



Waterleaf

Community Development District

James Cíciora, Chairman

Níchole Hawkins, Více Chairman

Alex Auld, Assístant Secretary

Paul Almeida, Assístant Secretary

Vacant

July 16, 2025

AGENDA

Waterleaf Community Development District
AGENDA

Seat 5 – James Ciciora - C	
Seat 3 – Nichole Hawkins - VC	
Seat 2 – Alex Auld - AS	
Seat 4 – Paul Almeida - AS	
Seat 1 – Vacant	

Wednesday
July 16, 2025
5:30 p.m.

Zoom Link: <https://us06web.zoom.us/join/tZcvd-iorz4rHdIXhifOlkuPGpgcISz8mIEk/ics>
Riverview Library – Room 108
9951 Balm Riverview Road
Riverview, FL 33569
Meeting ID: 832 0101 5176
Passcode: y1SaFk
Zoom Phone #: (305) 224-1968

Shade Meeting Agenda

- I. Roll Call
- II. Opening Invocation
- III. Pledge of Allegiance
- IV. Discussion on District Security Plan

Board of Supervisors Meeting

- V. Adoption of the Agenda
- VI. Supervisors' Requests & Audience Comments on Specific Items on the Agenda (Audience Comments Limited to 3 Minutes per Person)
- VII. Organizational Matters
 - A. Discussion of Letters of Interest/Resumes
 - 1. Walter Brown
 - 2. Andrey Vorobyev
 - B. Oath of Office for Newly Appointed Supervisor
 - C. Resolution 2025-14 Election of Officers
- VIII. Staff Reports
 - A. Aquatic Manager *(To Be Provided Under Separate Cover)*
 - B. Landscape Manager
 - 1. Report

2. Consideration of Yellowstone Proposal to Remove Vegetation Along the Wall
3. Consideration of Yellowstone Proposal to Remove Vegetation on the Walking Path
4. Consideration of Yellowstone Proposal for Mulch at the Playground *(To Be Provided Under Separate Cover)*

C. Field Manager

D. District Engineer

E. District Counsel

F. District Manager

1. Ratification of GMS Work Authorization for Amenity Management Services
2. Consideration of Community XS Proposal for Website Management Services
3. Discussion of Fiscal Year 2026 Meeting Dates
4. Discussion of Transition List *(To Be Provided Under Separate Cover)*

IX. New Business

- A. Consideration of FLA Pools Inc. Proposal to Install Pool Motor
- B. Discussion of Aemored Catfish
- C. Ratification of DC Integrations Proposal to Replace Cell Board

X. Approval of the June 9, 2025 Meeting Minutes

XI. Financial Reports

- A. Approval of the Check Register
- B. Balance Sheet & Income Statement
- C. Special Assessment Receipt Schedule

XII. Supervisors Requests

XIII. General Audience Comments (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

XIV. Next Board Meeting is Scheduled for August 11, 2025 at 6:00 p.m.

XV. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: waterleafcdd.org

SECTION VII

SECTION A

SECTION 1

Dear Ms. Viverito,

I am writing to express my interest in the vacant Seat #1 position on the Waterleaf Community Development District (CDD) Board of Supervisors. As a dedicated resident, registered voter, and active community volunteer, I am eager to serve our neighborhood in this leadership capacity.

In years past, I have volunteered hundreds of hours on the Waterleaf Architectural Review Board. In this role, I collaborated with residents to guide projects that maintain our community's integrity and appeal. Notably, I developed the adopted community-wide standard for hurricane shutters, enhancing both safety and aesthetics in Waterleaf.

Beyond our community, I serve as a volunteer leader at my local church through the men's and outreach ministries. I coordinate engagement events with six neighboring neighborhoods, fostering strong, positive relationships, and honing my skills in community outreach and event planning.

I also serve as a Warrior Peer Leader with the Wounded Warrior Project (WWP), supporting and mentoring fellow post-9/11 veterans. Over the past year, I have organized, hosted, and coordinated planning for multiple veteran-focused outreach events.

With over 11 years of leadership experience in the U.S. Army, combined with my community service roles, I bring a proven ability to lead, collaborate, and make thoughtful, informed decisions. My diverse background in operational leadership, resident and veteran advocacy, event coordination, and community outreach uniquely positions me to contribute effectively to the CDD Board.

I am enthusiastic about ensuring Waterleaf stays a safe, welcoming, and vibrant community. I would be honored to serve my community as a Waterleaf CDD Board Supervisor.

Thank you for considering my application. I look forward to attending the CDD meeting on Wednesday, July 16th at 5:30 PM to discuss my qualifications or answer any questions.

Sincerely,

Walter E Brown

Walter Brown

Walter Brown
813-843-3427
walter.edward.brown@gmail.com

SUMMARY OF QUALIFICATIONS

Experienced manager with over 11 years of sales, human resources, mission field and logistics management experience seeking to be elected to the Waterleaf CDD Board of Supervisors.

- Led up to 15 Soldiers through 400 days of combat operations in Iraq.
- Selected as a Recruiting Center Commander and achieved 171% of fiscal year production, an increase of 49% compared to previous fiscal year.
- Currently serving as a voting member of the Waterleaf Architecture Review Board
- Consistently developed track record of exceeding production milestones

PROFESSIONAL EXPERIENCE

United States Army (Retired)

Oct 2014 – Present

Coalition to Salute America's Heroes

Sept 2021 – Nov 2024

Outreach Specialist (Veteran's Circle Program)

Key Responsibilities:

Directs and leads outreach efforts in support of over 650 combat-wounded veterans and their families nationwide: responsible for the advocacy, welfare, and individualized support of program participants throughout all phases of recovery. Coordinates resources in healthcare, financial assistance, and family services while maintaining strategic relationships with civic organizations, veteran service groups, and military leadership. Plans, organizes, and executes local and regional morale-building events; manages peer support initiatives, and collaborates with internal leadership to develop, implement, and refine program enhancements aimed at improving veterans' quality of life. Maintains operational oversight of case management processes, identifies service gaps, proposes solutions, and ensures timely delivery of critical support services.

Key Achievements:

- Maintained the highest contact rate and record accuracy within the organization.
- Advocated for 172 veterans, securing \$24,172 in financial assistance for 33 cases and managing 32 active advocacy cases.
- Organized a large-scale food truck event providing 20,000+ lbs. of food and care items to 1,600 MacDill AFB service members and families.
- Coordinated a \$500 sponsorship for the MacDill Operations Support Squadron's 2022 Christmas Party for deployed service member families.
- Authored three editions of *The Landing Zone* newsletter and contributed 10+ published articles to organizational publications.
- Developed the Heroes Support Network initiative, including operational frameworks, stakeholder partnerships, and engagement plans.
- Increased engagement and membership through management of the Veteran Circle Facebook page — overseeing content, moderation, and veteran outreach.
- Created and submitted plans for 42 support group themes, 8 categories of peer group discussion questions, and virtual veteran engagement activities.
- Collaborated with Wounded Warrior Project and other veteran organizations to connect veterans to employment, peer support, and wellness programs.

United States Army (Active Duty)

ASSISTANT RECRUITING CENTER COMMANDER, Freeport, NY

May 2013 – Oct 2014

Key Responsibilities:

Directs and leads an Army recruiting support team consisting of five or more Regular Army Soldiers in an area covering over 30 square miles with a population of over 184,000; responsible for the professional development, morale, health, and welfare of all subordinates; maintains relationships with fourteen high schools, six colleges, and multiple civic leaders and influencers throughout the community; develops and implements prospecting plans through intelligence preparation of the environment; oversees Army interviews, production goals and processing scheduling; maintained continual knowledge of and was able to properly advise higher commands of Situational Awareness (Orientation of my entire market; market overview; market share; detailed mission accomplishment; SWOT analysis; function analysis; my recruiting operational plans; my plans of action); maintains accountability of equipment valued over \$100,000; performs duties as center commander in his absence.

Key Achievements:

- Assisted in the development and refinement of Small Unit Recruiting operations and policies by redesigning individual recruiter responsibilities and processes into team-based sections according to new recruiting success criteria.
- Developed and implemented 5 local community events building new awareness to demographic areas high in recruitment potential.
- Directed and led a team of 14 personnel in maintaining relationships with educational institutions and civic leaders.
- Developed and implemented prospecting plans through market intelligence preparation.

ASSISTANT RECRUITING CENTER COMMANDER, Tampa, FL

Oct 2012 – May 2013

Key Responsibilities:

Directs and leads an Army recruiting support team consisting of five or more Regular Army Soldiers in an area covering over 300 square miles with a population of over 100,000; responsible for the professional development, morale, health, and welfare of all subordinates; maintains relationships with eleven high schools, five colleges, and multiple civic leaders and influencers throughout the community; develops and implements prospecting plans through intelligence preparation of the environment; oversees Army interviews, production goals and processing scheduling; maintained continual knowledge of and was able to properly advise higher commands of Situational Awareness (Orientation of my entire market; market overview; market share; detailed mission accomplishment; SWOT analysis; function analysis; my recruiting operational plans; my plans of action); maintains accountability of equipment valued over \$100,000; performs duties as center commander in his absence.

Key Achievements:

- Increased quality senior accessions by 50% toward enlistment objectives compared to the previous year by designing forward-thinking school recruiting programs to include the development of interactive marketing displays called "Strength and Action Zones."
- Captured 50% of the military market share population; an increase of 40% compared to the previous year by enforcing developing and implementing systematic methodical approaches to talent recruitment.
- Decreased quality control errors by 15% from the previous year as a direct result of sustained training by meticulously restructuring the recruitment process from beginning to end including a method for self-correction.
- Developed and implemented over 20 local community, high school and college events building high levels of awareness and community support in demographic areas with high recruitment potential but historically low yielding return on investment.
- Assisted in the development and refinement of Small Unit Recruiting operations and policies by redesigning individual recruiter responsibilities and processes into team-based sections according to new recruiting success criteria.
- Directed and led a team of 11 personnel in maintaining relationships with educational institutions and civic leaders.
- Developed and implemented prospecting plans through market intelligence preparation.

RECRUITING STATION COMMANDER, Tampa, FL

Apr 2011 - Oct 2012

Key Responsibilities:

Directs and leads an Army recruiting center in an area covering over 200 square miles with a population of over 99,833; leads two or more recruiting Noncommissioned Officers, and is responsible for their professional development, morale, health, and welfare; accounts for and trains subordinates as well as over 50 Future Soldiers awaiting entry into active duty; maintains relationships with eight high schools, four colleges, and multiple influencers in the local community; implements and maintains a recruiting center management systems to include the planning and execution of lead generation activities; maintains control and accountability of equipment valued over \$100,000; responsible for meeting all assigned recruiting objectives.

Key Achievements:

- Selected Top Station Commander for 2nd Quarter FY12
- Achieved 171% of overall military enlistment objectives, a 49% increase compared to previous year by enforcing developing and implementing systematic methodical approaches to talent recruitment.
- Submitted four best practices for system-wide improvement which were retained for future enhancement which positively impacted productivity in all recruiting offices across the entire US Army Recruiting Command
- Restructured operations and recruitment procedures by combining current best practices and outside-of-the-box thinking then reengineering them into a comprehensive recipe for success.
- Developed and implemented over 10 local community, high school and college events developing and renewing awareness in all assigned area demographics yielding higher market share, market penetration and increased talent recruitment.
- Directed and led a team of 4 personnel in maintaining relationships with educational institutions, civic leaders and the local community.
- Developed and implemented prospecting plans through market intelligence preparation.

EDUCATION**Master of Business Administration**, University of Phoenix, Tampa, FL**Bachelor of Science Management**, International College, Fort Myers, FL**Certifications:** Commercial Driver's License (Class A)**Training:** Senior Leadership Course (Distinguished Leader Award); Station Commander Course; Advanced Leader Course; Warrior Leader Course; Hazardous Materials Handling; Combat Life Saver Course.

COMMUNITY SERVICE

- Volunteered hundreds of hours in continual support of my local church through various leadership roles coordinating and running community outreach events.
- Volunteer as a Warrior Peer Leader with Wounded Warrior Project, organizing 10 veteran-focused events and contributing over 150 combined hours in service, logistics coordination, and peer mentorship.
- Volunteered hundreds of hours in continual support of the Waterleaf community while serving on the Architectural Review Board; communicating and assisting residents with various projects; and developed a new community wide standard for hurricane shutters that was successfully adopted.
- Served over 50 hours of personal time towards helping to build a home for SSG Ronell Bradley who was wounded in 2005 in Iraq. The event was sponsored by Homes for Troops and held in Lake Carolina, SC.
- Instrumental in the Boys and Girls Club donation drive, which generated over \$16,000 for 2 new facilities.
- Volunteered over 10 hours supporting a local community event which raised over \$5,000 for Haley House.
- Volunteered over 10 hours helping Bright House Networks Junior Achievement Invitational resulting in over \$12,000 raised for the 1st LT. Dimitri A. del Castillo Scholarship Fund.
- Dedicated over 12 hours to expanding a habitat and building a new enclosure at Big Cat Rescue Sanctuary - the largest sanctuary with the most successful not-for-profit business in the US.

SECTION 2

CANDIDATE APPLICATION
WATERLEAF CDD BOARD

1. NAME Andrey Vorobyev

2. CONTACT (C) 443-253-8404 / _avorobyev@outlook.com

3. REQUESTED SEAT Seat 1 (current open seat)

4. SUMMARY OF EXPERIENCE, BACKGROUND, AND SKILLS

Prior HOA (included CDD duties) experience with D.H Bader Management Services Inc. (South Laurel, MD) resolving HOA violations, homeowner dues, common area improvements, community repairs, and homeowner outreach

Working and communicating in a professional setting with vendors, resellers and other decision makers and stakeholders as a Cybersecurity Architect

Creating and evaluating multi-year, multi-million-dollar budgets

Creating multi-year project forecasts

Creating RFI's, PoC's, RFQ's, for vendor selections

Leading teams, creating and executing work streams, and working on complex multi-national projects

5. I AM INTERESTED IN SERVING ON THE BOARD FOR THE FOLLOWING REASONS

I have been a Waterleaf resident since 2017 and have seen the evolution of the board from being developer controlled to homeowner controlled and can see myself assisting the CDD in future community growth and maturity

Participate in keeping this community clean and beautiful

Add alternative views and opinions to board discussions

Collaborate with the Board to determine sensible and fiscally responsible solutions to issues that arise

SECTION C

RESOLUTION 2025-14

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE WATERLEAF COMMUNITY DEVELOPMENT
DISTRICT DESIGNATING THE OFFICERS OF THE
DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Waterleaf Community Development District:

1. The following persons were elected to the offices shown, to wit:

_____	is appointed Chairman
_____	is appointed Vice Chairman
Richard McGrath	is appointed Secretary and Treasurer
_____	is appointed Assistant Secretary
_____	is appointed Assistant Secretary
_____	is appointed Assistant Secretary
Hannah Greenwood	is appointed Assistant Treasurer
Darrin Mossing	is appointed Assistant Treasurer
Jason Greenwood	is appointed Assistant Secretary & Assistant Treasurer
Nicole Viverito	is appointed Assistant Secretary
Amanda Ferguson	is appointed Assistant Secretary

PASSED AND ADOPTED THIS 16th DAY OF JULY, 2025

ATTEST

**WATERLEAF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman / Vice Chairman

SECTION VIII

SECTION B

SECTION 2



Proposal #: 578883

Date: 7/10/2025

From: Robert Johnson

**Landscape Enhancement Proposal for
Waterleaf CDD**

Michael Perez
Inframark
313 Campus Street
Celebration, FL 34747
michael.perez@inframark.com

LOCATION OF PROPERTY

13151 Waterleaf Vista Boulevard
Riverview, FL 33579

Removal of Vegetation along the Wall

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Vegetation Removal Behind Wall & Dump Fees(Crew of 2)	12	\$75.00	\$900.00
Dump Fee	1	\$425.00	\$425.00

Remove dead pine tree, & dead limbs

Located along the wall

Requested due to complaints from falling

Dump Fees & Taxes Included

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Waterleaf CDD

Subtotal	\$1,325.00
Sales Tax	\$0.00
Proposal Total	\$1,325.00

THIS IS NOT AN INVOICE

SECTION 3



Proposal #: 578865

Date: 7/10/2025

From: Robert Johnson

**Landscape Enhancement Proposal for
Waterleaf CDD**

Michael Perez
Inframark
313 Campus Street
Celebration, FL 34747
michael.perez@inframark.com

LOCATION OF PROPERTY

13151 Waterleaf Vista Boulevard
Riverview, FL 33579

Removal of Vegetation on Walking Path

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Vegetation Removal on Walking Path & Dump Fees(Crew of 2)	6	\$75.00	\$450.00
Dump Fee	1	\$425.00	\$425.00

Remove Palmettos, Brazilian Pepper & Wax Myrtle

Located behind residence home & walking path

Requested due to complaints

Dump Fees & Taxes Included

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Waterleaf CDD

Subtotal	\$875.00
Sales Tax	\$0.00
Proposal Total	\$875.00

THIS IS NOT AN INVOICE

SECTION C

Water leaf CDD Action Items List

Description	Prorposal Amount	Progress	Notes
Landscape Ride Along	N/A	Completed	This is completed on a monthly basis.
Aquatic Ride Along	N/A	Completed	Rode with vendor and went over ponds and issue's involved if any
Replacement Of Concrete	N/A	Completed	Removed lifted concrete section from behind dumpster pad at amenity
Playground Gate Repair	N/A	Completed	Added new Bolts to secure gate back to post
Change Network Closet Door Handle	N/A	Completed	Changed out network door handle that key was missing for
Dumpster Pad Lock	N/A	Completed	Added new gate latch and lock to secure dumpster pad from being used by anyone but amenity staff
Secure Board Walk Loose Railings	N/A	Completed	Reinstalled board that had come off and secured other areas where railings had come loose. One tom for hand rail is severely rotted do we want to replace this as well.
Sidewalk And Walking Trail Review	N/A	In Progress	Review walking trails and sidewalks for grinding and replacements.
Replacement Of Pool Depth and Diving Tiles	N/A	In Progress	Remove damaged tiles and reinstall new tiles.
Repair Amenity Stools	N/A	In Progress	Add new bolts and tighten any loose bolts on stools.
Review Of Bathroom Fans	N/A	In Progress	Reviewing bathroom fans to see if they need a switch added or if the fans are in need of replacement.
Amenity Pressure Washing	N/A	In Progress	The pool deck pavers and cabnnas could use Pressure washed.
Remove Bolt On Bike Rack	N/A	In Progress	Remove long bolt sticking up on mounting plate of bike rack.
Review Hot Water Heater	N/A	In Progress	Reported no hot water I would like to review this and see if maintenance can address before calling in a vendor
Wood Rot On Pergolas	N/A	In Progress	Need to make repairs or replacement of white wood on bases of Pergolas.

