):	\$	765,751	
AR = Total Expenditures:		<b>924,151</b>	<< from STMT 1
Plus: Early Payment Discount (4%):		39,326	
Plus: County Collection Charges (2%):		19,663	
<b>Total Assessment - GROSS:</b>		<b>983,139</b>	
Total ERU:		713.00	<< from Table 1. above
Total AR / ERU, net:		<b>\$1,296.14</b>	
Total Assessment / ERU, gross:		<b>\$1,378.88</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'	317	1.00	\$1,296	\$410,878	\$1,379	\$437,105
60'	169	1.20	\$1,555	\$262,858	\$1,655	\$279,638
70'	138	1.40	\$1,815	\$250,415	\$1,930	\$266,399
<b>Total</b>	<b>624</b>			<b>\$924,151</b>		<b>\$983,142</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.	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
<b>Total</b>	<b>624</b>			<b>\$775,921</b>		<b>\$825,446</b>

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

Lot Width	Units	ERU	Diff., Gross	% Diff.	Mo Amt.
50'	0	1.00	\$221.17	20.32%	\$ 18.43
60'	0	1.20	\$265.41	20.32%	\$ 22.12
70'	0	1.40	\$309.64	20.32%	\$ 25.80

**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)
<b>EXPENDITURES ADMINISTRATIVE:</b>				
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	9,600		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)
	<b>Total</b>	<b>106,473</b>		
<b>EXPENDITURES DEBT ADMINISTRATION:</b>				
DISSEMINATION AGENT	LERNER	6,000		Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure. Need new contract with DPGF (\$5,000)
TRUSTEE FEES	US BANK	18,587		Confirmed amount with Trustee to maintain the District's bond funds that are on deposit for the Series 2013, Series 2014, Series 2016 and Series 2017
TRUST FUND ACCOUNTING	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		-		
	<b>Total</b>	<b>29,487</b>		
<b>PHYSICAL ENVIRONMENT EXPENDITURES:</b>				
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.
WATER (PURCHASE FROM WELL)		-		
LANDSCAPING MAINTENANCE	BRIGHTVIEW	244,680	OM-WL-DPGF-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		42,292	NA	Bid for the year - Allied Universal 7hrs/day 7 days/wk
WILDLIFE REMOVAL	Jerry Richardson	5,100	OM-WL-DPGF-110	Hog Trapping, \$1,700/mo for 3 months

**WATERLEAF CDD - STATEMENT 3: CONTRACT SUMMARY**

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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	25,000	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	8,250	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. Contact One \$145/mo. 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	Holiday Lighting at entrances and amenity center
CONTINGENCY	MISC	3,250	NA	Miscellaneous expenditures not accounted for in the above lines. Also includes \$600 for quarterly maintenance inspections of electrical and plumbing.
	<b>Total</b>	<b>499,668</b>		

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<b>AMENITY CENTER OPERATIONS:</b>				
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 plush 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
		<b>90,123</b>		
<b>CAPITAL IMPROVEMENTS</b>				
AMENITY CENTER IMPROVEMENTS		-		Capital projects and enhancements deemed necessary for the amenity center (Developer funded)
OTHER CAPITAL IMPROVEMENTS		15,000		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



**STATEMENT 4  
WATERLEAF CDD  
FY 2021 ADOPTED BUDGET  
CAPITAL IMPROVEMENT REVENUE BONDS SERIES 2013 A-1**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL	\$ 236,903
CAPITAL INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(9,476)
<b>TOTAL REVENUE</b>	<b>227,427</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	4,738
INTEREST EXPENSE	
05/01/21	91,875
11/01/21	90,375
PRINCIPAL RETIREMENT	
05/01/21	40,000
<b>TOTAL EXPENDITURES</b>	<b>226,988</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>440</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 440</b>

**Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (Phase 1 and 2)**

Lot Width	Units	ERU	Total ERU	% ERU	Annual Assmt	Annual Assmt/Unit
50	69	1.00	69.00	30.97%	68,965	999
60	50	1.20	60.00	26.93%	59,970	1,199
70	67	1.40	93.80	42.10%	93,753	1,399
<b>Total</b>	<b>186</b>		<b>222.80</b>	<b>100.00%</b>	<b>222,688</b>	

MADS Assmt. per ERU - net	1,000
MADS Assmt. per ERU - gross	1,063
Total revenue - gross	236,903

**STATEMENT 5**  
**WATERLEAF CDD**  
**\$2,630,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2013A-1**  
**DEBT SERVICE REQUIREMENT**

