



Rizzetta & Company

Waterlefe Community Development District

**Board of Supervisors' Meeting
May 15, 2023**

**Waterlefe Golf Club
1022 Fish Hook Cove
Bradenton, Florida 34212**

www.waterlefecdd.org

**WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

To be held at the Waterlefe Golf Club - Lefe Room, 1022 Fish Hook Cove, Bradenton, Florida 34212

District Board of Supervisors	Kenneth Bumgarner Chair	
	Ruth Harenchar	Vice Chair
	Richard Carroll	Assistant Secretary
	Tom Tosi	Assistant Secretary
	Sydney S. Xinos	Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	Andrew Cohen	Persson, Cohen & Mooney, P.A.
District Engineer	Rick Schappacher	Schappacher Engineering, LLC

All Cellular Phones and Pagers must be turned off while in the Meeting Room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

May 9, 2023

**Board of Supervisors
Waterlefe Community
Development District**

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterlefe Community Development District will be held on **Monday, May 15, 2023, at 2:00 p.m.** at the Waterlefe Golf Club – Lefe Room, located at 1022 Fish Hook Cove, Bradenton, FL 34212.

- 1. CALL TO ORDER / ROLL CALL**
- 2. PUBLIC COMMENTS**
- 3. STAFF REPORTS**
 - A. Aquatic Maintenance Report and Update..... Tab 1
 - B. Landscape & Irrigation Update
 1. Landscape Committee Chairman Update
 2. Field Inspection Report Tab 2
 3. Landscape Contractor Report
 - C. Golf Course Update
 1. Director of Golf Course Operations Update Tab 3
 - D. Safety Committee
 1. Safety Committee Update
 - E. Capital Planning Committee
 - F. Property Management Update
 1. CDD Completed Work Orders Maintenance Report Tab 4
 - G. MPOA Liaison Update
 - H. District Counsel
 1. Ratification of the Term Sheet Tab 5
 - I. District Engineer
 - J. District Manager
 1. Presentation of Monthly Financial Statement..... Tab 6
 2. Presentation of District Manager Report..... Tab 7
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2023-05,
Approving Special Assessments on Proposed Financing Tab 8
 - B. Consideration of Resolution 2023-06, Setting a Public
Hearing on the Special Assessments on Proposed Financing..... Tab 9
 - C. Consideration of Fiscal Year 2023/2024 Proposed Budget
 1. Consideration of Resolution 2023-04, Approving the
Fiscal Year 2023/2024 Proposed Budget and Setting the
Public Hearing on the Final Budget Tab 10
 - D. Discussion of the Future of Governance of Waterlefe
- 5. BUSINESS ADMINISTRATION - CONSENT AGENDA ITEMS**
 - A. Consideration of Landscape Committee
Meeting Minutes from March 31, 2023..... Tab 11
 - B. Consideration of Safety Committee
Meeting Minutes from March 14, 2023..... Tab 12
 - C. Consideration of Golf Committee
Meeting Minutes from March 16, 2023..... Tab 13

D. Consideration of the Regular Meeting Minutes
from April 17, 2023..... Tab 14

E. Consideration of Operations & Maintenance
Expenditures for April 2023 USC

6. SUPERVISOR REQUESTS AND COMMENTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 533-2950.

Sincerely,

Matthew Huber
Matthew Huber
Regional District Manager

Tab 1

SOLITUDE

LAKE MANAGEMENT



Waterlefe Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2023-05-02

Prepared for:

Jerry Whited, CDD District Manager
Rizzetta & Company
9428 Camden Field Parkway
Riverview, Florida 33578

Prepared by:

Mitchell Hartwig, Project Manager, Aquatic Biologist

Sarasota Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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MANAGEMENT/COMMENTS SUMMARY	11-13
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SITE MAP	14
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Site: 1

Comments:

Normal growth observed

Small amounts of algae and torpedograss growth present. Native gulf spike rush also observed.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 2

Comments:

Normal growth observed

Minor algae and torpedograss growth observed. Native duck potato present as well.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 3

Comments:

Normal growth observed

No significant growth observed. Native duck potato appears healthy.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 4

Comments:

Normal growth observed
No significant growth observed.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 5

Comments:

Normal growth observed
Minimal torpedoglass growth observed near native perimeter plants.