SECTION F

SECTION 1



WORK AUTHORIZATION
FOR AMENITY MANAGEMENT SERVICES

This Work Authorization is issued pursuant to the Management Agreement between Waterleaf Community Development District ("District") and Governmental Management Services-Tampa, LLC ("Manager" or "GMS"), collectively the ("Parties"), dated May 6th, 2025. This Work Authorization shall be effective from June 30, 2025 ("Execution Date") until terminated or modified in accordance with the terms of the Management Agreement.

This Work Authorization expands the District Management Services to include Amenity Management Services as detailed below:

SCOPE OF SERVICES:

- Oversee daily operations and inspections of amenity facilities to ensure safety, functionality, and appearance.
- Enforce amenity rules and coordinate with vendors to ensure contractual duties are met.
- Welcome new residents, provide orientation, and answer related inquiries.
- Respond to resident requests and complaints, providing information and assistance as needed.
- Issue, track, and manage resident facility access cards.
- Coordinate closure of common areas when necessary for safety or maintenance.
- Maintain positive relationships with residents and vendors.
- Assist residents with clubhouse or amenity rentals, including paperwork, scheduling, and facility inspections.
- Coordinate and supervise repairs of common areas, ensuring timely and satisfactory completion.
- Update and maintain the community bulletin board with current information.
- Conduct joint inspections of common areas with the Field Manager as needed.
- Educate residents about community rules, regulations, and responsibilities.
- Collect and process payments and deposits for amenity rentals and access cards.
- Gather and present resident feedback and suggestions to the Board of Supervisors.
- Prepare and distribute a monthly Amenity Management Report with relevant updates and events, and present to the Board of Supervisors.

COMPENSATION:

- GMS Amenity Management Hourly Rate
 - \$34.00 / hour for Fiscal Year 2025 [10/01/2024 to 09/30/2025]
 - \$34.00 / hour for Fiscal Year 2026 [10/01/2025 to 09/30/2026]
 - Fiscal Year 2027 forward, the fees will be reflected in the adopted budget.
- The District will be invoiced for actual hours worked in the prior monthly billing period.
- Work Schedule until September 17th, 2025
 - Normal Work Schedule will be from Wednesday to Sunday, 12 PM to 8 PM
- Work Schedule from September 17th, 2025 forward:
 - It is anticipated that the work schedule will be reduced to between twenty (20) and twenty-four (24) hours a week.
 - The schedule will be discussed at the August 20th, 2025 Board meeting
 - The contract can be adjusted or terminated with 30 days' written notice and mutual agreement of the Parties.

Governmental Management
Services-Tampa, LLC.

Waterleaf Community Development
District

DocuSigned by:

Darrin Mossing

3CA8CBD20A734F6...

Darrin Mossing
President

2025-06-30

Signature Date

Signed by:

James Ciciora

9ABC2A6A1-86B4BC

Chair/Vice-Chair, Board of Supervisors

2025-06-30

Signature Date

Waterleaf CDD Amenity Management Work Authorization - 2025-06-30.docx

ORLANDO
219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

ORLANDO
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822
(407) 841-5524

ST. AUGUSTINE
475 West Town Place
Suite 114
St. Augustine, FL 32092
(904) 940-5850

FT. LAUDERDALE
5385 N. Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

TAMPA
4530 Eagle Falls Pl
Tampa, FL 33619
(813) 344-4844

PALM COAST
393 Palm Coast Parkway SW
Suite 4
Palm Coast, FL 32137
(904) 940-5850

KNOXVILLE
1001 Bradford Way
Kingston, TN 37763
(865) 717-7700

SECTION 2



CommunityXS is a web content management system designed and developed for neighborhoods, communities, development districts, special purpose districts and homeowners' associations that enables managers, staff, and even board members, to create, modify, and remove content from the web. We realize there are some great commercial content management systems out there, but we think they're a little too complicated and our goal is to provide a simple, purpose-driven product specifically designed to meet the needs of a community.

The Back-End

A simple, easy-to-use web content management system.

If we were forced to say only one thing about CommunityXS, we'd say it's simple. A simple solution is easy to learn and easy to use. Purpose-driven solutions start with the user in mind. CommunityXS was built with input from dozens of Managers, and we continue to welcome the input.

With their help, we make a great product with awesome features.

- **Simple** - The content management system is everything you need and nothing more. The interface is clean and consistent.
- **Easy** - We know you're not a developer. There are no short codes, plugins, modules, or add-ons. Most tasks take a few clicks.
- **Efficient** - Manage more than one site! That's right; if you manage more than one site, log in and make changes to all of them.
- **Intuitive** - Although we're happy to provide training, you're probably not going to need it. You'll know what to do within minutes.

The Back-End interface allows users to log on, add, edit and remove web content and documents that appear on the public facing interface.

The Front-End

The content management system is only half of the solution. The public facing web site is just as important to the overall experience. The public facing interface is awesome!

- **It has a history of success.** CommunityXS is in use by many communities and the origins of the application framework date back to 2012. The application has served hundreds of communities over the years.
- **The design is clean and professional.** Presenting critical information is the primary mission of a CommunityXS site. A simple, straightforward, intuitive interface allows visitors to find what they need quickly.
- **The site is “Responsive”.** This is a term used to describe a web interface that’s capable of adapting to the size of the device being used to view the page. With limited display space, like on a phone, certain aspects of the site will change to accommodate the device.
- **It works without dependencies.** There are no client-side dependencies. All aspects of the site work regardless of the hardware or software on the device.
- **It’s highly accessible.** The public facing interface of a CommunityXS site is the most “Accessible” interface. Relative to competing technology, CommunityXS is superior. You won’t find an interface that works as well or goes to the extent to which a CommunityXS site accommodates users with assistive technology.
- **It’s maintained.** The public facing interface is routinely evaluated, with consideration for improved technology, implementation methods and best practices. All sites running on the CommunityXS platform benefit from the updates and improvements to the underlying code and presentation layer of the interface.
- **It’s customizable.** Custom Colors and imagery are unique to each site. While the presentation of the public facing site is structured, many aspects of the site can be configured to provide visitors with a unique experience.

Service Level Options:

Select from a suite of services. There are five services offered in different combinations.

Option:	A	B	C	D	E	F	G	H
	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting	Site Hosting
		Site Evaluation	Site Evaluation	Site Evaluation	Site Evaluation	Email (5)	Email (5)	Email (5)
			Email (5)	Email (5)	Email (5)	Email Archive (5)	Email Archive (5)	
				Email Archive (5)	Email Archive (5)	Archive Management		
					Archive Management			
Monthly Total:	\$80	\$120	\$195	\$245	\$270	\$230	\$205	\$155

- Site Hosting – The monthly service fee that covers access to the application and hosting of the website.
- Site Evaluation – The monthly fee that pays for a quarterly accessibility evaluation of the website.
- Email – The monthly cost of a mailbox; typically for a Board of five people. The cost of a mailbox is \$15 a month. Email services are not sold separately and require Site Hosting.
- Email Archive – The monthly cost of email archive. The cost of an archive is \$10.00 month in addition to the mailbox. Archive services are not sold separately and if the service is utilized, all mailboxes must have an archive.
- Email Archive Management – The monthly cost of having an archive manager. The cost of an archive manager is \$25 per month. Archive Management services are not sold separately and require the purchase of Email Archive services.

Transition to CommunityXS:

We typically create a site in less than four hours!

If you're worried about the transition, don't be. It's very simple. It doesn't take too much time and we do it all for you. In most cases, the community has an existing site from which we gather all the content, contacts and documents. We'll move the three most recent years of historical data.

The final step is to transfer and/or point the web address to the CommunityXS servers. This is a technical step and we're happy to handle it too.

APPLICATION HOSTING AGREEMENT

CommunityXS

IMPORTANT - READ CAREFULLY: This Application Hosting Agreement ("Agreement") is a legal Agreement between you, the organization or entity, ("Customer") and VenturesIn.com, Inc. ("Provider") which covers the hosting by Provider of the CommunityXS Content Management System. Provider agrees to provide Service to Customer and Customer agrees to pay Provider for Service subject to the following terms and conditions:

1) Service Term:

- a) The effective date of this Agreement shall be the earlier of either: (i) the date on which Customer is first notified by Provider of Service availability or (ii) the date on which Customer first logs on to Service. This Agreement shall remain in effect until unless terminated by either party by giving forty-five (45) days written notice to the other party. Upon termination, Customer shall advise Provider as to the disposition of any Customer data that is stored as part of Service. A service charge may apply. In the event no disposition instructions are provided, or payment of the service charge is not made, any Customer data shall be deleted by Provider.

2) Fees and Payments

- a) Setup Fee: Not to exceed \$320.00.
- b) Service Fee: \$80.00 per month.
- c) Domain Name Registration: \$29.99 per year.
- d) Fees for the Service term and any associated services shall be invoiced in advance and shall be payable on receipt or in accordance with any payment terms that are included on the invoice.
- e) If payment is not made according to the terms of the invoice, Provider reserves the right to terminate service.

3) Services:

- a) Provider shall host a web content management system and delivery platform ("Software").
- b) Provider shall provide Customer with application-level access to Software via an internet Uniform Resource Locator (URL) together with a User ID and password. No direct access to server hardware, operating system, database management system or other system resources shall be provided.
- c) Provider shall store all Customer data created and managed by Software, including files, text and parameters; data shall be backed-up on a separate storage system at regular intervals. The amount of storage and monthly network data transfer available to Customer shall not exceed two gigabytes (2GB) and one gigabyte (1GB) respectively, unless otherwise agreed in writing by Provider.

4) Authorized Usage:

- a) Customer agrees that access to Service shall be restricted to authorized agents.
- b) Customer shall use commercially reasonable efforts to protect User IDs and passwords.
- c) Customer agrees that authorized Provider support personnel may access system as required to diagnose and resolve technical issues.

5) Service Level:

- a) Service shall be always available to Customer unless maintenance or upgrades require the system to be unavailable.

6) Limited Warranty:

- a) Provider warrants that the Service will conform substantially with the Service Level for the term of the Service. Customer acknowledges that Provider does not warrant that the Service shall be uninterrupted or error-free.

7) Customer Remedies:

- a) Provider's entire liability and Customer's exclusive remedy shall be as defined in this Agreement. No other remedies are provided to Customer under this Agreement.

8) No Other Warranties:

- a) Except for the Limited Warranty stated above, and to the maximum extent permitted by law, Provider disclaims all other warranties whether express or implied.

9) Limited Liability:

- a) It is expressly agreed that in no event shall Provider be liable for any damages whatsoever. The total liability of Provider to Customer, and anyone claiming by, through, or under Customer for any claims, losses, costs, or damages whatsoever arising out of, or resulting from use or inability to use the Service, from any cause or causes, including but not limited to loss of data, service interruption, negligence, professional errors and omissions, strict liability, breach of contract, or failure to perform, shall not exceed the total compensation received by Provider for Services.

10) Other Agreements:

- a) This Agreement overrides all prior written and oral communications regarding the Service and sets out the entire agreement between Provider and the Customer.
- b) Supplemental Agreements for Consulting Service may extend the Services related to hosting the Software. Other agreements attached hereto include specific terms relating to other services and only apply during the term of this agreement.

11) No Waiver:

- a) Any failure by either party to exercise an option or right conferred by this Agreement shall not of itself constitute or be deemed a waiver of such option or right.

12) Severability:

- a) If any provision in this Agreement is declared void or unenforceable by any judicial or administrative authority this shall not nullify the remaining provisions of this Agreement which shall remain in full force and effect.

13) Law:

- a) This Agreement shall be governed by the laws of the State of Florida and the parties agree to submit to the exclusive jurisdiction and venue of the Court of Hillsborough County, Florida in connection with any legal actions hereunder.

14) General:

- a) Should you have any questions concerning this Agreement, or if you desire to contact Provider for any reason, please write: VenturesIn.com, Inc., P.O. Box 272855, Tampa, Florida 33688.

I agree to the terms and conditions of this Hosting Agreement.

Customer Signature

Organization/Community/CDD/HOA

Print Name and Title

Sign

Date

www.communityxs.com

SUPPLEMENTAL AGREEMENT FOR WEBSITE ACCESSIBILITY CONSULTING SERVICE

CommunityXS

IMPORTANT - READ CAREFULLY: This Supplemental Agreement for Website Accessibility Consulting Service ("Agreement") is a legal Agreement between you, the organization or entity, ("Customer") and VenturesIn.com, Inc. ("Consultant") which covers the service by Consultant to perform a website accessibility audit and remediation. Consultant agrees to provide Service to Customer and Customer agrees to pay Consultant for Service subject to the following terms and conditions:

15) Engagement:

- a) Customer desires that Consultant conduct a website accessibility evaluation of a CommunityXS application-based web site.
- b) Customer desires that Consultant remedy issues found during a website accessibility evaluation.
- c) This Agreement shall remain in effect until unless terminated by either party by giving forty-five (45) days written notice to the other party.

16) Fees and Payments

- a) Service Fee: \$40.00 per month.
- b) Fees for the Services and any associated services shall be invoiced in advance and shall be payable on receipt or in accordance with any payment terms that are included on the invoice.
- c) If payment is not made according to the terms of the invoice, VenturesIn reserves the right to terminate Services.

17) Services:

- a) Consultant shall, pursuant to the terms of this Agreement perform a comprehensive website accessibility evaluation (the "Services") with respect to the Web Content Accessibility Guidelines (WCAG) set forth by the World Wide Web Consortium (W3C) Web Accessibility Initiative (WAI). The consultant shall use a variety of tools and software products to facilitate the website accessibility evaluation. The Consultant shall evaluate all website content using automated testing tools and shall manually evaluate each page by reading or otherwise visually inspecting all elements.
- b) Consultant shall, pursuant to the terms of this Agreement, modify website code and content (the "Services") to conform to the Web Content Accessibility Guidelines (WCAG) set forth by the World Wide Web Consortium (W3C) Web Accessibility Initiative (WAI).

18) Performance:

- a) Conformance to the Web Content Accessibility Guidelines (WCAG) shall be measured and scored by automated accessibility audits generated by Lighthouse, an open-source website auditing suite developed and maintained by Google.
- b) Consultant agrees to modify web code and content to reach an Accessibility score of one hundred (100); indicating all applicable automated audits are "Passed".

19) Service Frequency:

- a) Service shall be performed once per calendar quarter within five (5) days of the previous date of Service.

20) Authorized Usage:

- a) Customer agrees that authorized VenturesIn support personnel may access system as required to facilitate Services.

21) Errors and Omissions:

- a) Subject to the terms of this Agreement, the Customer shall not be prejudiced in any way by inadvertent errors or omissions made by Consultant in connection with this Agreement provided such errors and omissions are corrected promptly following discovery thereof. Upon the discovery of an inadvertent error or omission, Consultant shall make all appropriate adjustments as soon as practicable to correct such inadvertent error or omission.

22) Limitation of Liability

- a) It is expressly agreed that in no event shall Consultant be liable for any damages whatsoever. The total liability of Consultant to Customer, and anyone claiming by, through, or under Customer for any claims, losses, costs, or damages whatsoever arising out of, resulting from or in any way related to this Service or Agreement from any cause or causes, including but not limited to negligence, professional errors and omissions, strict liability, breach of contract, or failure to perform, shall not exceed the total compensation received by Consultant for Services.

23) Customer Remedies:

- a) Consultant's entire liability and Customer's exclusive remedy shall be as defined in this Agreement. No other remedies are provided to Customer under this Agreement.

24) Supplemental Agreement:

- a) This Agreement supplements, and is automatically terminated upon termination of, the Application Hosting Agreement CommunityXS.

25) No Waiver:

- a) Any failure by either party to exercise an option or right conferred by this Agreement shall not of itself constitute or be deemed a waiver of such option or right.

26) Severability:

- a) If any provision in this Agreement is declared void or unenforceable by any judicial or administrative authority this shall not nullify the remaining provisions of this Agreement which shall remain in full force and effect.

27) Law:

- a) This Agreement shall be governed by the laws of the State of Florida and the parties agree to submit to the exclusive jurisdiction and venue of the Court of Hillsborough County, Florida in connection with any legal actions hereunder.

28) General:

- a) Should you have any questions concerning this Agreement, or if you desire to contact VenturesIn for any reason, please write:
VenturesIn.com, Inc., P.O. Box 272855, Tampa, Florida 33688.

I agree to the terms and conditions of this Consultant Service Agreement.

Customer Signature

Organization/Community/CDD/HOA

Print Name and Title

Sign

Date

SECTION IX

SECTION A

Proposal to NO.
Waterleak Motor 10 HP
DATE 2025-06-30



CONTRACT / PROPOSAL		WORK TO BE PERFORMED AT:	
CONTACT	Brian Young	Same as contract	
NAME	Waterleak		
ADDRESS			
EMAIL	Byoung@gms-tampa.com		
TEL	248-832-1386	ORDER TAKEN BY	Pat Hanley

We hereby propose to furnish the materials and perform the labor to perform the necessary steps to complete work

FLA Pools will perform the work as follows;	QT	Cost
Install 10 hp single phase motor In place of 7.5 hp motor on main filtration pump labor		\$600.00
Install a VFD drive phase converter to change single phase unit to 3 phase capability after the 10 hp motor has expired		\$5,300.00
Install 10 hp three phase motor To main pool filtration system includes install and labour		\$3,100.00

All material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of (TOTAL)

With payments to be made as follows:
If paying by debit or credit card, there is a 3.5% convenience fee charge, you can pay online, by Zelle at 813-940-9875
Or call 813-839-7665 during business hours.
If paying by check:
Make checks payable to: FLA Pools Inc

L# CPC1461025

FLA Pools Inc
PO Box 6004 Sun City Center, FL 33571
Phone 813-839-7665
info@flapools.com

Payment structure

Down payment 50% \$4,500.00

Final 50% \$4,500.00

TOTAL \$9,000.00

Respectfully submitted by

Pat Hanley

INT

Cancellation of this contract may result in a cancellation fee. This fee will be based on expenses incurred or to be incurred due to cancelation, including, but not limited to administration fees, commissions, material restocking, labor charges and municipal government charges.

