

**STATEMENT 1
WATERLEAF CDD**

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 AMENDED	FY 2021 YTD- MARCH	FY 2022 PROPOSED	VARIANCE 2021 TO 2022
REVENUE								
CAPITAL RESERVE FUND REVENUES (Net)/(a)	\$ -	\$ -	\$ -	\$ -	\$ 158,400	\$ -	\$ 162,770	\$ 4,370
GENERAL FUND REVENUES (Net)/(a)	258,339	499,835	611,885	724,843	765,751	723,379	875,572	109,821
LOT CLOSINGS	-	-	-	-	-	39,431	\$ -	-
DEVELOPER DEFICIT FUNDING	113,149	175,016	57,215	-	-	-	-	-
GENERAL FUND REVENUES, BUDGET FUNDING	232,230	-	-	-	-	-	-	-
MISCELLANEOUS	72,756	280	64	13,864	-	40	-	-
INTEREST	225	430	184	16	-	-	-	-
TOTAL REVENUE	\$ 676,699	\$ 675,561	\$ 669,348	\$ 738,723	\$ 924,151	\$ 762,850	\$ 1,038,342	\$ 114,191
EXPENDITURES								
GENERAL ADMINISTRATIVE:								
SUPERVISORS COMPENSATION	\$ 5,600	\$ 4,200	\$ 3,600	\$ 4,200	\$ 12,000	\$ 5,400	\$ 12,000	\$ -
PAYROLL TAXES	428	321	275	348	918	466	918	-
PAYROLL SERVICES	325	394	418	294	650	295	650	-
MEETING ROOM RENTAL	25	6	52	13	900	350	900	-
MANAGEMENT CONSULTING SERVICES	24,000	27,996	27,996	27,997	28,000	14,000	28,000	-
CONSTRUCTION ACCOUNTING SERVICES	9,000	2,500	3,600	2,250	1,500	750	-	(1,500)
PLANNING, COORDINATING & CONTRACT SRVCS.	36,000	36,000	36,000	36,000	9,600	4,800	-	(9,600)
ADMINISTRATIVE SERVICES	3,600	3,600	3,600	3,600	3,600	1,800	3,600	-
BANK FEES	100	298	261	140	225	-	225	-
MISCELLANEOUS	-	711	779	1,073	300	234	300	-
AUDITING SERVICES	2,350	2,400	2,500	2,500	2,700	-	2,700	-
SUPERVISOR TRAVEL PER DIEM	40	14	32	30	100	-	100	-
MASS MAILING	422	-	-	-	-	-	-	-
INSURANCE	17,803	23,537	22,476	22,856	24,155	14,344	26,962	2,807
REGULATORY AND PERMIT FEES	175	175	175	475	175	175	175	-
LEGAL ADVERTISEMENTS	2,573	1,250	4,769	5,295	1,500	854	1,500	-
ENGINEERING SERVICES	7,011	4,131	4,825	9,463	6,500	4,633	9,000	2,500
LEGAL SERVICES	7,672	7,788	7,019	19,484	12,000	10,188	15,000	3,000
PERFORMANCE & WARRANTY BOND	5,000	5,000	-	-	-	-	-	-
WEBSITE HOSTING	737	738	2,853	706	1,650	1,585	2,015	365
TOTAL GENERAL ADMINISTRATIVE	\$ 122,862	\$ 121,059	\$ 121,231	\$ 136,721	\$ 106,473	\$ 59,874	\$ 104,045	\$ (2,428)