Action Required:

Routine maintenance next visit

Target:

Torpedoglass

Site: 6

Comments:

Normal growth observed
Minor algae growth present in site 6.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 7

Comments:

Normal growth observed
Minor algae and torpedograss
growth observed along perimeter.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: 8

Comments:

Normal growth observed
Small amounts of algae and
torpedograss present. Native
plants are in good condition.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 9

Comments:

Algae growth observed in site 9.
Native duck potato present as
well.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 10

Comments:

Normal growth observed
Minor algae and torpedograss present along perimeter.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 11

Comments:

Normal growth observed
Small amounts of azolla observed near native gulf spike rush.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: 12

Comments:

Normal growth observed
Minimal algae and torpedograss present near perimeter.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: 13

Comments:

Normal growth observed

Observed torpedograss and alligatorweed on littoral shelf. Minor algae and torpedograss present along perimeter.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



Site: 14

Comments:

Normal growth observed

Azolla and algae present in site 14.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 15

Comments:

Normal growth observed

Small amounts of torpedograss and alligatorweed observed near native plants in site 15.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 16

Comments:

Normal growth observed

Minor algae and torpedograss present along perimeter.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 17

Comments:

Normal growth observed

Observed minimal alligatorweed and torpedograss near native perimeter plants.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



Site: 18

Comments:

Treatment in progress

Algae present. Native gulf spike rush is in good condition.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 18a

Comments:

Treatment in progress

Algae growth observed in site 18a.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 19

Comments:

Site looks good

No significant growth observed.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 20

Comments:

Normal growth observed

Torpedograss and algae present along perimeter. Native duck potato observed as well.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 21

Comments:

Site looks good

Small amounts of algae and torpedograss observed in site 21.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 22

Comments:

Site looks good

No significant growth observed.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 26

Comments:

Normal growth observed

Minimal algae growth present in site 26. Native plants are in good condition.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 28

Comments:

Site looks good

No significant growth observed.
Native duck potato is in good condition.

**Action Required:**

Routine maintenance next visit

Target:

Species non-specific

Management Summary

Pond 1: Small amounts of algae and torpedograss growth present. Native gulf spike rush also observed.
 Pond 2: Minor algae and torpedograss growth observed. Native duck potato present as well.
 Pond 3: No significant growth observed. Native duck potato appears healthy.
 Pond 4: No significant growth observed.
 Pond 5: Minimal torpedograss growth observed near native perimeter plants.
 Pond 6: Minor algae growth present in site 6.
 Pond 7: Minor algae and torpedograss growth observed along perimeter.
 Pond 8: Small amounts of algae and torpedograss present. Native plants are in good condition.
 Pond 9: Algae growth observed in site 9. Native duck potato present as well.
 Pond 10: Minor algae and torpedograss present along perimeter.
 Pond 11: Small amounts of azolla observed near native gulf spike rush.
 Pond 12: Minimal algae and torpedograss present near perimeter.
 Pond 13: Observed torpedograss and alligatorweed on littoral shelf. Minor algae and torpedograss present along perimeter.
 Pond 14: Azolla and algae present in site 14.
 Pond 15: Small amounts of torpedograss and alligatorweed observed near native plants in site 15.
 Pond 16: Minor algae and torpedograss present along perimeter.
 Pond 17: Observed minimal alligatorweed and torpedograss near native perimeter plants.
 Pond 18: Algae present. Native gulf spike rush is in good condition.
 Pond 18a: Algae growth observed in site 18a.
 Pond 19: No significant growth observed.
 Pond 20: Torpedograss and algae present along perimeter. Native duck potato observed as well.
 Pond 21: Small amounts of algae and torpedograss observed in site 21.
 Pond 22: No significant growth observed.
 Pond 26: Minimal algae growth present in site 26. Native plants are in good condition.
 Pond 28: No significant growth observed. Native duck potato is in good condition.