*Pool finish prices include: draining of pool, acid washing, pressure washing, and removal of up to 5% of total surface area, undercut all perimeter tile borders and fixtures, final clean-up, and maintenance instructions. All work performed has **a one-year warranty** against defects in materials and workmanship. Pool finishes are not warranted against discoloration, staining, pitting, or etching inasmuch as this is commonly due to the local water, wrong use of chemicals, or Stains caused by lack of cleaning.

*Fill water is not warranted. Structural cracks in decks and pools are not warranted. **IN THE EVENT OF UNFORESEEN ISSUES IN THE EXISTING PLASTER, INCLUDING BUT NOT LIMITED TO FLAKING, DELAMINATION, OR HOLLOW SPOTS, THE HOMEOWNER WILL BE NOTIFIED OF ANY ADDITIONAL COSTS.**

I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

1/We understand that changes made after the signing of this contract will be assessed a \$150.00 change order fee plus the cost of materials each time a change is made.

*I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

*1/We understand that changes made after the signing of this contract will be assessed a \$150.00 change order fee plus the cost of materials each time a change is made.

*After work is completed and the pool is filled with water, due to water pressure, leaks may occur. If the leaks are not a result from our work or part of our work, the homeowner will pay for the leak detection and leak repair.

*No powder chemicals (chlorine, stabilizer, etc) or chlorine tablets shall be placed on any surface. Powder chemicals shall be put into the skimmer or diluted. Surface warranty will be voided if powdered chemicals are distributed directly to the water surface.

*Trichlor should not be placed directly on any pool or spa surface.

In the event of default by the Home Owner of any of the provisions of this contract, the Home Owner shall pay all collection costs and interest from the date of default, including any reasonable attorney's fees.

*Failure to pay the contract amount as scheduled voids all implied or written warranties.

If more than 5% of the existing interior is hollow or failing, an additional cost will be incurred by the homeowner to remove or dispose of it.

*If well-pointing is needed to control groundwater, there will be an additional cost.

*Eco Finish Interiors will contour to your existing surface; it will only be as smooth as the surface it goes over. There is an additional cost to add a smooth sub-surface under the Eco Finish surface, It is normal when applying ECO Finish to cover/protect the tile that there may be a slight overlap at the bottom of the tile, which is normal and not to be considered a workmanship issue.

LIEN LAW ADDENDUM

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001- 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY.

FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

Note-This proposal may be withdrawn by us if not accepted within 7 days.

ACCEPTANCE OF CONTRACT

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

SIGNATURE OF AGGREMENT OF CONTRACT

DATE

Any alteration or deviation from the above specifications that incurs extra costs will be executed only upon written order and will incur an additional charge over and above the estimate.
All agreements are contingent upon strikes, accidents, or delays beyond our control.

NOTICE OF TERMS: All past due amounts are subject to a monthly late charge of 5% PLUS all cost of collections and reasonable Attorney fees

SECTION C



Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

DCINTEGRATIONS.NET



Waterleaf CDD - Replace cell board only back gate

Date:	7/2/2025	PROPOSAL	Proposal No:	TH25721
Submitted to:	Waterleaf CDD	Job Location:	Waterleaf CDD - Replace cell board only back gate	
Attention:	Brian Young Title: Manager	Attention:	Brian Young Title:	
Email:	byoung@gms-tampa.com	Email:	byoung@gms-tampa.com	
Phone:	813-344-4844 Fax:	Phone:	813-344-4844 Fax:	
Address:	4530 Eagle Falls Place	Address:	Back vehicle Gates	
City / ST	Tampa / FL Zip: 33619	City / ST	Riverview / FL Zip: 33579	

SCOPE OF WORK:

REPLACE / INSTALL CELL BOARD ONLY FOR DOORKING UNIT AT BACK GATE

INCLUDED MATERIALS:

1- DOORKING MAIN CELL BOARD ONLY

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of DC Integrations (DCI) technicians will result in additional labor charges of \$85/man hour.
- DCI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • DCI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate DCI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT

DUE PRIOR TO INSTALL.

Terms:	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL:	\$1,550.00
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This proposal is valid through 8/1/2025

DCI Sales Rep: _____
(Sales Representative)

DCI Officer: _____
(Authorizing Officer Signature) Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes DCI to perform the work specified herein.

Customer Name: _____

Signature: _____ Date

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon DCI until signed by an officer of DCI. In the event this Contract is not approved by said officer of DCI, DCI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. DCI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon DCI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by DCI performs work on any item installed by DCI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by DCI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify DCI immediately. When DCI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform DCI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform DCI, in writing, of any change in the list of people that DCI is to call in the event of alarm activation. DCI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. DCI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, DCI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay DCI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which DCI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM DCI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency. 8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the DCI assume responsibility for any loss or damage sustained through burglary,

8. DCI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT DCI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that DCI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of DCI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of DCI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes DCI to assume greater liability, Subscriber may obtain from DCI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of DCI and the additional charges. However, any such additional obligation does not make DCI an insurer.

B. Interruption of Service. DCI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including MSG's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. DCI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that DCI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

DCI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth DCI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against DCI for any reason relating to DCI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold DCI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold DCI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against DCI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: DCI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. DCI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by DCI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to DCI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for DCI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

SECTION X

**MINUTES OF MEETING
WATERLEAF
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterleaf Community Development District was held on Wednesday, **June 18, 2025**, at 5:35 p.m. at the Riverview Library, 9951 Balm Riverview Rd, Riverview, Florida.

Present and constituting a quorum:

James Ciciora
Nichole Hawkins
Alex Auld
Paul Almeida

Chairman
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Richard McGrath
Meredith Hammock
Savannah Hancock
David Hamstra
Brian Young
Garrett Dubois
Yellowstone Representatives

District Manager, GMS
District Counsel
District Counsel
District Engineer
GMS
GMS

The following is a summary of the discussions and actions taken at the June 18, 2025 regular meeting of the Waterleaf Community Development District.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. McGrath called the meeting to order at 5:35 p.m. and called the roll. Four Supervisors were in attendance constituting a quorum.

He stated they will have a closed meeting and would move up the opening invocation and pledge of allegiance.

SECOND ORDER OF BUSINESS

Opening Invocation

The opening invocation was spoken.

THIRD ORDER OF BUSINESS

Pledge of Allegiance

The pledge of allegiance was said.

FOURTH ORDER OF BUSINESS

Discussion on District Security System Plan

Mr. McGrath stated this was a closed session for the Board regarding security items and there were no audience members in attendance at this time or on Zoom. He noted the meeting for the Zoom address is on the website. He asked for a motion to enter the closed security session.

On MOTION by Mr. Ciciora, seconded by Mr. Almeida, with all in favor, Entering into the Closed Security Session, was approved 4-0.

Mr. McGrath stopped the recording to enter the closed security session. He asked for a motion to exit the closed session. He noted the time was 6:14 p.m.

On MOTION by Mr. Auld, seconded by Mr. Ciciora, with all in favor, Exiting the Closed Security Session, was approved 4-0.

Mr. McGrath stated there was a request for closed security sessions for the remaining meetings of FY25 for July, August, and September 2025.

On MOTION by Mr. Auld, seconded by Ms. Hawkins, with all in favor, to Add a Closed Security Session for the Remaining Meetings of FY25 for July, August, and September, was approved 4-0.

Mr. McGrath stated the future meeting times for FY25 to 5:30 p.m. at the library. It was noted the next meeting is scheduled for Wednesday, July 16, 2025 at 5:30 p.m. at the Riverview Library at 9951 Balm Riverview Road, Riverview, FL 33569.

It was clarified the time would be advertised for 5:30 p.m., and if they do not have a shade session the meeting will begin at 5:30 p.m. Counsel noted the budget meeting in August was advertised and is set in August at 6:00 p.m.

On MOTION by Mr. Auld, seconded by Mr. Ciciora, with all in favor, the Proposal to Set Future Meeting Times for FY25 to 5:30 p.m. at the Library, was approved 4-0.

FIFTH ORDER OF BUSINESS**Adoption of the Agenda**

Mr. McGrath provided the agenda to the Board and asked for a motion.

On MOTION by Mr. Ciciora, seconded by Mr. Almeida, with all in favor, Adopting the Meeting Agenda, was adopted 4-0.

SIXTH ORDER OF BUSINESS**Audience Comments**

Mr. McGrath stated this was an opportunity for audience comments specific to the agenda.

Cindy Cicorra asked about the conversation with a resident from the previous meeting. The Board asked that it be addressed in the District Counsel section.

Resident spoke about an Oak tree that is on CDD property. This will be discussed during the landscaping section.

It was noted the correct zoom is posted on the website.

SEVENTH ORDER OF BUSINESS**Financial Report****A. Consideration of May 2025 Financial Statements**

Mr. McGrath provided and updated with the GMS takeover, and this was the first meeting, so this financial statement was prepared by the previous management company.

Mr. Auld presented several items of concern on the general fund including taxes received, the revenue, charges as an expense, net gross amount, showing the district is short, increase to approve the not to exceed amount, expenses each month, balance of general line item, tax revenues, and clarification on invoices from district counsel. He asked for clarification on this issue.

Ms. Hammock explained the invoices, proposals, terms of agreements, vendors, charges, late payments process. Other discussion was held on account on irrigation, Owens Electric charge, repair and maintenance ponds, dog park fence was fixed, and other clarifications on invoices.

An explanation was provided on going forward on how GMS would present the budget.

On MOTION by Mr. Auld, seconded by Mr. Almeida, with all in favor, the Financial Report for May 2025, was approved 4-0.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Aquatics Report

Mr. Dubois was introduced as the Field Manager and reviewed his history with GMS. He noted he has completed a site visit and noted he will be working with various vendors on aquatics, landscaping, and is familiar with Sitex. Mr. Dubois commented on the pond report.

Ms. Hawkins commented about fencing and about Inframark expenses. Discussion ensued on the invoice and the incident.

Mr. Almeida commented about Pond 9 algae growth.

Other comments were made on rain and spraying schedule/regulations.

Mr. McGrath explained the GMS operation of having Mr. Dubois as the liaison for the Board and meeting the Board's expectation. He asked for Board to reach out on any concerns. He added he was not on site daily.

Other discussion was held on fish loss, trash pickups, GMS maintenance department, what day he is in on-site, mulch, landscape map, tree moss, tree stakes, resident oak tree, and day-to-day concerns to reach out with GMS management.

B. Landscape

Yellowstone representatives provided updates on Field Report, landscaping, conducting walk-throughs, proposal for ADA mulch \$8,228, suggestion for re-distribution of the mulch at playgrounds, the ADA requirement for mulch, Board has not been provided a report or analysis, proof is needed for what is required, playground review, recommendation to reopen to the community, and staff direction was given for re-distribution and clarification for the ADA requirements Board requested direction from the GMS manager not a vendor. This item was

tabled, the mulch will be re-distributed, and further inspection will be conducted on the ADA requirements.

Other discussion topics included a Liberty field tree with a lot of Spanish moss, mowing schedule, checking to see if tree staking is needed, and the Oak tree discussion belonging to a resident on CDD property. It will be checked by landscapers during the ride throughs as well as pepper trees.

C. Field & Amenities

Mr. Dubois reviewed Mike's sign proposal with different options. It was noted this would need to be reviewed before approval. It was mentioned that there is a violation of District policies for feeding wildlife. Ms. Hawkins commented on the posts that are extra in the amenity center, discussion of conflicting pool rules, and dog park signs. This will be on the GMS check list for follow-through.

Mr. McGrath explained the audience comments can be addressed at Board direction.

Mr. Dubois reviewed the three options for posts, field amenities, DDD fencing repair contract follow-through, sidewalk into the amenity center still needs repair, need for a proposal for the sidewalk, and proposal will be brought to next meeting.

Board discussion ensued on GMS doing repairs and not having a vendor, options for Board to have GMS, and staff direction was given for GMS maintenance team to repair.

On MOTION by Mr. Almeida, seconded by Mr. Auld, with all in favor, the Sidewalk Repair at the Amenity Center by the GMS Maintenance, was approved 4-0.
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Other topics included on the projects that GMS can do, repairing the back gate, secure the railing on the Boardwalk, and replacing the missing fence slats. Options for the Boardwalk will be brought to the next meeting with proposals. GMS will move forward with back gate, railing, and missing slates.

On MOTION by Mr. Ciciora, seconded by Ms. Hawkins, with all in favor, to Repair the Back Gate, Secure the Railing on the Boardwalk, and the Replacement of the Missing Fence Slats, was approved 4-0.

Mr. McGrath commented on the work that GMS will do and develop a task list for the Board. Mr. Dubois provided updates for the amenity center, pool treatments for black algae, history of pool motors, 10 horsepower pool motor spare in the closet and can be used, and GMS will reevaluate.

Board discussion ensued on the 10-horsepower, 7.5 horsepower, how many were running, requirements, options for Board of what to install, reevaluation will be made to clarify what is needed to handle the flow and what motor is needed. The Board suggested reaching out to Paul Handly at Florida Pools who is the mechanical guy.

Other topics were on TECO process needs to be started for running power when ready, and wiring issues addressed.

Mr. McGrath recommended the pool monitor staffing for the summer months to be Wednesday through Sunday 12:00 p.m. – 8:00 p.m., closing issues, \$34/hours for summer months which will be Memorial Day – Labor Day. Fall will be Wednesday – Sunday 9:00 a.m. – 6:00 p.m.

The Board discussed the pool monitors, staffing schedule, pool hours, pool summer and fall months changes with times and days. Mr. McGrath stated it was up to the Board what to do. Board members asked about the pool monitor doing janitorial services as well.

Mr. Ciciora made a proposal for Memorial Day – Labor Day, 12:00 p.m. – 8:00 p.m. Wednesday through Sunday, 40-hour week costing us approximately \$5,400 each month and then we could do reevaluation to see how to move forward, to include minor janitorial work, pool closing due to weather and assigning other jobs or use other options. Mr. McGrath clarified the 40- hour with there is a 40-hour **part** time and a 40-hour full time.

Mr. Young explained the process of using these options, emergencies, attendants, who keeps order of the pool, use of cameras, security, will try to enforce, letters sent when need, explanation of violations of the rules/policies, review of policies, and a reminder of fee changes need a public hearing,

On MOTION by Mr. Ciciora, seconded by Ms. Hawkins, with Mr. Ciciora, Ms. Hawkins, Mr. Auld in favor, and Mr. Almeida Opposed, the Part Time for \$34 an Hour Wednesday – Sunday 12:00 p.m. through 8:00 p.m. Until Labor Day, was approved 3-1.

Mr. McGrath stated a scope of amenity attendants will be provided, including responsibilities, termination process, re-evaluation after Labor Day. National holidays were discussed and the options for the Board on staffing.

Mr. Young noted the amenity center had a pest issue and he recommended pest control services for the area. These proposals will be brought to the next meeting.

Board meetings, locations, and costs were discussed.

D. District Engineer

Mr. Hamstra presented the report and discussed field issues, ponds drain issues, back-ups, wetland area, vendor issues, public bids, GMS, and reaching out to vendors. Stormwater inspection will be July 4th weekend. The back up flow will be reviewed.

Question was asked regarding creek and submission to county. Mr. Hamstra stated he will review the issues at the creek, the ponds, and other areas needed.

He mentioned changes with FEMA and public assistance will changes.

E. District Counsel

Ms. Hammock presented the HOA agreement on proposed policies on parking rules and the license agreement with the CDD, there were no concerns from district counsel, this was for information to the CDD Board there will be changes, CDD owning the street, parking in certain locations wording,

Ms. Hammock reviewed the ethic training reminders, workshop trainings, Form 1 due July 1st, and discussion on ethics training.

She presented dates for the Board ethics training and noted a quorum was not needed for the training. She discussed the time and hours of training. The Board decided the on-line ethics training will be July 29, 2025 at 5:00 p.m. The training will be advertised and open to anyone.

On MOTION by Mr. Ciciora, seconded by Mr. Auld, with all in favor, the Virtual Workshop for the Ethics Training on Tuesday, July 29, 2025, was approved 4-0.
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She updated the Board on the resident's situation on the wall and had told him they could not provide legal advice. He told her he had access to legal advice. She added they pulled his deed and doesn't expect to hear from him again. It was noted the wall was not on CDD property. She added they do not have information on any other walls.

F. District Manager

1. Consideration of ECS Keypad Replacement Proposal #TH25529-7

Mr. McGrath reviewed the proposal for ECS keypad replacement and the back gates at \$1395. Mr. Dubois explained the process of repair. The Board decided to table this item.

They discussed the gate issues, the process to move forward to secure back gate and the key fobs. Mr. McGrath stated this could be further reviewed at the next security session.

On MOTION by Mr. Auld, seconded by Mr. Ciciora, with all in favor, the ECS Proposal to Lubricate the Gates with a Not to Exceed Amount of \$1,800, with GMS to Discuss with the Board, was approved 4-0.

An email blast will be sent to the community regarding the keypad through the HOA.

2. Acceptance of 1st Quarter Website Audit

Mr. McGrath reviewed the website audit for the 1st quarter. This confirms ADA compliance and GMS will bring potential vendor for the Board to consider.

On MOTION by Mr. Auld, seconded by Mr. Ciciora, with all in favor, Accepting the 1st Quarter Website Audit, was approved 4-0.

3. Acceptance of the FY2024 Audit (Under Other Cover)

Mr. McGrath reviewed the FY2024 audit and noted it is under separate cover. He reminded the Board this was from the past management. Ms. Hammock noted the audit is a clean audit.

On MOTION by Mr. Ciciora, seconded by Ms. Hawkins, with all in favor, Accepting the Fiscal Year 2024 Audit, was approved 4-0.

Mr. McGrath stated the Board had been reviewed on the GMS procedures and vendor process. He noted there will be a vacant seat and recommended this be advertised on the website for the agenda in July. He explained the process for selection of this vacant seat. The Board asked to have this vacant seat posted on the website. GMS will move forward.

Mr. McGrath asked the Board members if they accept the supervisor meeting fee. All members accepted.

NINTH ORDER OF BUSINESS**Business Items**

The task list was discussed and requested to be sent to the Board. Ms. Hawkins commented on lack of transparency and increased communication.

TENTH ORDER OF BUSINESS**Business Administration****A. Consideration of Minutes from Regular Meeting held on May 21, 2025**

Mr. McGrath presented the minutes of the regular meeting held on May 21, 2025 and asked for Board approval. Mr. Auld noted page 41 needs corrected for Ms. Abbott not Mr., on page 44 a spelling correction was noted with an H at the end, page 47 says AIF with 3-1 with Mr. Auld was the nay, and on page 73 the AIF was 3-1 nay from Mr. Auld. Ms. Hammock clarified the AIF should not be stated when there is a nay.