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DEBT ADMINISTRATION:								
DISSEMINATION AGENT	\$ 7,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 6,000	\$ -	\$ 5,000	\$ (1,000)
TRUSTEE FEES	12,661	24,782	15,166	19,131	18,587	15,892	18,587	-
TRUST FUND ACCOUNTING	3,600	3,600	3,600	3,600	3,600	1,800	3,600	-
ARBITRAGE	650	1,950	650	650	1,300	650	1,300	-
DEFICIT BUDGET FUNDING	52,183	30,000	-	-	-	-	-	-
TOTAL DEBT ADMINISTRATION	\$ 76,094	\$ 68,332	\$ 27,416	\$ 31,381	\$ 29,487	\$ 18,342	\$ 28,487	\$ (1,000)
PHYSICAL ENVIRONMENT EXPENDITURES:								
STREETPOLE LIGHTING	\$ 55,039	\$ 60,930	\$ 72,668	\$ 82,860	\$ 100,800	\$ 38,187	100,800	\$ -
ELECTRICITY (IRRIGATION & POND PUMPS)	8,306	8,365	10,962	9,046	9,600	4,719	9,600	-
LANDSCAPING MAINTENANCE	192,581	224,026	225,522	244,360	244,680	122,330	253,680	9,000
LANDSCAPE REPLINISHMENT	28,439	7,408	15,885	9,295	10,000	6,616	20,000	10,000
IRRIGATION MAINTENANCE	4,624	296	5,465	14,319	7,500	562	12,000	4,500
LANDSCAPE MAINTENANCE - Final PHASE	-	-	-	-	-	-	9,000	9,000
RETENTION POND MOWING	1,350	-	-	-	-	-	-	-
MITIGATION MONITORING & MAINTENANCE	2,540	460	700	-	-	-	-	-
PET WASTE REMOVAL (INCLUSIVE OF WASTE BAGS)	3,071	2,232	3,401	3,401	5,300	1,417	5,300	-
PAVEMENT REPAIRS	5,425	-	-	-	-	-	-	-
SIGNAGE	-	-	5,824	827	-	-	2,000	2,000
SECURITY PATROL	6,248	2,807	-	1,620	42,292	20,246	-	(42,292)
WILDLIFE REMOVAL	-	-	-	-	5,100	9,350	7,200	2,100
STORMWATER DRAIN & MAINTNANCE	-	-	-	-	-	-	-	-
POND MAINTENANCE	14,351	14,638	19,666	13,260	25,000	9,720	21,840	(3,160)
NPDES	-	-	-	-	-	-	-	-
GATE & FOUNTAIN MAINTENANCE	5,477	4,503	9,959	4,293	8,250	3,901	14,000	5,750
POND EROSION	-	-	-	-	5,000	-	5,000	-
HARDSCAPE MAINTENANCE	-	-	-	95	7,500	-	22,500	15,000
COMPREHENSIVE FIELD TECH SERVICES	17,600	26,600	21,887	13,896	13,896	5,118	13,896	-
SECURITY KEY FOBS & ACCESS CARDS & NEW EQUIPMENT	11,496	8,922	9,618	9,710	1,500	-	1,500	-
HOLIDAY DECORATIONS	-	4,998	4,998	4,514	10,000	11,982	10,000	-
CONTINGENCY	11,700	1,855	616	2,496	3,250	3,969	40,000	36,750
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	\$ 368,246	\$ 368,040	\$ 407,171	\$ 413,991	\$ 499,668	\$ 238,117	\$ 548,316	\$ 48,648