Site	Comments	Target	Action Required
1	Normal growth observed	Surface algae	Routine maintenance next visit
2	Normal growth observed	Torpedograss	Routine maintenance next visit
3	Normal growth observed	Species non-specific	Routine maintenance next visit
4	Normal growth observed	Species non-specific	Routine maintenance next visit
5	Normal growth observed	Torpedograss	Routine maintenance next visit
6	Normal growth observed	Surface algae	Routine maintenance next visit
7	Normal growth observed	Torpedograss	Routine maintenance next visit
8	Normal growth observed	Surface algae	Routine maintenance next visit
9		Surface algae	Routine maintenance next visit
10	Normal growth observed	Surface algae	Routine maintenance next visit
11	Normal growth observed	Torpedograss	Routine maintenance next visit
12	Normal growth observed	Torpedograss	Routine maintenance next visit
13	Normal growth observed	Alligatorweed	Routine maintenance next visit
14	Normal growth observed	Surface algae	Routine maintenance next visit
15	Normal growth observed	Torpedograss	Routine maintenance next visit
16	Normal growth observed	Surface algae	Routine maintenance next visit
17	Normal growth observed	Alligatorweed	Routine maintenance next visit
18	Treatment in progress	Surface algae	Routine maintenance next visit
18a	Treatment in progress	Surface algae	Routine maintenance next visit
19	Site looks good	Species non-specific	Routine maintenance next visit
20	Normal growth observed	Surface algae	Routine maintenance next visit
21	Site looks good	Surface algae	Routine maintenance next visit
22	Site looks good	Species non-specific	Routine maintenance next visit

Site	Comments	Target	Action Required
26	Normal growth observed	Surface algae	Routine maintenance next visit
28	Site looks good	Species non-specific	Routine maintenance next visit



Waterlefe CDD
Bradenton, FL



Tab 2

WATERLEFE

LANDSCAPE INSPECTION REPORT



April 27, 2023

Rizzetta & Company

John R. Toborg – Division Manager

Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Events

- ❑ **During the month of May, all Bahia turf shall receive an application of 600 lbs. (12 – 50 lb. bags) of 8-0-12+4Mg fertilizer. All St. Augustine shall receive an application of 5877 lbs. (118 – 50 lb. bags) of 8-0-12+4Mg fertilizer. Additionally, all Ornamentals shall receive an application of 1960 lbs. (39 – 50 lb. bags) of 8-0-12+4Mg fertilizer and finally, all Palms shall receive an application of 653 lbs. (13 – 50 lb. bags) of 8-0-12 +4Mg fertilizer. That is a total of 182 – 50 lb. bags of 8-0-12+4Mg.**
- ❑ **ArtisTree to notify STAFF and Landscape Specialist at least one week prior to the application being scheduled. Then on the day of application, ArtisTree is to notify staff so that staff can verify quantity and fertilizer types and write how many bags have been delivered, what it is being used for and date it on the label. This will need to be sent to me for verification.**

The following are action items for Artistree to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Underlined Bold Red text** indicates deficient for more than two months. **Green text** indicates a proposal has been requested. **Blue** indicates an irrigation related matter. **Bold and underlined** text is either information or questions for the BOS. **Orange** is for Staff.

1. **Crews still need to make sure the Mossy Branch gates outside landscaping is kept clear of all overgrowth in front of it. It is literally no more than 100 square feet. (Pic 1)**



2. Copperleaf Plants are in moderate wilt at the Mossy Branch gates.

3. **Would the BOS be willing to entertain a proposal to have a trained arborist selectively trim each of the Hong Kong Orchid trees on the UMRR berm south of the main entrance? The natural habit of these trees is a loose, sprawling habit, but the hurricane did a number on most of them and now they have lost their shapes. Now that they have bloomed would be a good time to have them pruned back.**
4. Remove (or rejuve cut) a completely defoliated shrub in the privacy hedge between Conch Shell east and Waterlefe Blvd. Hand pull Virginia Creeper from this hedge. (WLBlvd.) (Pic 4>)
5. **Attempts were going to be made to have the new Crape Myrtle adjacent to the Guardhouse installed by the end of “this rotation”. I’m not clear what that date is, but the Crape has not been installed.**

WLBld. Median Guardhouse to UMRR, Conch Shell East

6. Has this narrow strip of turf on the WLBld. median in front of the guardhouse been inspected for chinch bug? **I personally feel this turf should be removed or the strip be widened (at least doubled) on both sides to provide more of an effective barrier for the mulch. (Pic 6)**



10. The Blue Daze throughout the property were to have been cut back to the main stem for a rejuve cut during the previous rotation (not clear of the date), but not all were.