On MOTION by Mr. Ciciora, seconded by Mr. Almeida with all in favor, the Minutes from the May 21, 2025, were approved 4-0 as amended.

ELEVENTH ORDER OF BUSINESS**Supervisor Requests**

Mr. McGrath opened the meeting for supervisor requests. Hearing none, the next item followed.

TWELFTH ORDER OF BUSINESS**Audience Comments**

Mr. McGrath opened the meeting for general audience comments.

Dave Young asked about street signs and some were missing, and some were crooked.

Dan Green added a comment on Plecos fish and asked if they could be removed.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

Mr. McGrath asked for a motion to adjourn.

On MOTION by Mr. Ciciora, seconded by Ms. Hawkins, with all in favor, the meeting was adjourned at 8:38p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION XI

SECTION A

Waterleaf
Community Development District
Check Register Summary & ACH Debit Summary
June 1, 2025 through June 30, 2025

Fund	Date	Check #'s/Vendor	Amount
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Check Register

General Fund- Bank United

6/2/25	1052	\$	7,850.58
6/5/25	100101 (1)	\$	250.00
6/30/25	100097 (2)	\$	(650.00)
	Subtotal	\$	7,450.58

General Fund- Seacoast

6/30/25	1-11	\$	24,690.81
	Subtotal	\$	24,690.81

Total Check Register	\$	32,141.39
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ACH Debit

General Fund- Bank United

TECO ACT#6277	\$	1,166.10
TECO ACT#6483	\$	1,036.16
TECO ACT#6723	\$	2,012.89
TECO ACT#7580	\$	3,631.82
TECO ACT#7804	\$	1,006.23
TECO ACT#9427	\$	645.79
TECO ACT#6608	\$	558.57
TECO ACT#6846	\$	512.02
TECO ACT#1383	\$	837.87
TECO ACT#4621	\$	34.44
TECO ACT#6988	\$	194.57
TECO ACT#7200	\$	741.30
TECO ACT#7432	\$	375.39
Hillsborough County BOCC	\$	475.36
Waste Management	\$	347.42
Spectrum	\$	130.00
Spectrum	\$	130.00
Spectrum	\$	160.00

Total ACH Debit	\$	13,995.93
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Total Check Register & ACH Debit	\$	46,137.32
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(1) No backup invoice provided from prior management

(1) Voided uncleared check from old Bank Account

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/30/25	00002	4/01/25 25515	202504 330-57200-34500	FRONT GATE CAM MGMT	*	165.00	
				DC INTEGRATIONS LLC			165.00 000001
6/30/25	00029	5/30/25 102598	202505 320-53900-46200	GATE & FTW REP	*	215.00	
		6/03/25 102617	202506 320-53900-46200	GATE & FTW REP	*	402.00	
		6/12/25 102636	202506 320-53900-46200	GATE & FTW REP	*	277.00	
				ECS INTEGRATIONS LLC			894.00 000002
6/30/25	00003	6/16/25 01194691	202506 330-57200-51000	POOL MAIN DRAIN COVER	*	750.00	
				FLA POOLS			750.00 000003
6/30/25	00039	6/25/25 522707	202506 330-57200-47300	AMENITY POWER WASH	*	650.00	
				FLORIDA PLAYGROUNDS			650.00 000004
6/30/25	00004	5/22/25 3870	202505 330-57200-51000	POOL MAINT	*	4,680.00	
		6/02/25 3921	202506 330-57200-46700	JUNE POOL SERVICE	*	3,000.00	
				GALAXY PRO POOLS LLC			7,680.00 000005
6/30/25	00042	6/27/25 1	202506 310-51300-34000	MGMT FEES	*	1,585.42	
		6/27/25 1	202506 320-53900-34000	FIELD MGMT	*	625.00	
		6/27/25 1	202506 310-51300-35100	WEBSITE MAINT	*	50.00	
		6/27/25 1	202506 310-51300-35200	INFORMATION TECH	*	75.00	
		6/27/25 1	202506 310-51300-31300	DISSEMINATION AGENT	*	104.17	
				GOVERNMENTAL MANAGEMENT SERVICES -T			2,439.59 000006
6/30/25	00006	5/28/25 150152	202505 320-53900-46000	MISC REPAIRS	*	272.37	
		6/01/25 150822	202506 330-57200-12000	POOL MGMT AMENITY	*	1,880.50	
		6/01/25 150822	202506 310-51300-34000	DISTRICT MGMT	*	1,830.84	
		6/01/25 150822	202506 320-53900-34100	FIELD SVCS	*	625.00	
				INFRAMARK LLC			4,608.71 000007
				WTRL WATERLEAF CDD HHENRY			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/30/25	00008	6/14/25 12489	202505 310-51300-31500	LEGAL SERVICES	*	4,896.51	
				KILINSKI VAN WYK PLLC			4,896.51 000008
6/30/25	00009	6/01/25 770864	202506 330-57200-43500	PEST CONTROL	*	63.00	
				NATUREZONE PEST CONTROL			63.00 000009
6/30/25	00011	6/01/25 10125-B	202506 320-53900-46100	AQUATIC MAINT	*	1,905.00	
				SITEX AQUATICS LAKE & FOUNTAIN SERV			1,905.00 000010
6/30/25	00016	5/30/25 927117	202505 320-53900-47200	LANDSCAPE MAINT	*	639.00	
				YELLOWSTONE LANDSCAPE			639.00 000011
TOTAL FOR BANK A						24,690.81	

WTRL WATERLEAF CDD HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/02/25	00039	6/02/25 522675 B	202505 300-13100-10100	PLAYRGOUND EQUIP BAL DUE	P	7,850.58	
				FLORIDA PLAYGROUNDS			7,850.58 001052
6/30/25	00039	5/29/25 522707	202505 330-57200-47300	DEPOSIT PRESSURE WASH	V	650.00-	
				FLORIDA PLAYGROUNDS			650.00-100097
6/05/25	00053	6/05/25 05292025	202506 300-36900-10100	RENTAL REFUND	P	250.00	
				NORMA CLARK			250.00 100101
TOTAL FOR BANK G						7,450.58	
TOTAL FOR REGISTER						32,141.39	

WTRL WATERLEAF CDD HHENRY



FLORIDA PLAYGROUNDS
(561) 354 - 4899
8021 PETERS RD, UNIT 506
Plantation, FL 33324

Billed To
WaterLeaf CDD District
13151 Waterleaf Vista Blvd
Riverview, FL 33579

Date of Issue
02/05/2025

Due Date
02/06/2025

Invoice Number
522675

Deposit Due (USD)
\$7,850.58
of \$15,701.16

Description	Rate	Qty	Line Total
Inclusive Atom Spinner Age Range: 2-12 Years Use Zone: 6'x9' Capacity: 6 Children Fall Height: 14"	\$8,385.00	1	\$8,385.00
Retro Rocker Spring Rider Age Range: 2-5 Years Use Zone: 13'x17' Capacity: 2 Children	\$2,044.00	1	\$2,044.00
Discount- Contractor's Discount	-\$2,165.00	1	-\$2,165.00
Demolition Remove and dispose of equipment, including concrete footers and in-fill	\$1,200.00	1	\$1,200.00
Installation Installation of equipment to meet ASTM/CPSC Guidelines for public playgrounds	\$4,585.00	1	\$4,585.00
Freight Charges	\$1,115.00	1	\$1,115.00
Sales Tax	\$537.16	1	\$537.16

Subtotal 15,701.16
Tax 0.00

Total	15,701.16
Deposit Requested	7,850.58
Amount Paid	0.00
Deposit Due (USD)	\$7,850.58

Terms

PAYMENT UPON RECEIPT

THANK YOU FOR YOUR BUSINESS!

DC Integrations LLC

PO Box 1225
Polk City, FL 33868 US
(863) 797-7525
Chris@DCintegrations.net

**INVOICE**

BILL TO
INFRAMARK
210 N. University Drive Suite 702
Coral Springs, FL 33071

SHIP TO
Waterleaf CDD
13151 Waterleaf Vista Blvd
Riverview, FL 33579 USA

INVOICE 25515
DATE 04/01/2025
TERMS Net 30
DUE DATE 05/01/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Front gate camera management billed quarterly.	3	55.00	165.00T
SUBTOTAL				165.00
TAX				0.00
TOTAL				165.00
BALANCE DUE				\$165.00

Pay invoice

Security monitoring
001 330 57200 34500

ECS INTEGRATIONS LLC

PO Box 1225
Polk City, FL 33868 US
chris@ecsintegrations.com



INVOICE

BILL TO
Waterleaf CDD
210 N. University Drive
Coral Springs, FL 33701 USA

SHIP TO
Waterleaf CDD
13151 Waterleaf Vista Blvd
Riverview, FL 33579 USA

INVOICE 102598
DATE 05/30/2025
TERMS Net 15
DUE DATE 06/14/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
05/09/2025	The key that holds that gate arm to the motor came off causing the motor to spin. The key was put back and tightened down. Tested everything and gates work.	1	215.00	215.00
SUBTOTAL				215.00
TAX				0.00
TOTAL				215.00
BALANCE DUE				\$215.00

misc repairs
001 330 57200 49000

ECS INTEGRATIONS LLC

PO Box 1225
Polk City, FL 33868 US
chris@ecsintegrations.com

**INVOICE**

BILL TO
Waterleaf CDD
210 N. University Drive
Coral Springs, FL 33701 USA

SHIP TO
Waterleaf CDD
13151 Waterleaf Vista Blvd
Riverview, FL 33579 USA

INVOICE 102636
DATE 06/12/2025
TERMS Net 15
DUE DATE 06/27/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
05/28/2025	Exit Gate: The tech replaced the nut and added loctite to make sure it was secured. Entrance Gate: The right entrance gate had loose bolts. The tech tightened them and added loctite. Back Gate: All bolts were tight and secured. # button sticks on the keypad.	1	277.00	277.00
misc repairs 001 330 57200 49000				
SUBTOTAL				277.00
TAX				0.00
TOTAL				277.00
BALANCE DUE				\$277.00

ECS INTEGRATIONS LLC

PO Box 1225
Polk City, FL 33868 US
chris@ecsintegrations.com

**INVOICE**

BILL TO
Waterleaf CDD
210 N. University Drive
Coral Springs, FL 33701 USA

SHIP TO
Waterleaf CDD
13151 Waterleaf Vista Blvd
Riverview, FL 33579 USA

INVOICE 102617
DATE 06/03/2025
TERMS Net 15
DUE DATE 06/18/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
05/15/2025	Front Gate: Greased both gates and checked codes and remotes. All work. Checked both ped gates and everything worked well. Back Gate: The # button on the keypad is sticking but still works. Remotes and codes all work. checked ped gates and they also work. Pool: Cam 4 is no good and not powering up.	1	402.00	402.00

SUBTOTAL	402.00
TAX	0.00
TOTAL	402.00

BALANCE DUE **\$402.00**

misc repairs
001 330 57200 49080

FLA POOLS

PO Box 6004
Sun City Center, FL 33571
(813) 839-7665
info@flapools.com



INVOICE

BILL TO
Waterleaf CDD, C/O Vesta District Services
313 Campus Street Celebration, FL 34747

INVOICE 01194691
DATE 06/16/2025
TERMS Due on receipt

DESCRIPTION	AMOUNT
Install new main drain cover	750.00

If paying by debit or credit card there is a 3.5% convenience fee charge, you can call us, pay online or Zelle at service@flapools.com

BALANCE DUE

\$750.00

pool maint

001 330 57200 51600



FLORIDA PLAYGROUNDS
(561) 354 - 4899
8021 PETERS RD, UNIT 506
Plantation, FL 33324

Billed To
WaterLeaf CDD District
13151 Waterleaf Vista Blvd
Riverview, FL 33579

Date of Issue
06/25/2025

Due Date
06/26/2025

Invoice Number
522707

Reference
PRESSURE WASH &
CLEANING

Amount Due (USD)
\$650.00

Description	Rate	Qty	Line Total
PRESSURE WASH & CLEAN PLAYGROUND SHADE & EQUIPMENT	\$1,300.00	1	\$1,300.00

Amenity cleaning / maint
001 330 57200 51200

Subtotal	1,300.00
Tax	0.00

Total	1,300.00
Amount Paid	650.00

Amount Due (USD)	\$650.00
------------------	----------

Terms
PAYMENT UPON RECEIPT

THANK YOU FOR YOUR BUSINESS!

INVOICE

Galaxy Pro Pools LLC
10744 Navigation Dr
Riverview, FL 33579

galaxypoolsllc@gmail.com
+1 (813) 535-1569



Waterleaf Community Development District
Bill to
250 International Parkway Suite 208
Lake Mary
FL
32746

Ship to
250 International Parkway Suite 208
Lake Mary
FL
32746

Invoice details

Invoice no.: 3921
Terms: Due on receipt
Invoice date: 06/02/2025
Due date: 06/02/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Custom Amount	June 2025 Pool Service	1	\$3,000.00	\$3,000.00

Total

\$3,000.00

Ways to pay



[View and pay](#)

pool maint
001 330 57200 51000

INVOICE

Galaxy Pro Pools LLC
10744 Navigation Dr
Riverview, FL 33579

galaxypoolsltc@gmail.com
+1 (813) 535-1569



Waterleaf Community Development District

Bill to

250 International Parkway Suite 208
Lake Mary
FL
32746

Ship to

250 International Parkway Suite 208
Lake Mary
FL
32746

Invoice details

Invoice no.: 3870
Invoice date: 05/22/2025
Due date: 06/21/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Custom Amount	Gutter grate cover	2	\$50.00	\$100.00
2.		Custom Amount	Auto-fill & Toro Valve replacement	1	\$375.00	\$375.00
3.		Custom Amount	Filter replacement	62	\$40.00	\$2,480.00
4.		Custom Amount	Industrial Water hose for filter pit	1	\$75.00	\$75.00
5.		Custom Amount	40 Gal. Ring lock for chlorine tank.	1	\$150.00	\$150.00
6.		Custom Amount	Stain Treatment	1	\$1,500.00	\$1,500.00

Total \$4,680.00

Ways to pay



Overdue 06/21/2025

[View and pay](#)

pool maint
001 330 57200 31000



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

150152

DATE

5/28/2025

BILL TO

Waterleaf CDD
313 Campus St
Celebration FL 34747-4982
United States

CUSTOMER ID

C5086

NET TERMS

Net 30

PO#**DUE DATE**

6/27/2025

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Work Order # WOWL03042025 \$199	1	Ea	199.00		199.00
Michael A Perez 03-11-25 AMAZON MKTPL \$71.99	1	Ea	71.99		71.99
Postage	1	Ea	1.38		1.38
Subtotal					272.37

misc repairs
001 330 57200 49000

Subtotal \$272.37

Tax \$0.00

Total Due \$272.37

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Governmental Management Services- Tampa, LLC

1001 Bradford Way
TN 37763

Invoice**Invoice #:** 1**Invoice Date:** 6/27/2025**Due Date:** 6/27/2025**Project:****P.O. Number:****Bill To:**

Waterleaf CDD
C/O GMS- Tampa

Description	Hours/Qty	Rate	Amount
Management Fees- Starting June 15th 001 310 513 340 00		1,585.42	1,585.42
Field Management- Starting June 15th 001 320 539 340 00		625.00	625.00
Website Maintenance- Starting June 15th 001 310 513 351 00		50.00	50.00
Information Tech- Starting June 15th 001 310 513 352 00		75.00	75.00
Dissemination Agent- Starting June 15th 001 310 513 313 00		104.17	104.17

Total \$2,439.59

Payments/Credits \$0.00

Balance Due \$2,439.59



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

150882

DATE

6/1/2025

BILL TO

Waterleaf CDD
313 Campus St
Celebration FL 34747-4982
United States

CUSTOMER ID

C5086

NET TERMS

Net 30

PO#**DUE DATE**

7/1/2025

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Amenity Services- Pool Management	1	Ea	1,880.50		1,880.50
District Management	1	Ea	1,830.84		1,830.84
Field Services	1	Ea	625.00		625.00
Subtotal					4,336.34

Ammenity MGMT

001 330 57200 12000

DM

001 310 5300 34000

FS

001 320 53900 34000

Subtotal

\$4,336.34

Tax

\$0.00

Total Due

\$4,336.34

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

Inframark
501 S Falkenburg Rd, Tampa, FL 33619
Phone: 813-295-5455
Customer ID: Waterleaf CDD

Date: 03/04/2025
Invoice Due Date: 05/04/2025

Proposal For: Waterleaf CDD
Prepared by: Don Cameron

W.O. # WOWL03042025

Field Work Orders	Quantity	Unit Price	Taxable?	Amount
Materials: n/a			No	\$
Labor: Remove pavers at pool	1 hour	2 techs each @ \$75/hr	No	\$ 150
Disposal Fees Shipping/Handling		Flat Fee	No No	\$49 \$n/a
Total				\$ 199

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this proposal, please contact Don Cameron at Donald.Cameron@Inframark.com

By: Don Cameron

By: Michael Perez

Date: 03/04/2025

Date: _____

Inframark – Tampa, FL 33619
We are proud to provide a range of services for your community.