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
8/28/2013						2,630,000
11/1/2013		7.50%	34,519	34,519	34,519	2,630,000
5/1/2014	-	7.50%	98,625	98,625		2,630,000
11/1/2014		7.50%	98,625	98,625	197,250	2,630,000
5/1/2015	25,000	7.50%	98,625	123,625		2,605,000
11/1/2015		7.50%	97,688	97,688	221,313	2,605,000
5/1/2016	25,000	7.50%	97,688	122,688		2,580,000
11/1/2016		7.50%	96,750	96,750	219,438	2,580,000
5/1/2017	30,000	7.50%	96,750	126,750		2,550,000
11/1/2017		7.50%	95,625	95,625	222,375	2,550,000
5/1/2018	30,000	7.50%	95,625	125,625		2,520,000
11/1/2018		7.50%	94,500	94,500	220,125	2,520,000
5/1/2019	35,000	7.50%	94,500	129,500		2,485,000
11/1/2019		7.50%	93,188	93,188	222,688	2,485,000
5/1/2020	35,000	7.50%	93,188	128,188		2,450,000
11/1/2020		7.50%	91,875	91,875	220,063	2,450,000
5/1/2021	40,000	7.50%	91,875	131,875		2,410,000
11/1/2021		7.50%	90,375	90,375	222,250	2,410,000
5/1/2022	40,000	7.50%	90,375	130,375		2,370,000
11/1/2022		7.50%	88,875	88,875	219,250	2,370,000
5/1/2023	45,000	7.50%	88,875	133,875		2,325,000
11/1/2023		7.50%	87,188	87,188	221,063	2,325,000
5/1/2024	45,000	7.50%	87,188	132,188		2,280,000
11/1/2024		7.50%	85,500	85,500	217,688	2,280,000
5/1/2025	50,000	7.50%	85,500	135,500		2,230,000
11/1/2025		7.50%	83,625	83,625	219,125	2,230,000
5/1/2026	55,000	7.50%	83,625	138,625		2,175,000
11/1/2026		7.50%	81,563	81,563	220,188	2,175,000
5/1/2027	60,000	7.50%	81,563	141,563		2,115,000
11/1/2027		7.50%	79,313	79,313	220,875	2,115,000
5/1/2028	65,000	7.50%	79,313	144,313		2,050,000
11/1/2028		7.50%	76,875	76,875	221,188	2,050,000
5/1/2029	70,000	7.50%	76,875	146,875		1,980,000
11/1/2029		7.50%	74,250	74,250	221,125	1,980,000
5/1/2030	75,000	7.50%	74,250	149,250		1,905,000
11/1/2030		7.50%	71,438	71,438	220,688	1,905,000
5/1/2031	80,000	7.50%	71,438	151,438		1,825,000

**STATEMENT 5  
WATERLEAF CDD  
\$2,630,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2013A-1  
DEBT SERVICE REQUIREMENT**

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
11/1/2031		7.50%	68,438	68,438	219,875	1,825,000
5/1/2032	85,000	7.50%	68,438	153,438		1,740,000
11/1/2032		7.50%	65,250	65,250	218,688	1,740,000
5/1/2033	95,000	7.50%	65,250	160,250		1,645,000
11/1/2033		7.50%	61,688	61,688	221,938	1,645,000
5/1/2034	100,000	7.50%	61,688	161,688		1,545,000
11/1/2034		7.50%	57,938	57,938	219,625	1,545,000
5/1/2035	110,000	7.50%	57,938	167,938		1,435,000
11/1/2035		7.50%	53,813	53,813	221,750	1,435,000
5/1/2036	115,000	7.50%	53,813	168,813		1,320,000
11/1/2036		7.50%	49,500	49,500	218,313	1,320,000
5/1/2037	125,000	7.50%	49,500	174,500		1,195,000
11/1/2037		7.50%	44,813	44,813	219,313	1,195,000
5/1/2038	135,000	7.50%	44,813	179,813		1,060,000
11/1/2038		7.50%	39,750	39,750	219,563	1,060,000
5/1/2039	145,000	7.50%	39,750	184,750		915,000
11/1/2039		7.50%	34,313	34,313	219,063	915,000
5/1/2040	155,000	7.50%	34,313	189,313		760,000
11/1/2040		7.50%	28,500	28,500	217,813	760,000
5/1/2041	170,000	7.50%	28,500	198,500		590,000
11/1/2041		7.50%	22,125	22,125	220,625	590,000
5/1/2042	185,000	7.50%	22,125	207,125		405,000
11/1/2042		7.50%	15,188	15,188	222,313	405,000
5/1/2043	195,000	7.50%	15,188	210,188		210,000
11/1/2043		7.50%	7,875	7,875	218,063	210,000
5/1/2044	210,000	7.50%	7,875	217,875		-
11/1/2044	-	7.50%	-	-	217,875	-
<b>Total</b>	<b>\$ 2,630,000</b>		<b>\$ 4,206,019</b>	<b>\$ 6,836,019</b>	<b>\$ 6,836,019</b>	