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AMENITY CENTER OPERATIONS								
POOL SERVICE CONTRACT	\$ 14,500	\$ 12,700	\$ 17,600	\$ 18,000	\$ 18,000	\$ 9,000	\$ 21,000	\$ 3,000
POOL MAINTENANCE AND REPAIRS	3,850	146	5,068	2,250	3,500	200	3,500	-
POOL PERMIT	275	275	275	275	275	-	275	-
AMENITY MANAGEMENT	-	3,000	3,000	7,333	7,000	2,917	42,492	35,492
SECURITY MONITORING	3,600	3,950	3,600	3,468	3,600	-	1,980	(1,620)
AMENITY CENTER POWER WASH	5,125	3,000	5,417	8,800	8,040	6,100	7,250	(790)
AMENITY CENTER CLEANING & MAINT	4,600	2,700	8,850	14,608	15,520	7,200	5,000	(10,520)
AMENITY CENTER INTERNET	2,838	3,038	3,216	3,588	3,060	1,854	3,900	840
AMENITY CENTER ELECTRICITY	5,798	5,815	6,627	6,861	7,000	2,851	7,020	20
AMENITY CENTER WATER	1,294	1,593	2,827	2,456	3,000	4,160	3,000	-
AMENITY CENTER PEST CONTROL	636	828	1,440	8,602	1,440	480	1,440	-
REFUSE SERVICE	-	-	2,684	3,300	3,688	1,883	4,180	492
LANDSCAPE MAINTENANCE - infill	-	-	6,725	14,936	5,000	-	5,000	-
MISC.REPAIRS & MAINT.	6,217	3,262	15,439	11,736	10,000	1,010	10,000	-
WATER FEATURE MAINTENANCE	-	-	-	-	-	-	20,000	20,000
RESERVE STUDY	-	-	-	2,700	-	-	-	-
CONTINGENCY	-	-	3,866	1,653	1,000	-	3,000	2,000
TOTAL AMENITY CENTER OPERATIONS	\$ 48,732	\$ 40,307	\$ 86,633	\$ 110,566	\$ 90,123	\$ 37,654	\$ 139,037	\$ 48,914
CAPITAL IMPROVEMENTS								
AMENITY CENTER IMPROVEMENTS	\$ 40,937	\$ -	\$ 8,685	-	\$ -	\$ -	\$ -	\$ -
OTHER CAPITAL IMPROVEMENTS	18,900	33,163	-	-	15,000	-	15,000	-
TOTAL CAPITAL IMPROVEMENTS	\$ 59,837	\$ 33,163	\$ 8,685	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -
RESERVES								
OPERATING RESERVE INCREASE	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 40,687	\$ 15,687
TRANSFER OUT TO RESERVE FUND								
CAPITAL RESERVE FUNDING	-	-	-	-	158,400	-	162,770	4,370
TOTAL RESERVES	\$ -	\$ -	\$ -	\$ 25,000	\$ 183,400	\$ 25,000	\$ 203,457	\$ 20,057
TOTAL EXPENDITURES	675,770	630,901	651,136	717,659	924,151	378,987	1,038,342	114,191
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES								
FUND BALANCE - BEGINNING	10,541	11,470	56,130	74,343	95,408	95,408	95,408	-
INCREASE IN OPERATING RESERVES	-	-	-	-	25,000	-	40,687	-
FUND BALANCE - ENDING	\$ 11,470	\$ 56,130	\$ 74,343	\$ 95,408	\$ 120,408	\$ 479,271	136,095	-

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FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 AMENDED	FY 2021 YTD- MARCH	FY 2022 PROPOSED	VARIANCE 2021 TO 2022
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ANALYSIS OF RESERVES

NONSPENDABLE FOR PREPAIDS & DEPOSITS	\$ 20,669
OPERATING RESEVES - 1 MONTH	\$ 77,013
UNRESTRICTED	<u>\$ (2,274)</u>
RESERVE BALANCE AT 09/30/2020	\$ 95,408
INCREASE IN RESERVE BALANCE AT 09/30/2021	<u>\$ 25,000</u>
PROJECTED RESERVE BALANCE AT 09/30/2021	<u><u>\$ 120,408</u></u>

WATERLEAF CDD
FY 2022 PROPOSED BUDGET
CAPITAL RESERVES

	FY 2020 ACTUAL	FY 2021 AMENDED	FY 2022 YTD MAR	FY 2022 PROPOSED	Variance 2021-2022
1 REVENUES:					
2 Special Assessments					
3 ON ROLL		\$ -	\$ 148,431	\$ -	\$ -
4 INTEREST REVENUE		-	-		-
5 TOTAL REVENUE	-	-	148,431	-	-
6					
7 EXPENDITURES:					
8 RENEWAL/REPLACEMENT RESERVES		104,497	64,858	-	(104,497)
9 OTHER EXPENDITURES		-	-		-
10 TOTAL RESERVE EXPENDITURES	-	104,497	64,858	-	(104,497)
11					
12 EXCESS OF REVENUE OVER(UNDER)EXPENDITURES	-	(104,497)	83,573	-	\$104,497
13					
14 OTHER INCOME/EXPENSE:					
15 TRANSFER IN		158,400	158,400	162,770	\$4,370
16 TRANSFER OUT		-	148,431		\$0
17 TOTAL OTHER INCOME/EXPENSE	-	158,400	9,969	162,770	4,370
18					
19 FUND BALANCE BEGINNING	-	-		53,903	
20 FUND BALANCE ENDING	-	53,903	93,542	216,673	162,770