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

INVOICE

Invoice # 12489
Date: 06/14/2025
Due On: 07/14/2025

Waterleaf CDD

Waterleaf CDD -01 General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MH	05/01/2025	Confer with District staff regarding management transition.	0.30	\$325.00	\$97.50
Service	MH	05/05/2025	Confer with Chairman regarding legal requirements for residency and procedures for resignation; confer with District staff regarding management transition.	0.50	\$325.00	\$162.50
Service	SH	05/06/2025	Draft letter to resident regarding dumping on District property.	0.50	\$295.00	\$147.50
Service	MH	05/06/2025	Confer with District staff regarding status of resident claim related to entry gate.	0.30	\$325.00	\$97.50
Service	SH	05/07/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$295.00	\$59.00
Service	MH	05/07/2025	Review final management services agreement; confer with District staff regarding management transition and project administration matters.	1.00	\$325.00	\$325.00
Service	MH	05/08/2025	Confer with Chairman Sacripanti regarding FY 2026 budget and workshop. Confer with District staff regarding project administration matters. Review and revise letter to residents regarding improper debris disposal.	1.10	\$325.00	\$357.50
Service	SH	05/09/2025	Draft notice of public workshop for ethics training; draft Fiscal Year 2026 budget approval resolution; draft Fiscal Year 2026 budget	0.70	\$295.00	\$206.50

			appropriation resolution; draft Fiscal Year 2026 budget assessment resolution.			
Expense	IK	05/09/2025	Certified Mail: CM to Agosto Residence	1.00	\$5.58	\$5.58
Service	MH	05/09/2025	Confer with District management staff regarding report of resident improperly disposing debris and resident report regarding entry gate.	0.30	\$325.00	\$97.50
Service	SH	05/12/2025	Draft transition resolutions for District management change.	0.90	\$295.00	\$265.50
Service	SH	05/12/2025	Update Fiscal Year 2026 budget approval resolution to reflect an increase in assessments.	0.30	\$295.00	\$88.50
Service	SH	05/19/2025	Review agenda and back up materials in preparation for monthly Board of Supervisors meeting.	1.20	\$295.00	\$354.00
Service	MH	05/20/2025	Confer with Chairman Sacripanti regarding resignation procedures.	0.10	\$325.00	\$32.50
Service	SH	05/21/2025	Draft agreement for playground pressure washing.	0.40	\$295.00	\$118.00
Expense	KB	05/21/2025	Travel: Mileage - SH.	43.00	\$0.67	\$28.81
Expense	KB	05/21/2025	Travel: Mileage - MH.	36.00	\$0.67	\$24.12
Service	MH	05/21/2025	Prepare for and attend Board meeting.	5.30	\$325.00	\$1,722.50
Service	SH	05/22/2025	Draft closed session notice for June meeting; confirm District staff has reserved meeting locations for appropriate meeting times; draft mailed and published notices for the Fiscal Year 2026 budget; draft Fiscal Year 2026 budget appropriation resolution; draft Fiscal Year 2026 budget assessment resolution.	1.10	\$295.00	\$324.50
Service	MH	05/22/2025	Review and revise notice of regular meeting and closed security session.	0.10	\$325.00	\$32.50
Service	MH	05/22/2025	Confer with Supervisor Auld regarding meeting matters and ownership and maintenance matters.	0.20	\$325.00	\$65.00
Service	MH	05/22/2025	Confer with GMS staff regarding transition matters.	0.50	\$325.00	\$162.50
Service	MH	05/27/2025	Review FY 2024 auditor letter and respond to same.	0.10	\$325.00	\$32.50

Service	KB	05/30/2025	Prepare auditor letter response.	0.30	\$190.00	\$57.00
Service	MH	05/30/2025	Finalize and send audit response letter.	0.10	\$325.00	\$32.50
					Total	\$4,896.51

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
12489	07/14/2025	\$4,896.51	\$0.00	\$4,896.51
Outstanding Balance				\$4,896.51
Total Amount Outstanding				\$4,896.51

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

legal services

001 310 61300 31500



NaturZone Pest Control
1899 Porter Lake Dr, Unit 103
Sarasota, FL 34240-7897
941-378-3334

Service Slip/Invoice

INVOICE: 770864
DATE: 06/01/2025
ORDER:

Bill To: [106537]
Waterleaf CDD
C/O Inframark
210 N University Dr
Suite 702
Coral Springs, FL 33071-7394

Work Location: [106537] 813-564-6103
Waterleaf CDD
13151 Waterleaf Vista Blvd
Riverview, FL 33579

Work Date	Time	Target Pest	Technician	Time In
06/01/2025		ANTS, FANTS, ROACH		
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/05/2025		

Service	Description	Price
CONTRACT COMM	Monthly Pest Control ServiceClubhouse, Pool Area and Playground	\$63.00
Please include your Invoice Number on your Payment. Thank you!		
		SUBTOTAL \$63.00
		TAX \$0.00
		TOTAL \$63.00

pest control
001 330 57260 43500

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to

Waterleaf CDD
DPFG
250 International Pkwy, Ste 208
Lake Mary, FL 32746

Ship to

Waterleaf CDD
DPFG
250 International Pkwy, Ste 208
Lake Mary, FL 32746

Shipping info

Ship date: 04/17/2021

Invoice details

Invoice no.: 10125-B
Terms: Net 30
Invoice date: 06/01/2025
Due date: 07/01/2025

P.O. Number: OM-WL-DPFG-160

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Aquatic Maintenance- 22 Waterways	1	\$1,905.00	\$1,905.00
2.			Please note our billing address is: P.O. Box 917 Parrish, FL 34219			

Total

\$1,905.00

irrigation maint
001 320 53900 47200



INVOICE

INVOICE #	INVOICE DATE
927117	5/30/2025
TERMS	PO NUMBER
Net 30	

Bill To:

Waterleaf CDD (TPAC)
c/o Inframark
313 Campus Street
Celebration, FL 34747

Property Name: Waterleaf CDD (TPAC)

Opp # 559892

May 2025 Stuck Valve

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: June 29, 2025

Invoice Amount: \$639.00

Description	Current Amount
Irrigation	\$639.00

Invoice Total **\$639.00**

landscape maint.
001 320 53900 47100

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



Date: 5-21-25

irrigation maint
001 320 53900 47200

Ebanks, Wayne (Thomas)

From: Johnson, Robert
Sent: Thursday, May 15, 2025 2:32 PM
To: Ebanks, Wayne (Thomas)
Subject: Fw: Waterleaf- stuck valve

Wayne approval for Waterleaf
Thank you Sir

Rob Johnson | Account Manager
727-247-3404
9506 N Trask Street, Tampa, FL, 33624
Tampa Central



YELLOWSTONE
LANDSCAPING

Excellence IN COMMERCIAL LANDSCAPING

From: Ford, Samantha <samantha.ford@inframark.com>
Sent: Thursday, May 15, 2025 2:20 PM
To: Johnson, Robert <rjohnson@yellowstonelandscaping.com>
Subject: Waterleaf- stuck valve

This email originated from outside of Yellowstone Landscape

This email originated from outside your organization. Be cautious with unexpected attachments. If it appears suspicious, please use the "Report Suspicious" button to notify our security team.

Hi Rob,

You have approval to have the valve fixed at the back gate at Waterleaf.

Thank you,



WATERLEAF CDD
WATERLEAF, PH 1B
RIVERVIEW, FL 33578-0000

Statement Date: May 20, 2025

Amount Due: \$1,166.10

Due Date: June 10, 2025

Account #: 211001136277

DO NOT PAY. Your account will be drafted on June 10, 2025

Account Summary

Current Service Period: April 15, 2025 - May 14, 2025

Previous Amount Due	\$1,166.10
Payment(s) Received Since Last Statement	-\$1,166.10

Current Month's Charges	\$1,166.10
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Amount Due by June 10, 2025	\$1,166.10
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



DOWNED IS DANGEROUS!

If you see a downed power line, move
a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 211001136277

Due Date: June 10, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$1,166.10

Payment Amount: \$ _____

603236358683

Your account will be
drafted on June 10, 2025

WATERLEAF CDD
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
WATERLEAF
PH 1B, RIVERVIEW, FL 33578-0000

Account #: 211001136277
Statement Date: May 20, 2025
Charges Due: June 10, 2025

Service Period: Apr 15, 2025 - May 14, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	625 kWh @ \$0.03412/kWh	\$21.33
Fixture & Maintenance Charge	25 Fixtures	\$404.87
Lighting Pole / Wire	25 Poles	\$708.00
Lighting Fuel Charge	625 kWh @ \$0.03059/kWh	\$19.12
Storm Protection Charge	625 kWh @ \$0.00559/kWh	\$3.49
Clean Energy Transition Mechanism	625 kWh @ \$0.00043/kWh	\$0.27
Storm Surcharge	625 kWh @ \$0.01230/kWh	\$7.69
Florida Gross Receipt Tax		\$1.33

Lighting Charges **\$1,166.10**

Total Current Month's Charges

\$1,166.10

Important Messages

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

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Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



WATERLEAF CDD
WATERLEAF, PH 1A
RIVERVIEW, FL 33578-0000

Statement Date: May 20, 2025

Amount Due: \$1,036.16

Due Date: June 10, 2025

Account #: 211001136483

DO NOT PAY. Your account will be drafted on June 10, 2025

Account Summary

Current Service Period: April 15, 2025 - May 14, 2025

Previous Amount Due \$1,036.16

Payment(s) Received Since Last Statement -\$1,036.16

Current Month's Charges \$1,036.16

Amount Due by June 10, 2025 \$1,036.16

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

If you see a downed power line, move
a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 211001136483

Due Date: June 10, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$1,036.16

Payment Amount: \$ _____

603236358684

Your account will be
drafted on June 10, 2025

WATERLEAF CDD
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
WATERLEAF
PH 1A, RIVERVIEW, FL 33578-0000

Account #: 211001136483
Statement Date: May 20, 2025
Charges Due: June 10, 2025

Service Period: Apr 15, 2025 - May 14, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	524 kWh @ \$0.03412/kWh	\$17.88
Fixture & Maintenance Charge	21 Fixtures	\$340.16
Lighting Pole / Wire	23 Poles	\$651.36
Lighting Fuel Charge	524 kWh @ \$0.03059/kWh	\$16.03
Storm Protection Charge	524 kWh @ \$0.00559/kWh	\$2.93
Clean Energy Transition Mechanism	524 kWh @ \$0.00043/kWh	\$0.23
Storm Surcharge	524 kWh @ \$0.01230/kWh	\$6.45
Florida Gross Receipt Tax		\$1.12

Lighting Charges **\$1,036.16**

Total Current Month's Charges

\$1,036.16

Important Messages

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Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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WATERLEAF CDD
WATERLEAF PH2
RIVERVIEW, FL 33578-0000

Statement Date: May 20, 2025

Amount Due: \$2,012.89

Due Date: June 10, 2025

Account #: 211001136723

DO NOT PAY. Your account will be drafted on June 10, 2025

Account Summary

Current Service Period: April 15, 2025 - May 14, 2025

Previous Amount Due	\$2,012.89
Payment(s) Received Since Last Statement	-\$2,012.89

Current Month's Charges	\$2,012.89
-------------------------	------------

Amount Due by June 10, 2025 \$2,012.89

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211001136723

Due Date: June 10, 2025



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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$2,012.89

Payment Amount: \$ _____

603236358685

Your account will be
drafted on June 10, 2025

WATERLEAF CDD
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
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P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
WATERLEAF PH2
RIVERVIEW, FL 33578-0000

Account #: 211001136723
Statement Date: May 20, 2025
Charges Due: June 10, 2025

Service Period: Apr 15, 2025 - May 14, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	970 kWh @ \$0.03412/kWh	\$33.10
Fixture & Maintenance Charge	43 Fixtures	\$712.52
Lighting Pole / Wire	43 Poles	\$1217.76
Lighting Fuel Charge	970 kWh @ \$0.03059/kWh	\$29.67
Storm Protection Charge	970 kWh @ \$0.00559/kWh	\$5.42
Clean Energy Transition Mechanism	970 kWh @ \$0.00043/kWh	\$0.42
Storm Surcharge	970 kWh @ \$0.01230/kWh	\$11.93
Florida Gross Receipt Tax		\$2.07

Lighting Charges **\$2,012.89**

Total Current Month's Charges

\$2,012.89

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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



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P.O. Box 111
Tampa, FL 33601-0111

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7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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WATERLEAF CDD
WATERLEAF CDC
13151 WATERLEAF VISTA BLVD
RIVERVIEW, FL 33579-0000

Statement Date: May 21, 2025

Amount Due: **\$3,631.82**

Due Date: June 11, 2025

Account #: 211001137580

DO NOT PAY. Your account will be drafted on June 11, 2025

Account Summary

Previous Amount Due	\$3,593.60
Payment(s) Received Since Last Statement	-\$3,593.60
Current Month's Charges	\$3,631.82

Amount Due by June 11, 2025 **\$3,631.82**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Your average daily kWh used was **1.97% lower** than the same period last year.



Your average daily kWh used was **2.05% higher** than it was in your previous period.



Scan here to view your account online.

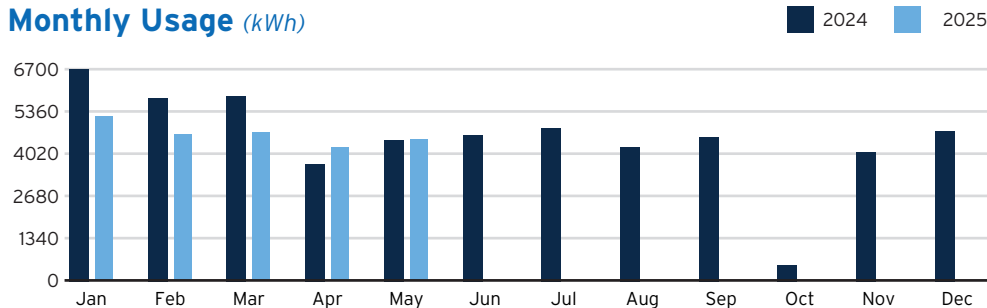


DOWNED IS DANGEROUS!

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For more safety tips, visit
TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 211001137580

Due Date: June 11, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: **\$3,631.82**

Payment Amount: \$ _____

632865904335

Your account will be
drafted on June 11, 2025

WATERLEAF CDD
WATERLEAF CDC
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
13151 WATERLEAF VISTA BLVD
RIVERVIEW, FL 33579-0000

Account #: 211001137580
Statement Date: May 21, 2025
Charges Due: June 11, 2025


Meter Read

Service Period: Apr 16, 2025 - May 15, 2025

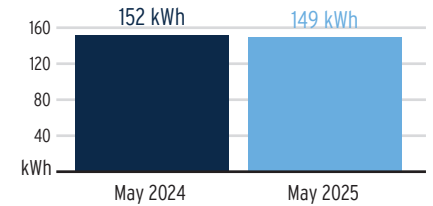
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835460	05/15/2025	36,859		32,384		4,475 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	4,475 kWh @ \$0.08641/kWh	\$386.68
	Fuel Charge	4,475 kWh @ \$0.03083/kWh	\$137.96
	Storm Protection Charge	4,475 kWh @ \$0.00577/kWh	\$25.82
	Clean Energy Transition Mechanism	4,475 kWh @ \$0.00418/kWh	\$18.71
	Storm Surcharge	4,475 kWh @ \$0.02121/kWh	\$94.91
	Florida Gross Receipt Tax		\$17.51
	Electric Service Cost		\$700.49

Avg kWh Used Per Day



Billing information continues on next page →

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Toll Free: **866-689-6469**

All Other

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Service For:
13151 WATERLEAF VISTA BLVD
RIVERVIEW, FL 33579-0000

Account #: 211001137580
Statement Date: May 21, 2025
Charges Due: June 11, 2025

Service Period: Apr 16, 2025 - May 15, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	278 kWh @ \$0.03412/kWh	\$9.49
Fixture & Maintenance Charge	12 Fixtures	\$328.82
Lighting Pole / Wire	12 Poles	\$339.84
Lighting Fuel Charge	278 kWh @ \$0.03059/kWh	\$8.50
Storm Protection Charge	278 kWh @ \$0.00559/kWh	\$1.55
Clean Energy Transition Mechanism	278 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	278 kWh @ \$0.01230/kWh	\$3.42
Florida Gross Receipt Tax		\$0.59

Lighting Charges

\$692.33

Billing information continues on next page →



Service For:
13151 WATERLEAF VISTA BLVD
RIVERVIEW, FL 33579-0000

Account #: 211001137580
Statement Date: May 21, 2025
Charges Due: June 11, 2025

Service Period: Apr 16, 2025 - May 15, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	945 kWh @ \$0.03412/kWh	\$32.24
Fixture & Maintenance Charge	41 Fixtures	\$997.41
Lighting Pole / Wire	41 Poles	\$1161.12
Lighting Fuel Charge	945 kWh @ \$0.03059/kWh	\$28.91
Storm Protection Charge	945 kWh @ \$0.00559/kWh	\$5.28
Clean Energy Transition Mechanism	945 kWh @ \$0.00043/kWh	\$0.41
Storm Surcharge	945 kWh @ \$0.01230/kWh	\$11.62
Florida Gross Receipt Tax		\$2.01

Lighting Charges **\$2,239.00**

Total Current Month's Charges

\$3,631.82



WATERLEAF CDD
WATERLEAF, PH 3
RIVERVIEW, FL 33578-0000

Statement Date: May 21, 2025

Amount Due: **\$1,006.23**

Due Date: June 11, 2025

Account #: 211001137804

DO NOT PAY. Your account will be drafted on June 11, 2025

Account Summary

Current Service Period: April 16, 2025 - May 15, 2025

Previous Amount Due	\$1,006.23
Payment(s) Received Since Last Statement	-\$1,006.23

Current Month's Charges	\$1,006.23
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Amount Due by June 11, 2025	\$1,006.23
------------------------------------	-------------------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

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a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety

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To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 211001137804

Due Date: June 11, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: **\$1,006.23**

Payment Amount: \$ _____

632865904336

Your account will be
drafted on June 11, 2025

WATERLEAF CDD
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
WATERLEAF
PH 3, RIVERVIEW, FL 33578-0000

Account #: 211001137804
Statement Date: May 21, 2025
Charges Due: June 11, 2025

Service Period: Apr 16, 2025 - May 15, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	424 kWh @ \$0.03412/kWh	\$14.47
Fixture & Maintenance Charge	21 Fixtures	\$347.08
Lighting Pole / Wire	22 Poles	\$623.04
Lighting Fuel Charge	424 kWh @ \$0.03059/kWh	\$12.97
Storm Protection Charge	424 kWh @ \$0.00559/kWh	\$2.37
Clean Energy Transition Mechanism	424 kWh @ \$0.00043/kWh	\$0.18
Storm Surcharge	424 kWh @ \$0.01230/kWh	\$5.22
Florida Gross Receipt Tax		\$0.90

Lighting Charges **\$1,006.23**

Total Current Month's Charges

\$1,006.23

Important Messages

Be Prepared This Storm Season

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Quarterly Fuel Source Update

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Bank Draft

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Credit or Debit Card

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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WATERLEAF CDD
WATERLEAF VISTA BLVD
RIVERVIEW, FL 33578

Statement Date: May 21, 2025

Amount Due: \$645.79

Due Date: June 11, 2025

Account #: 221001989427

DO NOT PAY. Your account will be drafted on June 11, 2025

Account Summary

Current Service Period: April 16, 2025 - May 15, 2025

Previous Amount Due \$645.79

Payment(s) Received Since Last Statement -\$645.79

Current Month's Charges \$645.79

Amount Due by June 11, 2025 \$645.79

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



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a safe distance away and call 911.