**Footnote:**

Max annual ds: 222,688

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

**STATEMENT 6  
WATERLEAF CDD  
FY 2021 ADOPTED BUDGET  
CAPITAL IMPROVEMENT REVENUE BONDS SERIES 2013 A-2**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - OFF ROLL	\$ 9,907
CAPITALIZED INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(396)
<b>TOTAL REVENUE</b>	<b>9,511</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	198
INTEREST EXPENSE	
05/01/21	1,500
11/01/21	1,313
PRINCIPAL RETIREMENT	
05/01/21	5,000
<b>TOTAL EXPENDITURES</b>	<b>8,011</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>1,500</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 1,500</b>

**Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots**

Lot Width	Units	ERU	Total ERU	% ERU	Annual Assmt	Assmt/Unit
50	69	1.00	69.00	30.97%	2,884	42
60	50	1.20	60.00	26.93%	2,508	42
70	67	1.40	93.80	42.10%	3,921	42
<b>Total</b>	<b>186</b>		<b>222.80</b>	<b>100.00%</b>	<b>9,313</b>	<b>\$42</b>

MADS Assmt. per ERU - net	41.80
MADS Assmt. per ERU - gross	44.47
Total revenue - gross	9,907.49

**STATEMENT 7**  
**WATERLEAF CDD**  
**\$3,470,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2013A-2**  
**DEBT SERVICE REQUIREMENT**

Period Ending	Principal	Coupon	Interest	Annual Debt Service		Bonds Outstanding
				Debt Service /(a)	/(a)	
5/1/2017	5,000	7.50%	2,250	7,250		55,000
11/1/2017		7.50%	2,063	2,063	9,313	55,000
5/1/2018	5,000	7.50%	2,063	7,063		50,000
11/1/2018		7.50%	1,875	1,875	8,938	50,000
5/1/2019	5,000	7.50%	1,875	6,875		45,000
11/1/2019		7.50%	1,688	1,688	8,563	45,000
5/1/2020	5,000	7.50%	1,688	6,688		40,000
11/1/2020		7.50%	1,500	1,500	8,188	40,000
5/1/2021	5,000	7.50%	1,500	6,500		35,000
11/1/2021		7.50%	1,313	1,313	7,813	35,000
5/1/2022	5,000	7.50%	1,313	6,313		30,000
11/1/2022		7.50%	1,125	1,125	7,438	30,000
5/1/2023	5,000	7.50%	1,125	6,125		25,000
11/1/2023		7.50%	938	938	7,063	25,000
5/1/2024	5,000	7.50%	938	5,938		20,000
11/1/2024		7.50%	750	750	6,688	20,000
5/1/2025	5,000	7.50%	750	5,750		15,000
11/1/2025		7.50%	563	563	6,313	15,000
5/1/2026	5,000	7.50%	563	5,563		10,000
11/1/2026		7.50%	375	375	5,938	10,000
5/1/2027	5,000	7.50%	375	5,375		5,000
11/1/2027		7.50%	188	188	5,563	5,000
5/1/2028	5,000	7.50%	188	5,188		-
11/1/2028		7.50%	-	-	5,188	-
<b>Total</b>	<b>\$ 60,000</b>		<b>\$ 41,288</b>	<b>\$ 101,288</b>	<b>\$ 101,288</b>	

**Footnote:**

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

Max annual ds: 9,313

**STATEMENT 8  
WATERLEAF CDD  
FY 2021 ADOPTED BUDGET  
CAPITAL IMPROVEMENT REVENUE BONDS SERIES 2013 A-3**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - OFF ROLL (NET)	84,165
CAPITALIZED INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	-
<b>TOTAL REVENUE</b>	<b>84,165</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	
11/01/20	-
05/01/21	34,515
11/01/21	33,930
PRINCIPAL RETIREMENT	
05/01/21	15,000
<b>TOTAL EXPENDITURES</b>	<b>83,445</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>720</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 720</b>

**Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (Phase 3 and beyond)**

Lot Width	Units	ERU	Total ERU	% EDU	Annual Assmt	Annual Assmt/Unit
50	110	1.00	110.0	26.96%	\$22,692	\$206
60	150	1.00	150.0	36.76%	\$30,943	\$206
70	148	1.00	148.0	36.27%	\$30,530	\$206
<b>Total</b>	<b>408</b>		<b>408.00</b>	<b>100.00%</b>	<b>84,165</b>	<b>\$206</b>

MADS Assmt. per ERU - net	206.29
MADS Assmt. per ERU - gross	224.23
Total revenue - gross	91,485.13