11. [ArtisTree](#) to provide an update regarding the irrigation repair on Conch Shell east. (Pic 11)



7. Remove any dead growth from the Copperleaf Plants, Gold Dust Crotons and Birds-of Paradise on the WLBld. median.

8. This Downy Jasmine at the UMRR tip of the WLBld. median needs to be maintained at a lower height for visibility purposes. (Pic 8>)

9. By what date will the Liriope be installed in the raised planters at the main entrance?



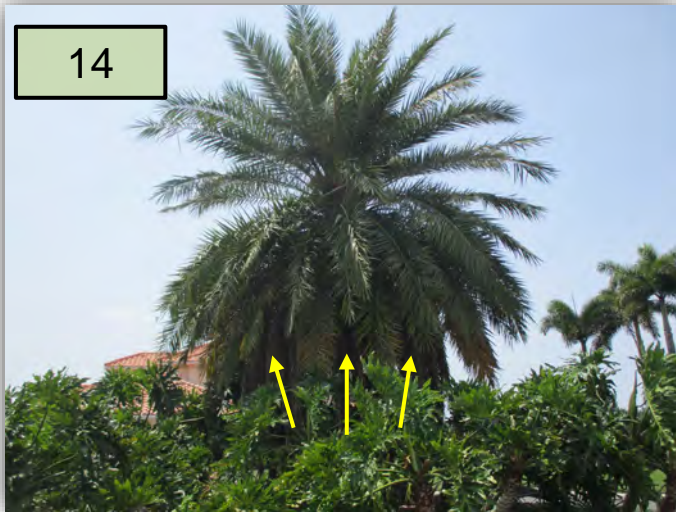
12. Make sure to keep the Cocoplum on Sand Crane North pruned away from the rain shutoff device. Also, these spots of turf are not improving. Weeds were to have been treated and it will be receiving more fertilizer this month. However, I'm not confident either of those is the issue. (Pic 12>)

Conch Shell West, Sand Crane South, Restoration

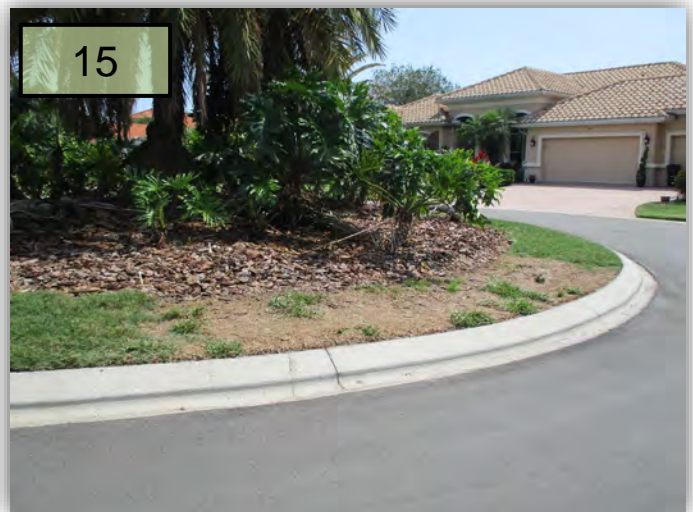
13. Turf has been installed on Conch Shell west. Was the irrigation augmented to supply enough water every day? (Pics 13a & b>)



14. The dead fronds still need to be removed from this palm at Sand Crane south. (Pic 14)



15. Regarding Item 16 in the March 27th report (and a few before that), ArtisTree has now reported that two (2) 1" irrigation valves have been replaced on Sand Crane south. I've requested this area be cut out and replaced by AT at their cost. (Pic 15)



16. As mentioned in last month's report, our solar powered controllers are not meant to be run by a 9V battery, but rechargeable nickel metal halide batteries. This is at Restoration. (Pic 16>)

17. Leaving Sand Crane south and heading toward Portside, the fourth Tree Ligustrum on the first WLBld. median has a large dead branch in it. This may be more "Botrot". AT to prune off limb several inches into healthy wood and treat with a fungicide.