Entrance Monument Paint	\$ 3,364.00
Pool Trellis Paint	\$ 3,784.00
Clubhouse Parking Area Seal Coating	\$ 3,076.00
	<u>\$ 10,224.00</u>

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	The Alley	900		\$75 per meeting. Price increase due to non sharing of meeting room with other entities for bowling alley
MANAGEMENT CONSULTING SRVS	DPFG	28,000		The District receives Management & Accounting services as part of the agreement.
CONSTRUCTION ACCOUNTING	DPFG	-		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	-		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. The amount for FY 2021 is \$2,700
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	26,962		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	9,000		Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
LEGAL SERVICES	STRALEY, ROBIN, VERICKER	15,000		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	2,015		ADA website compliance for both the website platform itself as well as the remediation of any documents for ADA compliance . DPFG assesses an additional \$500 for the upload of documents and website communications
	Total	104,045		
EXPENDITURES DEBT ADMINISTRATION:				
DISSEMINATION AGENT	DPFG	5,000		Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure. Need new contract with DPFG (\$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		-		
	Total	28,487		

WATERLEAF CDD - STATEMENT 3: CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	CONTRACT AMT. / YEAR	PO #	COMMENTS (SCOPE OF SERVICE)
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. Average monthly costs is \$7,500. This does not include the phase 6B lights as of yet
ELECTRICITY (IRRIGATION & POND PUMPS)	TECO	9,600	NA	Five (5) meteres located at Big Bend Rd, Waterleaf Vista Blvd Gate, Waterleaf Vista Well, Cross Vine Drive Gate, Cardinal Flower Drive. New meter added Jan 2020. Average monthly is \$800
LANDSCAPING MAINTENANCE	BRIGHTVIEW	253,680	OM-WL-DPFG-052	Contract for base service, annuals, pine straw, zoysia and pine strawoverseeding. 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. Contract renews April 1 and will auto renew for the 2nd renewal on April 1, 2021.
LANDSCAPE REPLENISHMENT	BRIGHTVIEW	20,000	NA	Remove and Replenish landscape materials outside of contract scope
IRRIGATION MAINTENANCE	BRIGHTVIEW	12,000	NA	Miscellaneous expenditures related to the repair of the irrigation system -
LANDSCAPE MAINTENANCE - FINAL PHASE	BRIGHTVIEW	9,000		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. Possibly adding more stations to Phase 6B
PAVEMENT REPAIRS	NA	-	NA	Miscellaneous as needed
SIGNAGE	NA	2,000	NA	Miscellaneous as needed
SECURITY PATROL		-	NA	No longer utilized
WILDLIFE REMOVAL	Ricky Richards Trapping	7,200	OM-WL-DPFG-110	Hog Trapping, \$600/mo
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	21,840	OM-WL-DPFG-096	Aquatic Weed Control - for 22 ponds. Need to add ponds in Phase 6B
NPDES	GENESIS	-	NA	(National Pollutant Discharge Elimination System) related to the storm water system
GATE & FOUNTAIN MAINTENANCE	Gate Pro	14,000	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. Fountain maintenance of \$175 per quarter . An additional \$2,000 for repairs
POND EROSION	VARIOUS	5,000	NA	Based on necessary erosion control measures.
HARDSCAPE MAINTENANCE	VARIOUS	22,500		Clean/paint walls, bridge repairs, etc & entrance sign.
COMPREHENSIVE FIELD TECH SERVICES	Artemis	13,896	Artemis	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	ARTEMIS	-	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
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	40,000	NA	Miscellaneous expenditures not accounted for in the above lines. Also includes \$600 for quarterly maintenance inspections of electrical and plumbing.
	Total	548,316		