For more safety tips, visit

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Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221001989427

Due Date: June 11, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$645.79

Payment Amount: \$ _____

677310130800

Your account will be
drafted on June 11, 2025

WATERLEAF CDD
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
WATERLEAF VISTA BLVD
RIVERVIEW, FL 33578

Account #: 221001989427
Statement Date: May 21, 2025
Charges Due: June 11, 2025

Service Period: Apr 16, 2025 - May 15, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	259 kWh @ \$0.03412/kWh	\$8.84
Fixture & Maintenance Charge	11 Fixtures	\$312.21
Lighting Pole / Wire	11 Poles	\$311.52
Lighting Fuel Charge	259 kWh @ \$0.03059/kWh	\$7.92
Storm Protection Charge	259 kWh @ \$0.00559/kWh	\$1.45
Clean Energy Transition Mechanism	259 kWh @ \$0.00043/kWh	\$0.11
Storm Surcharge	259 kWh @ \$0.01230/kWh	\$3.19
Florida Gross Receipt Tax		\$0.55

Lighting Charges

\$645.79

Total Current Month's Charges

\$645.79

Important Messages

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Quarterly Fuel Source Update

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Credit or Debit Card

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Phone

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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WATERLEAF CDD
WATERLEAF, PH 4C
RIVERVIEW, FL 33578-0000

Statement Date: May 21, 2025

Amount Due: \$558.57

Due Date: June 11, 2025

Account #: 221007576608

DO NOT PAY. Your account will be drafted on June 11, 2025

Account Summary

Current Service Period: April 16, 2025 - May 15, 2025

Previous Amount Due \$558.57

Payment(s) Received Since Last Statement -\$558.57

Current Month's Charges \$558.57

Amount Due by June 11, 2025 \$558.57

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

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a safe distance away and call 911.

For more safety tips, visit

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To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 221007576608

Due Date: June 11, 2025



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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$558.57

Payment Amount: \$ _____

661260806087

Your account will be
drafted on June 11, 2025

WATERLEAF CDD
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
WATERLEAF
PH 4C, RIVERVIEW, FL 33578-0000

Account #: 221007576608
Statement Date: May 21, 2025
Charges Due: June 11, 2025

Service Period: Apr 16, 2025 - May 15, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	228 kWh @ \$0.03412/kWh	\$7.78
Fixture & Maintenance Charge	12 Fixtures	\$199.32
Lighting Pole / Wire	12 Poles	\$339.84
Lighting Fuel Charge	228 kWh @ \$0.03059/kWh	\$6.97
Storm Protection Charge	228 kWh @ \$0.00559/kWh	\$1.27
Clean Energy Transition Mechanism	228 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	228 kWh @ \$0.01230/kWh	\$2.80
Florida Gross Receipt Tax		\$0.49

Lighting Charges **\$558.57**

Total Current Month's Charges

\$558.57

Important Messages

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Quarterly Fuel Source Update

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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WATERLEAF CDD
WATERLEAF PH 5B, LIGHTS
RIVERVIEW, FL 33579

Statement Date: May 21, 2025

Amount Due: \$512.02

Due Date: June 11, 2025

Account #: 221007836846

DO NOT PAY. Your account will be drafted on June 11, 2025

Account Summary

Current Service Period: April 16, 2025 - May 15, 2025

Previous Amount Due	\$512.02
Payment(s) Received Since Last Statement	-\$512.02

Current Month's Charges	\$512.02
-------------------------	----------

Amount Due by June 11, 2025 \$512.02

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
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Account #: 221007836846

Due Date: June 11, 2025



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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$512.02

Payment Amount: \$ _____

661260806089

Your account will be
drafted on June 11, 2025

WATERLEAF CDD
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
WATERLEAF PH 5B
LIGHTS, RIVERVIEW, FL 33579

Account #: 221007836846
Statement Date: May 21, 2025
Charges Due: June 11, 2025

Service Period: Apr 16, 2025 - May 15, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	209 kWh @ \$0.03412/kWh	\$7.13
Fixture & Maintenance Charge	11 Fixtures	\$182.71
Lighting Pole / Wire	11 Poles	\$311.52
Lighting Fuel Charge	209 kWh @ \$0.03059/kWh	\$6.39
Storm Protection Charge	209 kWh @ \$0.00559/kWh	\$1.17
Clean Energy Transition Mechanism	209 kWh @ \$0.00043/kWh	\$0.09
Storm Surcharge	209 kWh @ \$0.01230/kWh	\$2.57
Florida Gross Receipt Tax		\$0.44

Lighting Charges **\$512.02**

Total Current Month's Charges

\$512.02

Important Messages

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WATERLEAF CDD
11111 BIG BEND RD, PH 6B
RIVERVIEW, FL 33579-7130

Statement Date: May 21, 2025

Amount Due: **\$837.87**

Due Date: June 11, 2025

Account #: 221008251383

DO NOT PAY. Your account will be drafted on June 11, 2025

Account Summary

Current Service Period: April 16, 2025 - May 15, 2025

Previous Amount Due \$837.87

Payment(s) Received Since Last Statement -\$837.87

Current Month's Charges **\$837.87**

Amount Due by June 11, 2025 **\$837.87**

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Account #: 221008251383

Due Date: June 11, 2025



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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: **\$837.87**

Payment Amount: \$ _____

605088195837

Your account will be
drafted on June 11, 2025

WATERLEAF CDD
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
11111 BIG BEND RD
PH 6B, RIVERVIEW, FL 33579-7130

Account #: 221008251383
Statement Date: May 21, 2025
Charges Due: June 11, 2025

Service Period: Apr 16, 2025 - May 15, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	342 kWh @ \$0.03412/kWh	\$11.67
Fixture & Maintenance Charge	18 Fixtures	\$298.98
Lighting Pole / Wire	18 Poles	\$509.76
Lighting Fuel Charge	342 kWh @ \$0.03059/kWh	\$10.46
Storm Protection Charge	342 kWh @ \$0.00559/kWh	\$1.91
Clean Energy Transition Mechanism	342 kWh @ \$0.00043/kWh	\$0.15
Storm Surcharge	342 kWh @ \$0.01230/kWh	\$4.21
Florida Gross Receipt Tax		\$0.73

Lighting Charges **\$837.87**

Total Current Month's Charges

\$837.87

Important Messages

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Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at **TampaElectric.com**



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

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Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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WATERLEAF CDD
12062 CARDINAL FLOWER DR
RIVERVIEW, FL 33579-4114

Statement Date: May 21, 2025

Amount Due: **\$34.44**

Due Date: June 11, 2025

Account #: 221007714621

DO NOT PAY. Your account will be drafted on June 11, 2025

Your Energy Insight



Your average daily kWh used was **0% higher** than the same period last year.



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit
TampaElectric.com/PowerLineSafety

Account Summary

Current Service Period: April 16, 2025 - May 15, 2025

Previous Amount Due	\$31.83
Payment(s) Received Since Last Statement	-\$31.83

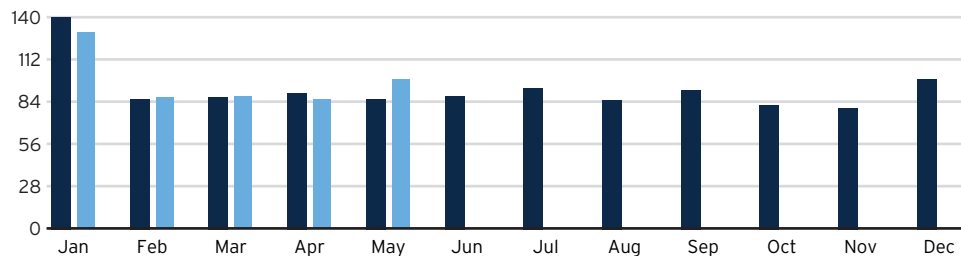
Current Month's Charges	\$34.44
--------------------------------	----------------

Amount Due by June 11, 2025	\$34.44
------------------------------------	----------------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)

■ 2024 ■ 2025



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 221007714621

Due Date: June 11, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: **\$34.44**

Payment Amount: \$ _____

661260806088

Your account will be
drafted on June 11, 2025

WATERLEAF CDD
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: **TECO**
Please write your account number on the memo line of your check.



Service For:
12062 CARDINAL FLOWER DR
RIVERVIEW, FL 33579-4114

Account #: 221007714621
Statement Date: May 21, 2025
Charges Due: June 11, 2025


Meter Read

Service Period: Apr 16, 2025 - May 15, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489409	05/15/2025	5,272		5,173		99 kWh	1	30 Days

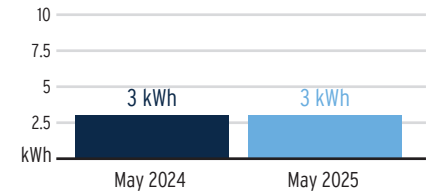
Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	99 kWh @ \$0.08641/kWh	\$8.55
	Fuel Charge	99 kWh @ \$0.03083/kWh	\$3.05
	Storm Protection Charge	99 kWh @ \$0.00577/kWh	\$0.57
	Clean Energy Transition Mechanism	99 kWh @ \$0.00418/kWh	\$0.41
	Storm Surcharge	99 kWh @ \$0.02121/kWh	\$2.10
	Florida Gross Receipt Tax		\$0.86
	Electric Service Cost		\$34.44

Total Current Month's Charges

\$34.44

Avg kWh Used Per Day



Important Messages

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WATERLEAF CDD
11995 BIG BEND RD WL, 2
RIVERVIEW, FL 33579-0000

Statement Date: May 21, 2025

Amount Due: **\$194.57**

Due Date: June 11, 2025

Account #: 211001136988

DO NOT PAY. Your account will be drafted on June 11, 2025

Your Energy Insight



Your average daily kWh used was **153.33% higher** than the same period last year.



Your average daily kWh used was **111.11% higher** than it was in your previous period.



Scan here to view your account online.



DOWNED IS DANGEROUS!

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For more safety tips, visit
TampaElectric.com/PowerLineSafety

Account Summary

Current Service Period: April 16, 2025 - May 15, 2025

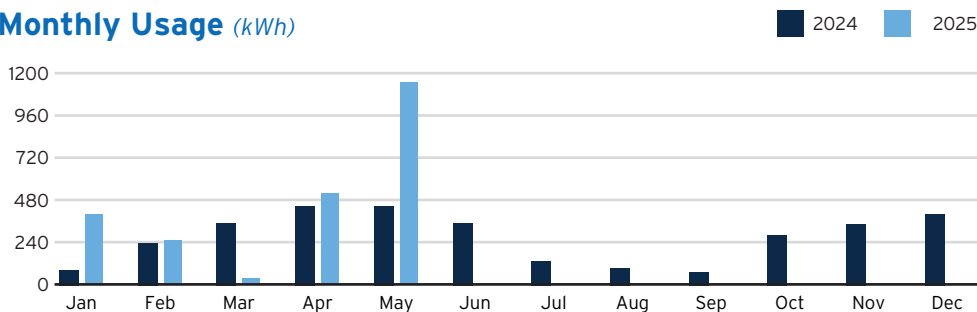
Previous Amount Due	\$98.04
Payment(s) Received Since Last Statement	-\$98.04

Current Month's Charges	\$194.57
--------------------------------	-----------------

Amount Due by June 11, 2025	\$194.57
------------------------------------	-----------------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 211001136988

Due Date: June 11, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: **\$194.57**

Payment Amount: \$ _____

632865904332

Your account will be
drafted on June 11, 2025

WATERLEAF CDD
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: **TECO**
Please write your account number on the memo line of your check.



Service For:
11995 BIG BEND RD WL
2, RIVERVIEW, FL 33579-0000

Account #: 211001136988
Statement Date: May 21, 2025
Charges Due: June 11, 2025

Meter Read


Meter Location: # 2

Service Period: Apr 16, 2025 - May 15, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555918	05/15/2025	19,073		17,922		1,151 kWh	1	30 Days

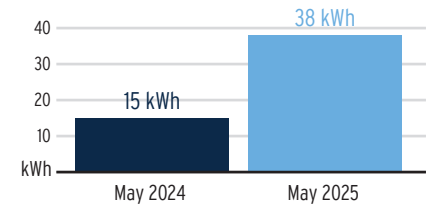
Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	1,151 kWh @ \$0.08641/kWh	\$99.46
	Fuel Charge	1,151 kWh @ \$0.03083/kWh	\$35.49
	Storm Protection Charge	1,151 kWh @ \$0.00577/kWh	\$6.64
	Clean Energy Transition Mechanism	1,151 kWh @ \$0.00418/kWh	\$4.81
	Storm Surcharge	1,151 kWh @ \$0.02121/kWh	\$24.41
	Florida Gross Receipt Tax		\$4.86
	Electric Service Cost		\$194.57

Total Current Month's Charges

\$194.57

Avg kWh Used Per Day



Important Messages

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Hearing Impaired/TTY:

7-1-1

Power Outage:

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Energy-Saving Programs:

813-275-3909

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WATERLEAF CDD
13104 WATERLEAF VISTA BLVD, GATE
RIVERVIEW, FL 33579-0000

Statement Date: May 21, 2025

Amount Due: **\$741.30**

Due Date: June 11, 2025

Account #: 211001137200

DO NOT PAY. Your account will be drafted on June 11, 2025

Account Summary

Current Service Period: April 16, 2025 - May 15, 2025

Previous Amount Due	\$651.91
Payment(s) Received Since Last Statement	-\$651.91

Current Month's Charges	\$741.30
--------------------------------	-----------------

Amount Due by June 11, 2025	\$741.30
------------------------------------	-----------------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **4.24% lower** than the same period last year.



Your average daily kWh used was **10.49% higher** than it was in your previous period.



Scan here to view your account online.

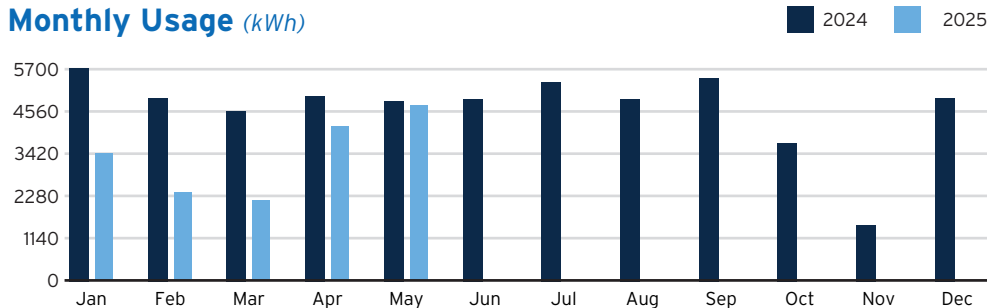


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TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



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To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 211001137200

Due Date: June 11, 2025



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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: **\$741.30**

Payment Amount: \$ _____

632865904333

Your account will be
drafted on June 11, 2025

WATERLEAF CDD
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
13104 WATERLEAF VISTA BLVD
GATE, RIVERVIEW, FL 33579-0000

Account #: 211001137200
Statement Date: May 21, 2025
Charges Due: June 11, 2025


Meter Read

Service Period: Apr 16, 2025 - May 15, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000460886	05/15/2025	19,113		14,370		4,743 kWh	1	30 Days

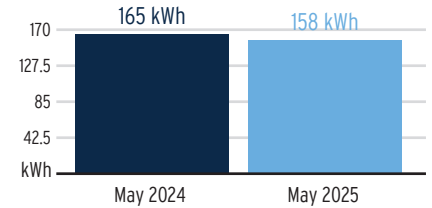
Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	4,743 kWh @ \$0.08641/kWh	\$409.84
	Fuel Charge	4,743 kWh @ \$0.03083/kWh	\$146.23
	Storm Protection Charge	4,743 kWh @ \$0.00577/kWh	\$27.37
	Clean Energy Transition Mechanism	4,743 kWh @ \$0.00418/kWh	\$19.83
	Storm Surcharge	4,743 kWh @ \$0.02121/kWh	\$100.60
	Florida Gross Receipt Tax		\$18.53
	Electric Service Cost		\$741.30

Total Current Month's Charges

\$741.30

Avg kWh Used Per Day



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813-223-0800 (Hillsborough)

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Hearing Impaired/TTY:

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Power Outage:

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813-275-3909

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WATERLEAF CDD
13119 WATERLEAF VISTA BLVD, WE
RIVERVIEW, FL 33579-0000

Statement Date: May 21, 2025

Amount Due: **\$375.39**

Due Date: June 11, 2025

Account #: 211001137432

DO NOT PAY. Your account will be drafted on June 11, 2025

Account Summary

Current Service Period: April 16, 2025 - May 15, 2025

Previous Amount Due	\$336.54
Payment(s) Received Since Last Statement	-\$336.54

Current Month's Charges	\$375.39
--------------------------------	-----------------

Amount Due by June 11, 2025	\$375.39
------------------------------------	-----------------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **4.88% lower** than the same period last year.



Your average daily kWh used was **8.33% higher** than it was in your previous period.



Scan here to view your account online.