WLBlvd. Median Sand Crane to Portside, South Wall, Mossy Branch

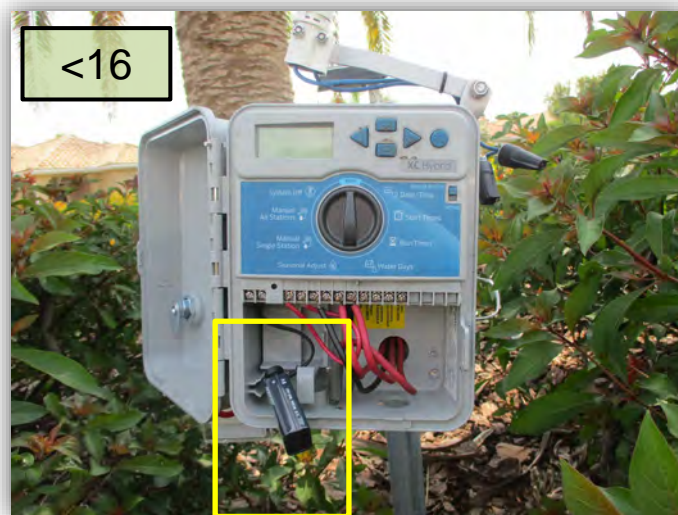
18. There are several Magnificent Crotons on the middle WLBlvd. median between Sand Crane south and Portside that are leafless limbs. These should be either cut to the ground or removed.

19. The wetland growth needs to be cut back from, and over, the retaining wall on the south side of WLBlvd. just west of Sand Crane south. (Pic 19)



20. There are two dead Ixoras on the tip of the middle WLBlvd. median between Sand Crane south and Portside. (Pic 20>)

21. Pull dead growth out of the Foxtail ferns at Portside median.



22. There are two Oaks under stress on the south side of the wall east of Mossy Branch. I will look at them again in May, but these two are well behind the others in leafing out. They are the 6th and 7th Oaks, east of the gates. (Pic 22)



23. AT to provide an update regarding the status of the irrigation along the Sweet Viburnum hedge on the south wall west of the Mossy Branch gates. In recent months, this hedge has rapidly defoliated and has been well-documented in these reports. Now I am seeing new irrigation drip line(s). Was it recently discovered the irrigation was not operating? (Pics 23a & b>)

24. AT will "provide a proposal" to install a dead Mammy Croton & Gold Dust Croton at the Mossy Branch median (outbound side). >

Mossy Branch Gates, Discovery, River Basin Trail

We've already paid once to have these replaced and the new ones are dead. These should be under warranty. There is also a new dead Ixora on the median strip beyond these two plants. (Pics 24a & b>)



28. Is the Viburnum hedge along the River Basin trail getting sufficient water? Portions of it appear to be thinning. (Pic 28>)

25. Do not blow grasses clippings into annual beds (or any other landscape bed). Foggy Morn median.

26. Regarding a portion of Item 28 in the March 27th report, the controller adjacent to the northern-most home on the east side of Foggy Morn needs to be replaced and has been removed. By what date will this be re-installed? (Pic 26)

27. Clean up the ground beneath the Split-Leaf Philodendron on the Discovery eyebrow cul-de-sac.



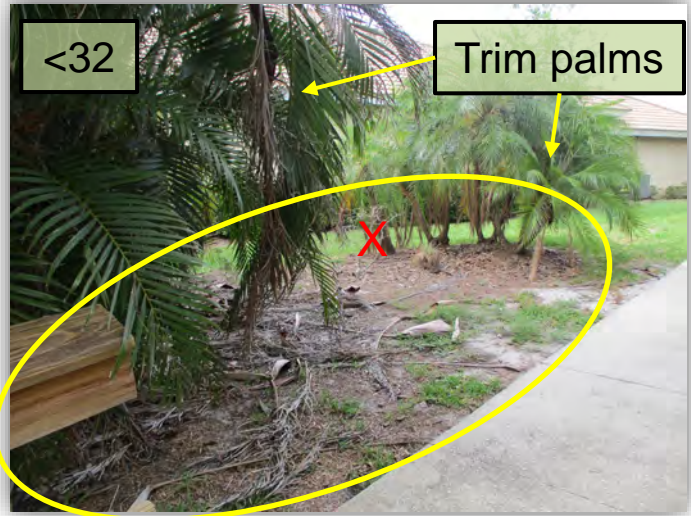
River Basin, Misty Pond, Turning Leaf, Discovery to Portside