**STATEMENT 9**  
**WATERLEAF CDD**  
**\$2,040,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2013A-3**  
**DEBT SERVICE REQUIREMENT**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service /(a)</b>	<b>Annual Debt Service /(a)</b>	<b>Bonds Outstanding</b>
5/1/2018	-	7.80%	35,295	35,295		905,000
11/1/2018	-	7.80%	35,295	35,295	70,590	905,000
5/1/2019	10,000	7.80%	35,295	45,295		895,000
11/1/2019	-	7.80%	34,905	34,905	80,200	895,000
5/1/2020	10,000	7.80%	34,905	44,905		885,000
11/1/2020	-	7.80%	34,515	34,515	79,420	885,000
5/1/2021	15,000	7.80%	34,515	49,515		870,000
11/1/2021	-	7.80%	33,930	33,930	83,445	870,000
5/1/2022	15,000	7.80%	33,930	48,930		855,000
11/1/2022	-	7.80%	33,345	33,345	82,275	855,000
5/1/2023	15,000	7.80%	33,345	48,345		840,000
11/1/2023	-	7.80%	32,760	32,760	81,105	840,000
5/1/2024	15,000	7.80%	32,760	47,760		825,000
11/1/2024	-	7.80%	32,175	32,175	79,935	825,000
5/1/2025	20,000	7.80%	32,175	52,175		805,000
11/1/2025	-	7.80%	31,395	31,395	83,570	805,000
5/1/2026	20,000	7.80%	31,395	51,395		785,000
11/1/2026	-	7.80%	30,615	30,615	82,010	785,000
5/1/2027	20,000	7.80%	30,615	50,615		765,000
11/1/2027	-	7.80%	29,835	29,835	80,450	765,000
5/1/2028	20,000	7.80%	29,835	49,835		745,000
11/1/2028	-	7.80%	29,055	29,055	78,890	745,000
5/1/2029	25,000	7.80%	29,055	54,055		720,000
11/1/2029	-	7.80%	28,080	28,080	82,135	720,000
5/1/2030	25,000	7.80%	28,080	53,080		695,000
11/1/2030	-	7.80%	27,105	27,105	80,185	695,000
5/1/2031	30,000	7.80%	27,105	57,105		665,000
11/1/2031	-	7.80%	25,935	25,935	83,040	665,000
5/1/2032	30,000	7.80%	25,935	55,935		635,000
11/1/2032	-	7.80%	24,765	24,765	80,700	635,000
5/1/2033	35,000	7.80%	24,765	59,765		600,000
11/1/2033	-	7.80%	23,400	23,400	83,165	600,000
5/1/2034	35,000	7.80%	23,400	58,400		565,000
11/1/2034	-	7.80%	22,035	22,035	80,435	565,000
5/1/2035	40,000	7.80%	22,035	62,035		525,000
11/1/2035	-	7.80%	20,475	20,475	82,510	525,000
5/1/2036	40,000	7.80%	20,475	60,475		485,000
11/1/2036	-	7.80%	18,915	18,915	79,390	485,000
5/1/2037	45,000	7.80%	18,915	63,915		440,000
11/1/2037	-	7.80%	17,160	17,160	81,075	440,000
5/1/2038	50,000	7.80%	17,160	67,160		390,000
11/1/2038	-	7.80%	15,210	15,210	82,370	390,000
5/1/2039	55,000	7.80%	15,210	70,210		335,000
11/1/2039	-	7.80%	13,065	13,065	83,275	335,000
5/1/2040	55,000	7.80%	13,065	68,065		280,000
11/1/2040	-	7.80%	10,920	10,920	78,985	280,000
5/1/2041	60,000	7.80%	10,920	70,920		220,000
11/1/2041	-	7.80%	8,580	8,580	79,500	220,000
5/1/2042	65,000	7.80%	8,580	73,580		155,000
11/1/2042	-	7.80%	6,045	6,045	79,625	155,000
5/1/2043	75,000	7.80%	6,045	81,045		80,000
11/1/2043	-	7.80%	3,120	3,120	84,165	80,000
5/1/2044	80,000	7.80%	3,120	83,120		-
11/1/2044	-	7.80%	-	-	83,120	-
<b>Total</b>	<b>\$ 905,000</b>		<b>\$ 1,280,565</b>	<b>\$ 2,185,565</b>	<b>\$ 2,185,565</b>	

**STATEMENT 10  
WATERLEAF CDD  
FY 2021 ADOPTED BUDGET  
\$2,715,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2014**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON/OFF ROLL (GROSS)	\$211,229
CAPITALIZED INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(8,449)
<b>TOTAL REVENUE</b>	<b>202,779</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	4,225
INTEREST EXPENSE	
05/01/21	72,686
11/01/21	71,224
PRINCIPAL RETIREMENT	
05/01/21	50,000
<b>TOTAL EXPENDITURES</b>	<b>198,135</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>4,640</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 4,640</b>

**Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (Phase 3 and beyond)**

Lot Width	Units	ERU	Total ERU	% EDU	Assmt	Assmt/Unit
50	141	1.00	141.0	72.31%	\$143,571	\$1,018
60	45	1.20	54.0	27.69%	\$54,984	\$1,222
<b>Total</b>	<b>186</b>		<b>195.00</b>	<b>100.00%</b>	<b>198,555</b>	

MADS Assmt. per ERU - net      1,018.23  
MADS Assmt. per ERU - gross      1,083.22  
Total revenue - gross      211,228.56



**STATEMENT 11**  
**WATERLEAF CDD**  
**\$2,715,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2014A**  
**DEBT SERVICE REQUIREMENT**

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
10/15/2014						2,715,000
5/1/2015	25,000	5.85%	86,473	111,473	111,473	2,690,000
11/1/2015		5.85%	78,683	78,683		2,690,000
5/1/2016	35,000	5.85%	78,683	113,683	192,365	2,655,000
11/1/2016		5.85%	77,659	77,659		2,655,000
5/1/2017	40,000	5.85%	77,659	117,659	195,318	2,615,000
11/1/2017		5.85%	76,489	76,489		2,615,000
5/1/2018	40,000	5.85%	76,489	116,489	192,978	2,575,000
11/1/2018		5.85%	75,319	75,319		2,575,000
5/1/2019	45,000	5.85%	75,319	120,319	195,638	2,530,000
11/1/2019		5.85%	74,003	74,003		2,530,000
5/1/2020	45,000	5.85%	74,003	119,003	193,005	2,485,000
11/1/2020		5.85%	72,686	72,686		2,485,000
5/1/2021	50,000	5.85%	72,686	122,686	195,373	2,435,000
11/1/2021		5.85%	71,224	71,224		2,435,000
5/1/2022	50,000	5.85%	71,224	121,224	192,448	2,385,000
11/1/2022		5.85%	69,761	69,761		2,385,000
5/1/2023	55,000	5.85%	69,761	124,761	194,523	2,330,000
11/1/2023		5.85%	68,153	68,153		2,330,000
5/1/2024	60,000	5.85%	68,153	128,153	196,305	2,270,000
11/1/2024		5.85%	66,398	66,398		2,270,000
5/1/2025	60,000	5.85%	66,398	126,398	192,795	2,210,000
11/1/2025		5.85%	64,643	64,643		2,210,000
5/1/2026	65,000	5.85%	64,643	129,643	194,285	2,145,000
11/1/2026		5.85%	62,741	62,741		2,145,000
5/1/2027	70,000	5.85%	62,741	132,741	195,483	2,075,000
11/1/2027		5.85%	60,694	60,694		2,075,000
5/1/2028	75,000	5.85%	60,694	135,694	196,388	2,000,000
11/1/2028		5.85%	58,500	58,500		2,000,000
5/1/2029	80,000	5.85%	58,500	138,500	197,000	1,920,000
11/1/2029		5.85%	56,160	56,160		1,920,000
5/1/2030	85,000	5.85%	56,160	141,160	197,320	1,835,000
11/1/2030		5.85%	53,674	53,674		1,835,000
5/1/2031	85,000	5.85%	53,674	138,674	192,348	1,750,000
11/1/2031		5.85%	51,188	51,188		1,750,000
5/1/2032	95,000	5.85%	51,188	146,188	197,375	1,655,000
11/1/2032		5.85%	48,409	48,409		1,655,000
5/1/2033	100,000	5.85%	48,409	148,409	196,818	1,555,000
11/1/2033		5.85%	45,484	45,484		1,555,000
5/1/2034	105,000	5.85%	45,484	150,484	195,968	1,450,000