WATERLEAF CDD - STATEMENT 3: CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	CONTRACT AMT. / YEAR	PO #	COMMENTS (SCOPE OF SERVICE)
AMENITY CENTER OPERATIONS:				
POOL SERVICE CONTRACT	H2 POOL SERVICES	21,000	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	ARTEMIS	42,492	ARTEMIS	Observe and patrol pool and enforce safety regulations, responsible for maintaining the cleanliness of pool deck and facilities, including straightening and stacking of chairs, collecting trash, wiping down sinks and toilets, ensuring paper towels and toilet paper are replaced. Added \$5,000 for cleaning supplies
SECURITY MONITORING	DC INTEGRATIONS	1,980	OM-WL-002	Annual Monitoring is \$1,980 annually
AMENITY CENTER PRESSURE WASH	H2 POOL SERVICES	7,250	OM-WL-DPFG-075	Bi-weekly pressure wash plus pressure wash of front gate and mail kiosk. Power wash pergolas is \$2,100
AMENITY CENTER CLEANING & MAINT	ARTEMIS	5,000	OM-WL-DPFG-075	See Amenity management
AMENITY CENTER INTERNET	BRIGHTHOUSE	3,900	NA	Internet and cable for gate house and amenity center, average bill is \$325 monthly
AMENITY CENTER ELECTRICITY	TECO	7,020	NA	Electric Utility for clubhouse
AMENITY CENTER WATER	HILLSBOROUGH COUNTY	3,000	NA	Amenity Center Water Averages \$875 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		4,180	OM-WL-148	Estimated from Waste Management, inclusive of 2x weekly pickup of 4 yard dumpster, includes some overage. Standard bill is \$265 per month. Approximately \$1,000 is for overages
LANDSCAPE MAINTENANCE - Infill	MISC LANDSCAPE IMPROVEMENTS AT	5,000	NA	Additional landscape improvements as needed.
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	20,000		
RESERVE STUDY		-		Reserve study done FY 2020
CONTINGENCY		3,000		As needed
		139,037		
CAPITAL IMPROVEMENTS				
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		40,687		Need 2 months operating expenses to cover until receive tax assessments
INCREASE IN CAPITAL RESERVES		166,839		Based on Reserve Study dated March 22, 2020

**STATEMENT 4
WATERLEAF CDD
FY 2022 ADOPTED BUDGET
DEBT SERVICE REQUIREMENTS**

	SERIES 2013A-1	SERIES 2014A-1	SERIES 2016A-1	SERIES 2017A-1
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL - GROSS	\$ 236,902	\$ 207,270	\$ 151,144	\$ 156,969
SPECIAL ASSESSMENTS - OFF-ROLL - NET	-	-	-	-
LESS: EARLY PAYMENT DISCOUNT (4%)	(9,476)	(8,291)	(6,046)	(6,279)
TOTAL REVENUE	227,426	198,979	145,098	150,690
EXPENDITURES				
COUNTY - ASSESSMENT COLLECTION FEES (2%)	4,738	4,145	3,023	3,139
INTEREST EXPENSE				
05/01/22	90,375	71,224	50,981	#N/A
11/01/22	88,875	69,761	50,056	#N/A
PRINCIPAL RETIREMENT				
05/01/22	40,000	50,000	40,000	#N/A
TOTAL EXPENDITURES	223,988	195,130	144,060	#N/A
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,440	3,850	1,040	#N/A
FUND BALANCE - ENDING	\$ 3,440	\$ 3,850	\$ 1,040	#N/A

Table 1. Series 2013A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
50	69	1.00	69.00	30.97%	\$73,367	\$1,063
60	50	1.20	60.00	26.93%	\$63,798	\$1,276
70	67	1.40	93.80	42.10%	\$99,737	\$1,489
Total	186		222.80	100.00%	\$236,902	

Table 2. Series 2014A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
50	141	1.00	141.0	72.31%	\$149,872	\$1,063
60	45	1.20	54.0	27.69%	\$57,398	\$1,276
Total	186		195.00	100.00%	\$207,270	

Table 3. Series 2016A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
60	38	1.20	45.6	32.07%	\$48,468	\$1,275
70	69	1.40	96.6	67.93%	\$102,676	\$1,488
Total	107		142.20	100.00%	\$151,144	

Table 4. Series 2017A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
50	109	1.00	109.0	71.06%	\$111,536	\$1,023
60	37	1.20	44.4	28.94%	\$45,433	\$1,228
Total	146		153.40	100.00%	\$156,969	