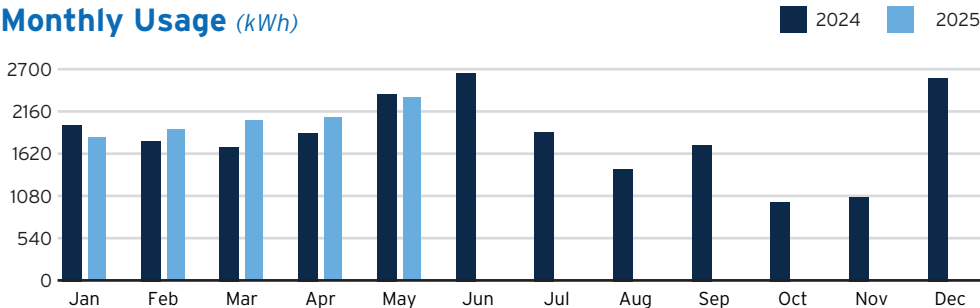


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Monthly Usage (kWh)



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211001137432

Due Date: June 11, 2025



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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: **\$375.39**

Payment Amount: \$ _____

632865904334

Your account will be
drafted on June 11, 2025

WATERLEAF CDD
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
13119 WATERLEAF VISTA BLVD
WE, RIVERVIEW, FL 33579-0000

Account #: 211001137432
Statement Date: May 21, 2025
Charges Due: June 11, 2025


Meter Read

Service Period: Apr 16, 2025 - May 15, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000508572	05/15/2025	29,901		27,562		2,339 kWh	1	30 Days

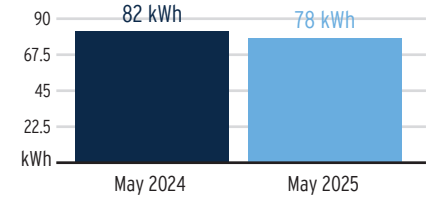
Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	2,339 kWh @ \$0.08641/kWh	\$202.11
	Fuel Charge	2,339 kWh @ \$0.03083/kWh	\$72.11
	Storm Protection Charge	2,339 kWh @ \$0.00577/kWh	\$13.50
	Clean Energy Transition Mechanism	2,339 kWh @ \$0.00418/kWh	\$9.78
	Storm Surcharge	2,339 kWh @ \$0.02121/kWh	\$49.61
	Florida Gross Receipt Tax		\$9.38
	Electric Service Cost		\$375.39

Total Current Month's Charges

\$375.39

Avg kWh Used Per Day



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Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERLEAF COMMUNITY DEVELOPMENT DISTRICT	8401609372	05/19/2025	06/09/2025

Service Address: 13151 WATERLEAF VISTA BLVD

Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53384235	04/15/2025	27038	05/14/2025	27311	27300 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$82.45
Water Base Charge	\$48.58
Water Usage Charge	\$42.50
Sewer Base Charge	\$117.80
Sewer Usage Charge	\$178.00

Summary of Account Charges

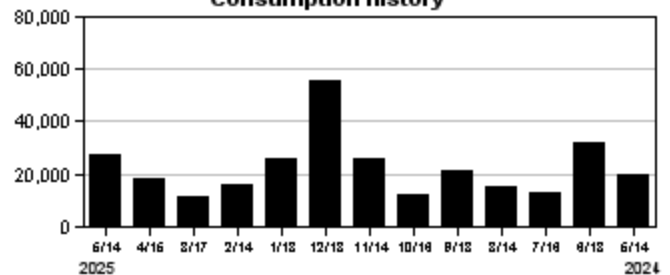
Previous Balance	\$362.67
Net Payments - Thank You	\$-362.67
Total Account Charges	\$475.36
AMOUNT DUE	\$475.36

Important Message

This account has ACH payment method

Tampa Bay Water Wise offers rebates to residents and businesses for water-saving upgrades like high-efficiency toilets and efficient sprinkler systems. Save water, reduce utility costs, and protect our resources. Learn more at TampaBayWaterWise.org/HB.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 8401609372



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



WATERLEAF COMMUNITY DEVELOPMENT DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

9,4138

DUE DATE	06/09/2025
AMOUNT DUE	\$475.36
AMOUNT PAID	



0084016093720 00000475368



INVOICE

To view your Insert
Click the link below:
[INSERT1](#)

Customer ID:
Customer Name:
Service Period:
Invoice Date:
Invoice Number:

19-04633-53006
WATERLEAF CDD
06/01/25-06/30/25
05/27/2025
0153865-2206-2

How to Contact Us

Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.



Customer Service: (813) 621-3055

Your Payment is Due

Jun 26, 2025

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$347.42

If payment is received after
06/26/2025: **\$ 356.11**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
299.59		(299.59)		0.00		347.42		347.42

IMPORTANT MESSAGES

Invoice includes price increase that requires your consent. Your enclosed invoice (next invoice for some customers billed in arrears) contains a service rate increase. All or some of this increase (1) above the increase in the Consumer Price Index (using the Water, Sewer, and Trash Collection CPI published by U.S. Bureau of Labor Statistics, 12 month rolling average) and (2) above any increase in disposal, processing and/or transportation costs, plus an amount for operating margin, requires your consent. Your consent will be deemed to occur upon payment of the new service rate. If you do not consent to the increase, you have the right to terminate the service agreement within 30 days. Check your service agreement for your applicable terms and visit wm.com/billhelp or contact us if you have any questions.

***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.



----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA
WM - TAMPA
PO BOX 3020
MONROE, WI 53566-8320
(813) 621-3055
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
05/27/2025	0153865-2206-2	19-04633-53006
Payment Terms	Total Due	Amount
Total Due by 06/26/2025	\$347.42	
If Received after 06/26/2025	\$356.11	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$347.42.

2206000190463353006001538650000003474200000034742 8

I0290C44

WATERLEAF CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

May 16, 2025
Invoice Number: 2395048051625
Account Number: **8337 12 028 2395048**
Security Code: 13151 WATERLEAF VISTA
Service At: BLVD OFFC
RIVERVIEW FL 33579

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

NEWS AND INFORMATION

Upgrade to faster Internet speeds and ask how you can get a three year price guarantee! Call **1-855-581-7138** to get started.

Summary

*Service from 05/16/25 through 06/15/25
details on following pages*

Previous Balance	195.57
Payments Received -Thank You!	-195.57
Remaining Balance	\$0.00
Spectrum Business™ Internet	130.00
Other Charges	0.00
Current Charges	\$130.00
<i>YOUR AUTO PAY WILL BE PROCESSED 06/02/25</i>	
Total Due by Auto Pay	\$130.00



Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 16 05172025 NNNNNNNN 01 002024 0008

Waterleaf CDD
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

May 16, 2025

Waterleaf CDD

Invoice Number: 2395048051625
Account Number: 8337 12 028 2395048
Service At: 13151 WATERLEAF VISTA
BLVD OFFC
RIVERVIEW FL 33579

Total Due by Auto Pay **\$130.00**



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712028239504800130005

Invoice Number: 2395048051625
 Account Number: 8337 12 028 2395048
 Security Code:

Waterleaf CDD

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 NO RP 16 05172025 NNNNNNNN 01 002024 0008

Charge Details

Previous Balance		195.57
EFT Payment	05/02	-195.57
Remaining Balance		\$0.00

Payments received after 05/16/25 will appear on your next bill.

Service from 05/16/25 through 06/15/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 5	30.00
Spectrum Business Internet Premier	130.00
Promotional Discount	-30.00
	\$130.00

Spectrum Business™ Internet Total \$130.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges \$130.00

Total Due by Auto Pay \$130.00

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



May 21, 2025
Invoice Number: 2480329052125
Account Number:
Security Code: 13151 WATERLEAF VISTA
Service At: SB
RIVERVIEW FL 33579

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary *Service from 05/21/25 through 06/20/25
details on following pages*

Previous Balance	130.00
Payments Received -Thank You!	-130.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	130.00
Other Charges	0.00
Current Charges	\$130.00
<i>YOUR AUTO PAY WILL BE PROCESSED 06/08/25</i>	
Total Due by Auto Pay	\$130.00



Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 21 05222025 NNNNNNNN 01 002051 0008

WATERLEAF CDD
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

May 21, 2025

WATERLEAF CDD

Invoice Number: 2480329052125
Account Number: 8337 12 028 2480329
Service At: 13151 WATERLEAF VISTA
SB
RIVERVIEW FL 33579

Total Due by Auto Pay **\$130.00**



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712028248032900130005



Invoice Number: 2480329052125
 Account Number: 8337 12 028 2480329
 Security Code:

WATERLEAF CDD

Contact UsVisit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8633 2390 NO RP 21 05222025 NNNNNNNN 01 002051 0008

Charge Details

Previous Balance		130.00
EFT Payment	05/08	-130.00
Remaining Balance		\$0.00

Payments received after 05/21/25 will appear on your next bill.

Service from 05/21/25 through 06/20/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-30.00
Promotional Discount	-60.00

Your promotional price will expire on 04/20/26

\$130.00**Spectrum Business™ Internet Total \$130.00****Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges \$130.00**Total Due by Auto Pay \$130.00****Billing Information**

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Continued on the next page....

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Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

For questions or concerns, please call **1-866-519-1263**.

June 2, 2025

Invoice Number: 2392383060225

Account Number: 8337 12 028 2392383

Security Code:

Service At: 13151 WATERLEAF VISTA BLVD
RIVERVIEW FL 33579

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at 855-252-0675

Summary

Service from 06/02/25 through 07/01/25
details on following pages

Previous Balance	160.00
Payments Received -Thank You!	-160.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	120.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	\$160.00
YOUR AUTO PAY WILL BE PROCESSED 06/19/25	
Total Due by Auto Pay	\$160.00

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Call 1-866-738-0242 and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Stream the entertainment your customers love with TV Stream!
Call 1-844-939-0524 today.

Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 02 06032025 NNNNNNNN 01 001661 0006

Waterleaf CDD
DPFG
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

June 2, 2025

Waterleaf CDD

Invoice Number: 2392383060225

Account Number: 8337 12 028 2392383

Service At: 13151 WATERLEAF VISTA BLVD
RIVERVIEW FL 33579

Total Due by Auto Pay

\$160.00



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712028239238300160002



Invoice Number: 2392383060225
 Account Number: 8337 12 028 2392383
 Security Code:

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 NO RP 02 06032025 NNNNNNNN 01 001661 0006

Charge Details

Previous Balance		160.00
EFT Payment	05/19	-160.00
Remaining Balance		\$0.00

Payments received after 06/02/25 will appear on your next bill.

Service from 06/02/25 through 07/01/25

Spectrum Business™ Internet

Spectrum Business Internet	130.00
Promotional Discount	-30.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	\$120.00

Spectrum Business™ Internet Total **\$120.00**

Spectrum Business™ Voice

Phone number (813) 284-7932

Spectrum Business Voice	40.00
	\$40.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$40.00**

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Other Charges Continued

Current Charges	\$160.00
Total Due by Auto Pay	\$160.00

Billing Information

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The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES:
 E911 Fee \$0.40, Federal USF \$2.35, Florida CST \$8.51, TRS Surcharge \$0.08.

Continued on the next page....

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For questions or concerns, please call **1-866-519-1263**.



SECTION B

Waterleaf
Community Development District

Unaudited Financial Reporting
June 30, 2025



Waterleaf
Community Development District
Combined Balance Sheet
June 30, 2025

	General Fund	Capital Reserve Fund	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account	\$ 573,231	\$ -	\$ -	\$ -	\$ 573,231
<u>Investments:</u>					
Money Market Account	-	786,709	-	-	786,709
<u>Series 2016A-1</u>					
Reserve	-	-	70,125	-	70,125
Revenue	-	-	111,980	-	111,980
Prepayment	-	-	500	-	500
<u>Series 2017A-1</u>					
Reserve	-	-	39,242	-	39,242
Revenue	-	-	84,155	-	84,155
Prepayment	-	-	3	-	3
<u>Series 2025-1</u>					
Revenue	-	-	4,400	-	4,400
Interest	-	-	56,587	-	56,587
Cost of Issuance	-	-	11,178	-	11,178
<u>Series 2025-2</u>					
Revenue	-	-	2,332	-	2,332
Interest	-	-	61,360	-	61,360
Cost of Issuance	-	-	11,159	-	11,159
Accounts Receivable	32	-	-	-	32
Due from General Fund	-	108,812	22,214	678	131,705
Due from Debt Service	20,500	-	-	-	20,500
Prepaid Expenses	-	-	-	-	-
Deposits	15,913	-	-	-	15,913
Total Assets	\$ 609,677	\$ 895,521	\$ 475,234	\$ 678	\$ 1,981,110
Liabilities:					
Accounts Payable	\$ 21,444	\$ -	\$ -	\$ -	\$ 21,444
Accrued Expenses	13,146	-	-	-	13,146
Due to Capital Projects	678	-	-	-	678
Due to Debt Service	22,214	-	-	-	22,214
Due to Capital Reserve	108,812	-	-	-	108,812
Due to General Fund	-	-	20,500	-	20,500
Total Liabilities	\$ 166,295	\$ -	\$ 20,500	\$ -	\$ 186,795
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Deposits	15,913	-	-	-	15,913
Restricted for:					
Debt Service - Series 2013A	-	-	-	-	-
Debt Service - Series 2014A	-	-	-	-	-
Debt Service - Series 2016	-	-	183,419	-	183,419
Debt Service - Series 2017A	-	-	124,299	-	124,299
Debt Service - Series 2025-1	-	-	72,165	-	72,165
Debt Service - Series 2025-2	-	-	74,850	-	74,850
Capital Projects - Series 2017A	-	-	-	678	678
Assigned for:					
Capital Reserves	-	895,521	-	-	895,521
Unassigned	427,469	-	-	-	427,469
Total Fund Balances	\$ 443,382	\$ 895,521	\$ 454,734	\$ 678	\$ 1,794,315
Total Liabilities & Fund Balance	\$ 609,677	\$ 895,521	\$ 475,234	\$ 678	\$ 1,981,110

Waterleaf
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance

Revenues:

Special Assessments - Tax Roll	\$ 1,101,085	\$ 1,101,085	\$ 1,106,032	\$ 4,946
Interest Income	-	-	2,592	2,592
Rental Income	-	-	300	300

Total Revenues	\$ 1,101,085	\$ 1,101,085	\$ 1,108,924	\$ 7,838
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Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 9,000	\$ 6,600	\$ 2,400
FICA Expense	918	689	413	275
Payroll Services	650	488	116	371
Engineering	13,000	13,000	13,000	-
Attorney	28,000	21,000	41,958	(20,958)
Annual Audit	3,480	2,610	-	2,610
Assessment Administration	5,000	5,000	-	5,000
Dissemination	2,500	1,875	104	1,771
Trustee Fees	18,587	13,940	11,422	2,519
Arbitrage	1,300	975	-	975
Management Fees	38,500	28,875	32,710	(3,835)
Information Technology	-	-	75	(75)
Website Hosting	1,900	1,425	1,565	(140)
Postage & Delivery	1,300	975	24	951
Insurance	61,154	61,154	56,168	4,986
Legal Advertising	3,000	2,250	45	2,205
Other Current Charges	225	169	35	134
Dues, Licenses & Subscriptions	175	175	175	-

Total General & Administrative	\$ 191,689	\$ 163,599	\$ 164,410	\$ (811)
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Operations & Maintenance

Field Expenditures

Field Management	\$ 15,000	\$ 11,250	\$ 11,250	\$ -
Electric- Streetlights	132,292	99,219	96,211	3,008
Electric- Irrigation	14,081	10,561	8,279	2,282
Aquatic Maintenance	22,860	17,145	24,975	(7,830)
Landscape Maintenance	257,328	192,996	192,996	-
Landscape Enhancements & Replacement	50,000	37,500	29,641	7,860
Irrigation Repairs & Maintenance	5,000	3,750	7,490	(3,740)
Hardscape Cleaning	12,000	9,000	-	9,000
Gate & Fountain Maintenance	10,000	7,500	12,052	(4,552)
Pet Waste Stations	4,483	3,362	1,457	1,905
Holiday Lighting & Decorations	5,810	4,358	4,314	44
Wildlife Management	-	-	4,050	(4,050)
Contingency	1,000	750	6,001	(5,251)

Subtotal Field Expenditures	\$ 529,854	\$ 397,391	\$ 398,715	\$ (1,324)
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Waterleaf
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Amenity Expenditures				
Amenity Management	\$ 45,312	\$ 33,984	\$ 31,671	\$ 2,313
Electric- Amenity Building	9,924	7,443	5,438	2,005
Water & Sewer	4,400	3,300	4,008	(708)
Refuse Removal	3,600	2,700	3,351	(651)
Internet Services	5,008	3,756	3,640	116
Pest Control	1,006	755	855	(100)
Security Monitoring	2,160	1,620	4,806	(3,186)
Pool Service Contract	36,000	27,000	27,000	-
Pool Repair and Maintenance	3,500	2,625	8,772	(6,147)
Pool Permits	280	210	-	
Power Washing	10,000	7,500	650	6,850
Amenity- Other Landscape	6,000	4,500	19,100	(14,600)
Amenity Repairs & Maintenance	10,000	7,500	-	7,500
Contingency	1,000	750	1,176	(426)
Subtotal Amenity Expenditures	\$ 138,190	\$ 103,643	\$ 110,466	\$ (7,033)
Total Operations & Maintenance	\$ 668,044	\$ 501,033	\$ 509,181	\$ (8,358)
Total Expenditures	\$ 859,733	\$ 664,632	\$ 673,590	\$ (9,168)
Excess (Deficiency) of Revenues over Expenditures	\$ 241,352		\$ 435,333	
<i>Other Financing Sources/(Uses):</i>				
Improvements- Other	\$ (8,491)	\$ -	\$ -	\$ -
Transfer Out- Capital Reserve	(232,860)	(232,860)	(340,882)	(108,022)
Total Other Financing Sources/(Uses)	\$ (241,352)	\$ (232,860)	\$ (340,882)	\$ (108,022)
Net Change in Fund Balance	\$ -		\$ 94,451	
Fund Balance - Beginning	\$ -		\$ 348,931	
Fund Balance - Ending	\$ -		\$ 443,382	

Waterleaf
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ 0	\$ 25,227	\$ 857,996	\$ 147,066	\$ 23,544	\$ 12,787	\$ 30,725	\$ -	\$ 8,686	\$ -	\$ -	\$ -	\$ 1,106,032
Interest Income	0	-	-	2,110	-	-	482	-	-	-	-	-	2,592
Rental Income	-	-	-	-	-	150	200	100	(150)	-	-	-	300
Total Revenues	\$ 1	\$ 25,227	\$ 857,996	\$ 149,175	\$ 23,544	\$ 12,937	\$ 31,407	\$ 100	\$ 8,536	\$ -	\$ -	\$ -	\$ 1,108,924

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ 2,200	\$ 400	\$ 2,800	\$ -	\$ -	\$ -	\$ -	\$ 6,600
FICA Expense	-	-	-	-	-	168	31	214	-	-	-	-	413
Payroll Services	-	-	-	-	-	35	38	43	-	-	-	-	116
Engineering	-	-	3,616	3,764	-	5,620	-	-	-	-	-	-	13,000
Attorney	1,290	7,532	7,261	7,780	4,635	3,904	4,660	4,897	-	-	-	-	41,958
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	-	-	-	-	-	-	-	-	104	-	-	-	104
Trustee Fees	7,381	-	4,041	-	-	-	-	-	-	-	-	-	11,422
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,662	3,662	3,662	3,662	3,662	3,662	3,662	3,662	3,416	-	-	-	32,710
Information Technology	-	-	-	-	-	-	-	-	75	-	-	-	75
Website Hosting	1,515	-	-	-	-	-	-	-	50	-	-	-	1,565
Postage & Delivery	-	20	1	3	-	-	-	-	-	-	-	-	24
Insurance	56,168	-	-	-	-	-	-	-	-	-	-	-	56,168
Legal Advertising	-	81	-	-	-	(59)	-	23	-	-	-	-	45
Other Current Charges	-	-	-	-	-	-	-	-	35	-	-	-	35
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 70,191	\$ 11,295	\$ 19,780	\$ 15,208	\$ 8,296	\$ 15,531	\$ 8,791	\$ 11,639	\$ 3,680	\$ -	\$ -	\$ -	\$ 164,410