**STATEMENT 11**  
**WATERLEAF CDD**  
**\$2,715,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2014A**  
**DEBT SERVICE REQUIREMENT**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service /(a)</b>	<b>Annual Debt Service /(a)</b>	<b>Bonds Outstanding</b>
11/1/2034		5.85%	42,413	42,413		1,450,000
5/1/2035	110,000	5.85%	42,413	152,413	194,825	1,340,000
11/1/2035		5.85%	39,195	39,195		1,340,000
5/1/2036	115,000	5.85%	39,195	154,195	193,390	1,225,000
11/1/2036		5.85%	35,831	35,831		1,225,000
5/1/2037	125,000	5.85%	35,831	160,831	196,663	1,100,000
11/1/2037		5.85%	32,175	32,175		1,100,000
5/1/2038	130,000	5.85%	32,175	162,175	194,350	970,000
11/1/2038		5.85%	28,373	28,373		970,000
5/1/2039	140,000	5.85%	28,373	168,373	196,745	830,000
11/1/2039		5.85%	24,278	24,278		830,000
5/1/2040	150,000	5.85%	24,278	174,278	198,555	680,000
11/1/2040		5.85%	19,890	19,890		680,000
5/1/2041	155,000	5.85%	19,890	174,890	194,780	525,000
11/1/2041		5.85%	15,356	15,356		525,000
5/1/2042	165,000	5.85%	15,356	180,356	195,713	360,000
11/1/2042		5.85%	10,530	10,530		360,000
5/1/2043	175,000	5.85%	10,530	185,530	196,060	185,000
11/1/2043		5.85%	5,411	5,411		185,000
5/1/2044	185,000	5.85%	5,411	190,411	195,823	-
11/1/2044	-	5.85%	-	-		-
<b>Total</b>	<b>\$ 2,715,000</b>		<b>\$ 3,057,103</b>	<b>\$ 5,772,103</b>	<b>\$ 5,772,103</b>	

**Footnote:**

Max annual ds: 198,555

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

**STATEMENT 12  
WATERLEAF CDD  
FY 2021 ADOPTED BUDGET  
\$2,080,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2016A-1**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON/OFF ROLL (GROSS)	\$151,143
CAPITALIZED INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	300
LESS: DISCOUNT ASSESSMENTS	(6,046)
<b>TOTAL REVENUE</b>	<b>145,398</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	3,023
INTEREST EXPENSE	
05/01/21	51,681
11/01/21	50,981
PRINCIPAL RETIREMENT	
05/01/21	35,000
<b>TOTAL EXPENDITURES</b>	<b>140,685</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>4,710</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 4,710</b>

**Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots (Phase 3 and beyond)**

Lot Width	Units	ERU	Total ERU	% EDU	Assmt	Assmt/Unit
60	38	1.20	45.6	32.07%	\$45,560	\$1,199
70	69	1.40	96.6	67.93%	\$96,515	\$1,399
<b>Total</b>	<b>107</b>		<b>142.20</b>	<b>100.00%</b>	<b>142,075</b>	

MADS Assmt. per ERU - net           999.12  
MADS Assmt. per ERU - gross       1,062.89  
Total revenue - gross           151,143.47

**STATEMENT 13**  
**WATERLEAF CDD**  
**\$2,080,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2016A-1**  
**DEBT SERVICE REQUIREMENT**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service / (a)</b>	<b>Annual Debt Service / (a)</b>	<b>Bonds Outstanding</b>
6/30/2016						2,080,000
11/1/2016			36,556	36,556	36,556	2,080,000
5/1/2017	30,000	4.000%	54,381	84,381		2,050,000
11/1/2017		4.000%	53,781	53,781	138,163	2,050,000
5/1/2018	35,000	4.000%	53,781	88,781		2,015,000
11/1/2018		4.000%	53,081	53,081	141,863	2,015,000
5/1/2019	35,000	4.000%	53,081	88,081		1,980,000
11/1/2019		4.000%	52,381	52,381	140,463	1,980,000
5/1/2020	35,000	4.000%	52,381	87,381		1,945,000
11/1/2020		4.000%	51,681	51,681	139,063	1,945,000
5/1/2021	35,000	4.000%	51,681	86,681		1,910,000
11/1/2021		4.000%	50,981	50,981	137,663	1,910,000
5/1/2022	40,000	4.625%	50,981	90,981		1,870,000
11/1/2022		4.625%	50,056	50,056	141,038	1,870,000
5/1/2023	40,000	4.625%	50,056	90,056		1,830,000
11/1/2023		4.625%	49,131	49,131	139,188	1,830,000
5/1/2024	40,000	4.625%	49,131	89,131		1,790,000
11/1/2024		4.625%	48,206	48,206	137,338	1,790,000
5/1/2025	45,000	4.625%	48,206	93,206		1,745,000
11/1/2025		4.625%	47,166	47,166	140,372	1,745,000
5/1/2026	45,000	4.625%	47,166	92,166		1,700,000
11/1/2026		4.625%	46,125	46,125	138,291	1,700,000
5/1/2027	50,000	5.300%	46,125	96,125		1,650,000
11/1/2027		5.300%	44,800	44,800	140,925	1,650,000
5/1/2028	50,000	5.300%	44,800	94,800		1,600,000
11/1/2028		5.300%	43,475	43,475	138,275	1,600,000
5/1/2029	55,000	5.300%	43,475	98,475		1,545,000
11/1/2029		5.300%	42,018	42,018	140,493	1,545,000
5/1/2030	55,000	5.300%	42,018	97,018		1,490,000
11/1/2030		5.300%	40,560	40,560	137,578	1,490,000
5/1/2031	60,000	5.300%	40,560	100,560		1,430,000
11/1/2031		5.300%	38,970	38,970	139,530	1,430,000
5/1/2032	65,000	5.300%	38,970	103,970		1,365,000
11/1/2032		5.300%	37,248	37,248	141,218	1,365,000
5/1/2033	65,000	5.300%	37,248	102,248		1,300,000
11/1/2033		5.300%	35,525	35,525	137,773	1,300,000
5/1/2034	70,000	5.300%	35,525	105,525		1,230,000