29. Remove dead growth from the Flax Lily and Split-Leaf Philodendron in River Basin Park.

30. By what date will the new Dwarf Firebush be installed on the Sea Turtle cul-de-sac? (Pic 30>)

31. Continue to treat the Sea Turtle cul-de-sac turf with herbicides and fertilizers. It appears to be improving.

32. Keep the Variegated Confederate Jasmine out of the Feijoa and Arboricola on the Misty Pond median. Fertilize Areca Palms along the trail. Clean up palm fronds from the palm at the back of this tract. Remove dead. (Pic 32>)



33. AT to ensure these two Cocoplum on Turning Leaf cul-de-sac have available driplines above them. These two are thinning. (Pic 33)



34. AT to remove this overhanging limb on the WL Blvd. buffer between Discovery & Portside. (Pic 34)



WLBlvd. Median Replacements, Sand Crane North, Discovery

35. What is the Landscape Committee's wishes regarding missing plants on village and WLBlvd. medians? There are missing or completely defoliated Gold Dust Crotons on the Portside median. (Pic 35)



36. Has AT inspected the Gold Mound on the sideyard buffer along WLBlvd. at Discovery east inbound side? There are nearly completely defoliated plants throughout. Treat accordingly.

37. This patch of dead turf on the Sand Crane north cul-de-sac was initially reported months ago. There has been no improvement and I am requesting this be cut out and replaced. (Pic 37)



38. What is the frequency and duration of the irrigation covering the newly cutback Dw. Firebush on the WLBlvd. median outside golf maintenance?

39. I'm not sure what this dead patch of turf is on the WLBlvd. median between Field Brook and Discovery, but it needs to be smoothed out and filled in with new St. Augustine. (Pic 39)



40. AT to provide an update regarding an irrigation valve on the WLBlvd. median between Field Brook and Discovery west. (Pic 40)



41. The narrow strip of turf on the west side of WLBlvd. north of Discovery west is not improving at all and has been on the decline for many months. Per AT, It has been treated with insecticide, but they feel it is due to the drought. This began to decline last growing season. (Pic 41>)

Field Brook to Roundabout, Whooping Crane

42. There is something unusual here at the golf cart crossing leading to No. 10. When Zone 3 is running, the two heads in the corners of the annual beds pop up and spray out and the two heads on the outer edge of the annual bed do not pop up, but water gurgles out the nozzle. However, these two heads DO pop up and spray out when Zone 4 runs. What is occurring here? (Pic 42)



43. We may need to apply some insecticide near our annuals at the No. 10 crossing – I killed five Lubber Grasshopper nymphs.

44. Most of the MP rotator heads I reported on last month on the median between Field Brook and the roundabout were repaired. However, there are a few along the outbound lane side that still require work. I flagged them.



45. I believe this Standard Bougainvillea on the Winding Stream side of the roundabout will now be replaced with a shrub-type Bougainvillea and trained into a mound. (Pic 45)



46. By what date will the Irises be installed on the WL Blvd. side of the roundabout beneath the Foxtail Palm?

47. Is AT applying specialty fertilizers to the chlorotic Ixora on the Winding Stream median (and elsewhere)?

48. **What is the status of the replacement of this Gold Dust Croton on Whooping Crane? I understand a proposal was provided. Can AT straighten this plant until the new plants are installed?** (Pic 48)



Maritime, Rainbow & Big Bass, Winding Stream

49. A lot of the Wild Coffee on the Maritime buffers are in wilt condition. Is irrigation 100% here?

50. Define the annual beds at the Maritime median and edge and remove encroaching turf.

51. AT to inspect an irrigation head on the back side of the sidewalk between Rainbow and the lift station. There is siltation on the sidewalk. (Pic 51)



52. Even though we will be starting an enhancement to the Winding Stream berm, there is no reason why the current landscape should not be maintained. I've called for the dead growth to be removed from these Flax Lilies for several months. (Pic 52)



53. There is Spanish Moss on the Tree Ligustrums on the Winding Stream berm.

54. Hand pull weeds from the Big Bass & Rainbow cul-de-sacs. Also make sure there are no bare areas in the mulch. It appears that drip lines have been pulled up but not placed back under the mulch on these newly enhanced cul-de-sacs.