Operations & Maintenance

Field Expenditures

Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ 11,250
Electric- Streetlights	10,817	10,817	10,441	10,646	10,646	10,707	10,707	10,707	10,722	-	-	-	96,211
Electric- Irrigation	745	469	1,107	842	686	742	1,118	1,346	1,222	-	-	-	8,279
Aquatic Maintenance	1,905	1,905	1,905	1,905	1,905	1,905	1,905	9,735	1,905	-	-	-	24,975
Landscape Maintenance	21,444	21,444	21,444	21,444	21,444	21,444	21,444	21,444	21,444	-	-	-	192,996
Landscape Enhancements & Replacement	-	728	24,975	-	-	3,938	-	-	-	-	-	-	29,641
Irrigation Repairs & Maintenance	-	1,175	-	-	794	461	4,127	933	-	-	-	-	7,490
Hardscape Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Gate & Fountain Maintenance	142	2,972	1,349	2,664	235	1,544	1,335	1,133	679	-	-	-	12,052
Pet Waste Stations	-	171	685	343	258	-	-	-	-	-	-	-	1,457
Holiday Lighting & Decorations	-	-	4,314	-	-	-	-	-	-	-	-	-	4,314
Wildlife Management	-	2,700	1,350	-	-	-	-	-	-	-	-	-	4,050
Contingency	-	-	-	-	379	-	-	5,622	-	-	-	-	6,001
Subtotal Field Expenditures	\$ 36,303	\$ 43,632	\$ 68,821	\$ 39,094	\$ 37,597	\$ 41,991	\$ 41,886	\$ 52,170	\$ 37,222	\$ -	\$ -	\$ -	\$ 398,715

Waterleaf
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenditures													
Amenity Management	\$ 3,662	\$ 3,662	\$ 3,662	\$ 3,761	\$ 3,761	\$ 3,761	\$ 3,761	\$ 3,761	\$ 1,881	\$ -	\$ -	\$ -	\$ 31,671
Electric- Amenity Building	78	551	638	702	625	736	662	700	745	-	-	-	5,438
Water & Sewer	284	458	827	457	362	293	363	475	489	-	-	-	4,008
Refuse Removal	373	373	373	373	373	279	560	300	347	-	-	-	3,351
Internet Services	150	385	434	434	434	444	454	486	420	-	-	-	3,640
Pest Control	351	63	63	63	63	63	63	63	63	-	-	-	855
Security Monitoring	1,756	375	-	165	1,455	215	165	675	-	-	-	-	4,806
Pool Service Contract	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	-	-	-	27,000
Pool Repair and Maintenance	1,925	729	688	-	-	-	-	4,680	750	-	-	-	8,772
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Power Washing	-	-	-	-	-	-	-	-	650	-	-	-	650
Amenity- Other Landscape	-	8,941	616	-	-	4,114	5,428	-	-	-	-	-	19,100
Amenity Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	762	350	64	-	-	-	-	-	-	-	-	-	1,176
Subtotal Amenity Expenditures	\$ 12,340	\$ 18,887	\$ 10,366	\$ 8,955	\$ 10,073	\$ 12,904	\$ 14,456	\$ 14,140	\$ 8,345	\$ -	\$ -	\$ -	\$ 110,466
Total Operations & Maintenance	\$ 48,643	\$ 62,519	\$ 79,186	\$ 48,048	\$ 47,670	\$ 54,895	\$ 56,342	\$ 66,310	\$ 45,567	\$ -	\$ -	\$ -	\$ 509,181
Total Expenditures	\$ 118,834	\$ 73,813	\$ 98,967	\$ 63,256	\$ 55,967	\$ 70,426	\$ 65,132	\$ 77,949	\$ 49,247	\$ -	\$ -	\$ -	\$ 673,590
Excess (Deficiency) of Revenues over Expenditures	\$ (118,833)	\$ (48,586)	\$ 759,030	\$ 85,919	\$ (32,423)	\$ (57,489)	\$ (33,725)	\$ (77,849)	\$ (40,711)	\$ -	\$ -	\$ -	\$ 435,333
Other Financing Sources/Uses:													
Improvements- Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer Out- Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ (231,607)	\$ -	\$ -	\$ (109,276)	\$ -	\$ -	\$ -	\$ -	\$ (340,882)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ (231,607)	\$ -	\$ -	\$ (109,276)	\$ -	\$ -	\$ -	\$ -	\$ (340,882)
Net Change in Fund Balance	\$ (118,833)	\$ (48,586)	\$ 759,030	\$ 85,919	\$ (264,029)	\$ (57,489)	\$ (33,725)	\$ (187,124)	\$ (40,711)	\$ -	\$ -	\$ -	\$ 94,451

Waterleaf
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<u>Revenues:</u>				
Interest Income	\$ -	\$ -	\$ 16,453	\$ 16,453
Total Revenues	\$ -	\$ -	\$ 16,453	\$ 16,453
<u>Expenditures:</u>				
Bank Fees	\$ -	\$ -	\$ 130	\$ (130)
Capital Outlay	\$ 232,860	\$ 174,645	\$ 74,678	\$ 99,967
Total Expenditures	\$ 232,860	\$ 174,645	\$ 74,808	\$ 99,837
Excess (Deficiency) of Revenues over Expenditures	\$ (232,860)		\$ (58,355)	
<u>Other Financing Sources/(Uses):</u>				
Transfer In- General Fund	\$ 232,860	\$ 232,860	\$ 340,882	\$ 108,022
Total Other Financing Sources/(Uses)	\$ 232,860	\$ 232,860	\$ 340,882	\$ 108,022
Net Change in Fund Balance	\$ 0		\$ 282,527	
Fund Balance - Beginning	\$ 612,995		\$ 612,994	
Fund Balance - Ending	\$ 612,995		\$ 895,521	

Waterleaf
Community Development District
Capital Reserve Fund
Capital Outlay Check Register Detail
For The Period Ending June 30, 2025

Vendor		Detail	Amount	
<u>Capital Outlay</u>				
<i>FY2025</i>				
Yellowstone Landscaping		Hurricane Milton Cleanup	\$	35,714.28
Yellowstone Landscaping		Hurricane Milton Cleanup	\$	5,413.25
Florida Playgrounds		Playground Equipment Deposit	\$	7,850.58
Yellowstone Landscaping		Hurricane Milton - Tree Removal	\$	17,849.00
Florida Playgrounds		Playground Equipment Balance Due	\$	7,850.58
Total			\$	<u>74,677.69</u>

Waterleaf
Community Development District
Debt Service Fund Series 2013A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 222,687	\$ 222,687	\$ 221,931	\$ (756)
Interest Income	-	-	7,868	7,868
Total Revenues	\$ 222,687	\$ 222,687	\$ 229,799	\$ 7,112
Expenditures:				
Interest - 11/1	\$ 85,313	\$ 85,313	\$ 85,313	\$ -
Principal - 5/1	50,000	50,000	-	50,000
Interest - 5/1	85,313	85,313	-	85,313
Total Expenditures	\$ 220,625	\$ 220,625	\$ 85,313	\$ 135,313
Excess (Deficiency) of Revenues over Expenditures	\$ 2,062		\$ 144,487	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (70,700)	\$ (70,700)
Transfer Out- Escrow	-	-	(452,386)	(452,386)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (523,087)	\$ (523,087)
Net Change in Fund Balance	\$ 2,062		\$ (378,600)	
Fund Balance - Beginning	\$ 378,600		\$ 378,600	
Fund Balance - Ending	\$ 380,662		\$ -	

Waterleaf
Community Development District
Debt Service Fund Series 2014A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 194,833	\$ 194,833	\$ 194,172	\$ (662)
Interest Income	-	-	3,979	3,979
Total Revenues	\$ 194,833	\$ 194,833	\$ 198,151	\$ 3,318
Expenditures:				
Interest - 11/1	\$ 66,398	\$ 66,398	\$ 66,398	\$ -
Principal - 5/1	60,000	60,000	-	60,000
Interest - 5/1	66,398	66,398	-	66,398
Total Expenditures	\$ 192,795	\$ 192,795	\$ 66,398	\$ 126,398
Excess (Deficiency) of Revenues over Expenditures	\$ 2,038		\$ 131,754	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (73,349)	\$ (73,349)
Transfer Out- Escrow	-	-	(260,772)	(260,772)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (334,121)	\$ (334,121)
Net Change in Fund Balance	\$ 2,038		\$ (202,367)	
Fund Balance - Beginning	\$ 202,367		\$ 202,367	
Fund Balance - Ending	\$ 204,405		\$ -	

Waterleaf
Community Development District
Debt Service Fund Series 2016A-1
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 142,075	\$ 142,075	\$ 142,407	\$ 332
Interest Income	-	-	5,912	5,912
Total Revenues	\$ 142,075	\$ 142,075	\$ 148,319	\$ 6,243
Expenditures:				
Interest - 11/1	\$ 47,656	\$ 47,656	\$ 47,656	\$ -
Principal - 5/1	45,000	45,000	45,000	-
Interest - 5/1	47,656	47,656	47,656	-
Total Expenditures	\$ 140,313	\$ 140,313	\$ 140,313	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,763		\$ 8,006	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 1,763		\$ 8,006	
Fund Balance - Beginning	\$ 175,413		\$ 175,413	
Fund Balance - Ending	\$ 177,176		\$ 183,419	

Waterleaf

Community Development District

Debt Service Fund Series 2017A-1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 156,969	\$ 156,969	\$ 157,335	\$ 367
Interest Income	-	-	3,773	3,773
Total Revenues	\$ 156,969	\$ 156,969	\$ 161,108	\$ 4,139
Expenditures:				
Interest - 11/1	\$ 56,984	\$ 56,984	\$ 56,984	\$ -
Principal - 5/1	40,000	40,000	40,000	-
Interest - 5/1	56,984	56,984	56,984	-
Total Expenditures	\$ 153,969	\$ 153,969	\$ 153,969	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,000		\$ 7,139	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 3,000		\$ 7,139	
Fund Balance - Beginning	\$ 117,160		\$ 117,160	
Fund Balance - Ending	\$ 120,160		\$ 124,299	

Waterleaf

Community Development District

Debt Service Fund Series 2025-1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -
Interest Income	-	-	537	537
Total Revenues	\$ -	\$ -	\$ 537	\$ 537
Expenditures:				
Misc- Loan Fee	-	-	10,020	(10,020)
Cost of Issuance	-	-	85,600	(85,600)
Total Expenditures	\$ -	\$ -	\$ 95,620	\$ (95,620)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (95,083)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 70,700	\$ 70,700
Transfer In- Escrow	-	-	452,386	452,386
Transfer Out- Escrow Refunding	-	-	(2,359,839)	(2,359,839)
Bond Proceeds	-	-	2,004,000	2,004,000
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 167,248	\$ 167,248
Net Change in Fund Balance	\$ -		\$ 72,165	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 72,165	

Waterleaf

Community Development District

Debt Service Fund Series 2025-2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -
Interest Income	-	-	592	592
Total Revenues	\$ -	\$ -	\$ 592	\$ 592
<u>Expenditures:</u>				
Misc- Loan Fee	-	-	10,865	(10,865)
Cost of Issuance	-	-	85,600	(85,600)
Total Expenditures	\$ -	\$ -	\$ 96,465	\$ (96,465)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (95,873)	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 73,349	\$ 73,349
Transfer In- Escrow	-	-	260,772	260,772
Transfer Out- Escrow Refunding	-	-	(2,336,398)	(2,336,398)
Bond Proceeds	-	-	2,173,000	2,173,000
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 170,723	\$ 170,723
Net Change in Fund Balance	\$ -		\$ 74,850	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 74,850	

Waterleaf
Community Development District
Capital Projects Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Series
	2017
<u>Revenues</u>	
Interest	\$ -
Total Revenues	\$ -
<u>Expenditures:</u>	
Capital Outlay	\$ -
Capital Outlay - Cost of Issuance	-
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -
<u>Other Financing Sources/(Uses)</u>	
Bond Proceeds	\$ -
Loan Fee	-
Transfer In/(Out)	-
Total Other Financing Sources (Uses)	\$ -
Net Change in Fund Balance	\$ -
Fund Balance - Beginning	\$ 678
Fund Balance - Ending	\$ 678

Waterleaf

Community Development District

Long Term Debt Report

Series 2016A-1, Capital Improvement Revenue Bond		
Interest Rate:		4.00-5.5%
Maturity Date:		5/1/2046
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement		\$70,125
Reserve Fund Balance		\$70,125
Bonds Outstanding - 6/23/16		\$2,080,000
Less: Principal Payment 5/1/2017		(\$30,000)
Less: Principal Payment 5/1/2018		(\$35,000)
Less: Special Call 11/1/2018		(\$15,000)
Less: Principal Payment 5/1/2019		(\$35,000)
Less: Principal Payment 5/1/2020		(\$35,000)
Less: Principal Payment 5/1/2021		(\$35,000)
Less: Principal Payment 5/1/2022		(\$40,000)
Less: Special Call 5/1/2022		(\$5,000)
Less: Principal Payment 5/1/2023		(\$40,000)
Less: Principal Payment 5/1/2024		(\$40,000)
Less: Principal Payment 5/1/2025		(\$45,000)
Current Bonds Outstanding		\$1,725,000

Series 2017, Special Assessment Revenue Bonds		
Interest Rate:		5.00-5.75%
Maturity Date:		5/1/2048
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement		\$39,242
Reserve Fund Balance		\$39,242
Bonds Outstanding - 11/21/2017		\$2,230,000
Less: Principal Payment 5/1/2019		(\$30,000)
Less: Principal Payment 5/1/2020		(\$30,000)
Less: Principal Payment 5/1/2021		(\$35,000)
Less: Principal Payment 5/1/2022		(\$35,000)
Less: Principal Payment 5/1/2023		(\$40,000)
Less: Principal Payment 5/1/2024		(\$40,000)
Less: Principal Payment 5/1/2025		(\$40,000)
Current Bonds Outstanding		\$1,980,000

Waterleaf
Community Development District
Long Term Debt Report

Series 2025-1, Capital Improvement Refunding Bonds	
Interest Rate:	4.59%
Maturity Date:	5/1/2044
Reserve Fund Definition	N/A
Reserve Fund Requirement	N/A
Reserve Fund Balance	N/A
Bonds Outstanding - 3/21/2025	\$2,004,000
Current Bonds Outstanding	\$2,004,000

Series 2025-2, Capital Improvement Refunding Bonds	
Interest Rate:	4.59%
Maturity Date:	5/1/2044
Reserve Fund Definition	N/A
Reserve Fund Requirement	N/A
Reserve Fund Balance	N/A
Bonds Outstanding - 3/21/2025	\$2,173,000
Current Bonds Outstanding	\$2,173,000

SECTION C

Waterleaf
Community Development District
Special Assessment Receipt Schedule
Fiscal Year 2025

Gross Assessments	\$ 1,171,367.44	\$ 236,901.41	\$ 207,269.66	\$ 151,143.88	\$ 166,987.95	\$ 1,933,670.34
Net Assessments	\$ 1,101,085.39	\$ 222,687.33	\$ 194,833.48	\$ 142,075.25	\$ 156,968.67	\$ 1,817,650.12
ON ROLL ASSESSMENTS						
	60.58%	12.25%	10.72%	7.82%	8.64%	100.00%

Date	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Series 2013 Debt Service	Series 2014 Debt Service	Series 2016 Debt Service	Series 2017 Debt Service	Total
11/6/24	10/01/2024-10/31/2024	\$16,056.21	(\$305.48)	(\$782.00)	\$0.00	\$14,968.73	\$9,067.67	\$1,833.88	\$1,604.49	\$1,170.02	\$1,292.67	\$14,968.73
11/19/24	11/01/2024-11/15/2024	\$22,928.50	(\$440.23)	(\$917.13)	\$0.00	\$21,571.14	\$13,067.24	\$2,642.76	\$2,312.21	\$1,686.09	\$1,862.84	\$21,571.14
11/21/24	11/16/2024-11/17/2024	\$5,425.88	(\$104.18)	(\$217.04)	\$0.00	\$5,104.66	\$3,092.27	\$625.39	\$547.17	\$399.00	\$440.83	\$5,104.66
12/03/24	11/18/2024-11/24/2024	\$37,486.91	(\$719.75)	(\$1,499.48)	\$0.00	\$35,267.68	\$21,364.25	\$4,320.78	\$3,780.33	\$2,756.67	\$3,045.65	\$35,267.68
12/05/24	11/26/2024-11/30/2024	\$1,316,437.74	(\$25,275.60)	(\$52,657.46)	\$0.00	\$1,238,504.68	\$750,254.08	\$151,733.98	\$132,755.02	\$96,806.78	\$106,954.82	\$1,238,504.68
12/17/24	12/01/2024-12/10/2024	\$151,547.02	(\$2,910.01)	(\$6,046.41)	\$0.00	\$142,590.60	\$86,377.70	\$17,469.32	\$15,284.25	\$11,145.49	\$12,313.84	\$142,590.60
01/05/25	12/11/2024-12/31/2024	\$257,979.71	(\$4,954.57)	(\$10,251.66)	\$0.00	\$242,773.48	\$147,065.88	\$29,743.12	\$26,022.83	\$18,976.21	\$20,965.44	\$242,773.48
02/06/25	01/01/2025-01/31/2025	\$40,745.00	(\$793.18)	(\$1,085.88)	\$0.00	\$38,865.94	\$23,543.97	\$4,761.62	\$4,166.03	\$3,037.93	\$3,356.39	\$38,865.94
03/09/25	02/01/2025-02/28/2025	\$21,729.35	(\$430.79)	(\$189.93)	\$0.00	\$21,108.63	\$12,787.06	\$2,586.10	\$2,262.63	\$1,649.94	\$1,822.90	\$21,108.63
04/06/25	03/01/2025-03/31/2025	\$51,755.69	(\$1,035.11)	\$0.00	\$0.00	\$50,720.58	\$30,725.21	\$6,213.97	\$5,436.73	\$3,964.54	\$4,380.13	\$50,720.58
06/09/25	05/01/2025-05/31/2025	\$3,806.74	(\$78.42)	\$0.00	\$114.20	\$3,842.52	\$3,210.34	\$0.00	\$0.00	\$300.35	\$331.83	\$3,842.52
06/17/25	Tax Certificate Sale	\$6,496.87	(\$113.83)	\$0.00	\$174.91	\$6,557.95	\$5,475.73	\$0.00	\$0.00	\$514.16	\$568.06	\$6,557.95
\$1,932,395.62 \$ (37,161.15) \$ (73,646.99) \$ 289.11 \$ 1,821,876.59 \$ 1,106,031.40 \$ 221,930.92 \$ 194,171.69 \$ 142,407.18 \$ 157,335.40 \$ 1,821,876.59												

100.23%	Net Percent Collected
0	Balance Remaining to Collect