**STATEMENT 13**  
**WATERLEAF CDD**  
**\$2,080,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2016A-1**  
**DEBT SERVICE REQUIREMENT**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service / (a)</b>	<b>Annual Debt Service / (a)</b>	<b>Bonds Outstanding</b>
11/1/2034		5.300%	33,670	33,670	139,195	1,230,000
5/1/2035	75,000	5.300%	33,670	108,670		1,155,000
11/1/2035		5.300%	31,683	31,683	140,353	1,155,000
5/1/2036	80,000	5.300%	31,683	111,683		1,075,000
11/1/2036		5.300%	29,563	29,563	141,245	1,075,000
5/1/2037	85,000	5.500%	29,563	114,563		990,000
11/1/2037		5.500%	27,225	27,225	141,788	990,000
5/1/2038	85,000	5.500%	27,225	112,225		905,000
11/1/2038		5.500%	24,888	24,888	137,113	905,000
5/1/2039	90,000	5.500%	24,888	114,888		815,000
11/1/2039		5.500%	22,413	22,413	137,300	815,000
5/1/2040	100,000	5.500%	22,413	122,413		715,000
11/1/2040		5.500%	19,663	19,663	142,075	715,000
5/1/2041	105,000	5.500%	19,663	124,663		610,000
11/1/2041		5.500%	16,775	16,775	141,438	610,000
5/1/2042	110,000	5.500%	16,775	126,775		500,000
11/1/2042		5.500%	13,750	13,750	140,525	500,000
5/1/2043	115,000	5.500%	13,750	128,750		385,000
11/1/2043		5.500%	10,588	10,588	139,338	385,000
5/1/2044	120,000	5.500%	10,588	130,588		265,000
11/1/2044		5.500%	7,288	7,288	137,875	265,000
5/1/2045	130,000	5.500%	7,288	137,288		135,000
11/1/2045		5.500%	3,713	3,713	141,000	135,000
5/1/2046	135,000	5.500%	3,713	138,713		-
11/1/2046		5.500%	-	-	138,713	-
<b>Total</b>	<b>\$ 2,080,000</b>		<b>\$ 2,143,739</b>	<b>\$ 4,223,739</b>	<b>\$ 4,223,739</b>	

**Footnote:** Max annual ds: 142,075  
(a) Data herein for the CDD's budgetary process purposes only.

**STATEMENT 14  
WATERLEAF CDD  
FY 2021 ADOPTED BUDGET  
\$2,230,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-1**

	<b>BUDGET</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS - ON/OFF ROLL (GROSS)	166,988.96
CAPITALIZED INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	(6,680)
<b>TOTAL REVENUE</b>	<b>160,309</b>
<b>EXPENDITURES</b>	
COUNTY - ASSESSMENT COLLECTION FEES	3,340
INTEREST EXPENSE	
05/01/21	60,734
11/01/21	59,859
PRINCIPAL RETIREMENT	
05/01/21	35,000
<b>TOTAL EXPENDITURES</b>	<b>158,934</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>1,380</b>
FUND BALANCE - BEGINNING	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 1,380</b>

**Table 1. Allocation of Maximum Annual Debt Service (MADS) to Lots in 4C, 6A & 6B**

Lot Width	Units	ERU	Total ERU	% EDU	Assmt	Assmt/Unit
50	109	1.00	109.0	71.06%	\$111,536	\$1,023
60	37	1.20	44.4	28.94%	\$45,433	\$1,228
<b>Total</b>	<b>146</b>		<b>153.40</b>	<b>100.00%</b>	<b>156,969</b>	

MADS Assmt. per ERU - net      1,023.27  
MADS Assmt. per ERU - gross      1,088.59  
Total revenue - gross      166,988.96

**STATEMENT 15**  
**WATERLEAF CDD**  
**\$2,230,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-1**  
**DEBT SERVICE REQUIREMENT**

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
11/30/2017						2,230,000
5/1/2018		5.000%	52,208	52,208		2,230,000
11/1/2018		5.000%	62,234	62,234	114,442	2,230,000
5/1/2019	30,000	5.000%	62,234	92,234		2,200,000
11/1/2019		5.000%	61,484	61,484	153,719	2,200,000
5/1/2020	30,000	5.000%	61,484	91,484		2,170,000
11/1/2020		5.000%	60,734	60,734	152,219	2,170,000
5/1/2021	35,000	5.000%	60,734	95,734		2,135,000
11/1/2021		5.000%	59,859	59,859	155,594	2,135,000
5/1/2022	35,000	5.000%	59,859	94,859		2,100,000
11/1/2022		5.000%	58,984	58,984	153,844	2,100,000
5/1/2023	40,000	5.000%	58,984	98,984		2,060,000
11/1/2023		5.000%	57,984	57,984	156,969	2,060,000
5/1/2024	40,000	5.000%	57,984	97,984		2,020,000
11/1/2024		5.000%	56,984	56,984	154,969	2,020,000
5/1/2025	40,000	5.000%	56,984	96,984		1,980,000
11/1/2025		5.000%	55,984	55,984	152,969	1,980,000
5/1/2026	45,000	5.000%	55,984	100,984		1,935,000
11/1/2026		5.000%	54,859	54,859	155,844	1,935,000
5/1/2027	45,000	5.000%	54,859	99,859		1,890,000
11/1/2027		5.000%	53,734	53,734	153,594	1,890,000
5/1/2028	50,000	5.000%	53,734	103,734		1,840,000
11/1/2028		5.625%	52,484	52,484	156,219	1,840,000
5/1/2029	50,000	5.625%	52,484	102,484		1,790,000
11/1/2029		5.625%	51,078	51,078	153,563	1,790,000
5/1/2030	55,000	5.625%	51,078	106,078		1,735,000
11/1/2030		5.625%	49,531	49,531	155,609	1,735,000
5/1/2031	55,000	5.625%	49,531	104,531		1,680,000
11/1/2031		5.625%	47,984	47,984	152,516	1,680,000
5/1/2032	60,000	5.625%	47,984	107,984		1,620,000
11/1/2032		5.625%	46,297	46,297	154,281	1,620,000
5/1/2033	65,000	5.625%	46,297	111,297		1,555,000
11/1/2033		5.625%	44,469	44,469	155,766	1,555,000
5/1/2034	70,000	5.625%	44,469	114,469		1,485,000
11/1/2034		5.625%	42,500	42,500	156,969	1,485,000
5/1/2035	70,000	5.625%	42,500	112,500		1,415,000
11/1/2035		5.625%	40,531	40,531	153,031	1,415,000

**STATEMENT 15**  
**WATERLEAF CDD**  
**\$2,230,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2017A-1**  
**DEBT SERVICE REQUIREMENT**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service / (a)</b>	<b>Annual Debt Service / (a)</b>	<b>Bonds Outstanding</b>
5/1/2036	75,000	5.625%	40,531	115,531		1,340,000
11/1/2036		5.625%	38,422	38,422	153,953	1,340,000
5/1/2037	80,000	5.625%	38,422	118,422		1,260,000
11/1/2037		5.625%	36,172	36,172	154,594	1,260,000
5/1/2038	85,000	5.625%	36,172	121,172		1,175,000
11/1/2038		5.750%	33,781	33,781	154,953	1,175,000
5/1/2039	90,000	5.750%	33,781	123,781		1,085,000
11/1/2039		5.750%	31,194	31,194	154,975	1,085,000
5/1/2040	95,000	5.750%	31,194	126,194		990,000
11/1/2040		5.750%	28,463	28,463	154,656	990,000
5/1/2041	100,000	5.750%	28,463	128,463		890,000
11/1/2041		5.750%	25,588	25,588	154,050	890,000
5/1/2042	105,000	5.750%	25,588	130,588		785,000
11/1/2042		5.750%	22,569	22,569	153,156	785,000
5/1/2043	115,000	5.750%	22,569	137,569		670,000
11/1/2043		5.750%	19,263	19,263	156,831	670,000
5/1/2044	120,000	5.750%	19,263	139,263		550,000
11/1/2044		5.750%	15,813	15,813	155,075	550,000
5/1/2045	125,000	5.750%	15,813	140,813		425,000
11/1/2045		5.750%	12,219	12,219	153,031	425,000
5/1/2046	135,000	5.750%	12,219	147,219		290,000
11/1/2046		5.750%	8,338	8,338	155,556	290,000
5/1/2047	140,000	5.750%	8,338	148,338		150,000
11/1/2047		5.750%	4,313	4,313	152,650	150,000
5/1/2048	150,000	5.750%	4,313	154,313		-
11/1/2048		5.750%	-	-	154,313	-
<b>Total</b>	<b>\$ 2,230,000</b>		<b>\$ 2,519,908</b>	<b>\$ 4,749,908</b>	<b>\$ 4,749,908</b>	

**Footnote:**

Max annual ds: 156,969

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