Proposals

1. ArtisTree to Install & Invoice enough 1 Gal., FULL "Blue My Mind" Blue Daze to complete the bed on the inbound lanes of the WL Blvd. median behind the guardhouse closer to Sand Crane North. Use 12" spacing.
2. Although with fertilization and herbicide treatments, this turf may recover into the rainy season, I would like to request a proposal for the eradication and removal of this turf along the Discovery buffer on the outbound side of Misty Pond and the installation of new "Bitter Blue" St. Augustine turf. (Pic 2)



3. AT to provide a proposal to remove any remaining failing Split-Leaf Philodendron at the Rainbow lift station and replace with a cluster of 3-5 7 Gal., FULL *Clusia guttifera*, sometimes referred to as Pitch Apple. These can be planted on the NW corner of the lift station where a wide gap exists. These should be planted 4' apart and not too close to the adjacent resident's lot line. We can keep these at a 6' x 4' size. (Pics 3a & b)
4. AT to provide a proposal to eradicate existing failing turf in this tract leading to the Misty Pond trail and replace with new Bahia turf. Extreme caution must be exercised with this removal since the neighboring St. Augustine turf has encroached into the CDD-maintained tract and any herbicide will be carried back

into their yard and destroy it. New turf to be "cut-in" at the trail. (Pic 4)



Tab 3



MARCH FINANCIAL NOTES

REVENUE:

Month: Up \$103,162 (27%) to budget
Year-to-Date: Up \$458,392 (23%) to budget
Prior Year: Up \$32,554 (7%) to prior year

COST OF GOODS SOLD:

Month: Up \$39,982 (108%) to budget
Year-To-Date: Up \$83,446 (43%) to budget
Prior Year: Up \$32,492 (73%) to prior year

GROSS PROFIT:

Month: Up \$63,180 (18%) to budget
Year-to-Date: Up \$374,946 (21%) to budget
Prior Year: Up \$62 (0%) to prior year

PAYROLL:

Month: Up \$1,957 (1%) to budget
Year-to-Date: Up \$7,677 (1%) to budget
Prior Year: Up \$8,898 (6%) to prior year

COMBINED EXPENSES:

Month: Up \$80,503 (66%) to budget
Year-to-Date: Up \$68,080 (9%) to budget
Prior Year: Up \$67,841 (51%) to prior year

NET INCOME:

Month: Down \$19,280 to budget
Year-To-Date: Up \$314,543 to budget
Prior Year: Down \$76,677 to prior year

PUBLIC ROUNDS:

Month: Down 243 to budget while the per round average was \$3 more to budget
Year-to-Date: Up 5,427 to budget while the per round average was \$14 more to budget
Prior Year: Down 311 to prior year while the per round average was \$7 less to prior year

TOTAL ROUNDS:

Month: Up 15 to budget while the per round average was \$7 more to budget
Year-to-Date: Up 10,420 to budget while the per round average was \$11 more to budget
Prior Year: Down 57 to prior year while the per round average was \$2 less to prior year

Waterlefe Income Statement
Actual vs. Budget as of March 31, 2023

	March Actual	March Budget	MTD Budget Variance FAV / (UNFAV)	YTD Actual	YTD Budget	YTD Budget Variance FAV / (UNFAV)
Combined Revenue						
Pro Shop	438,633	341,541	97,092	2,186,760	1,764,847	421,913
Restaurant	44,736	38,666	6,070	241,281	204,802	36,479
Admin	30	30	-	180	180	-
Total Revenues	483,399	380,237	103,162	2,428,221	1,969,829	458,392
Combined COGS						
Pro Shop	54,784	20,344	(34,440)	162,493	106,013	(56,480)
Restaurant	22,199	16,657	(5,542)	115,585	88,619	(26,966)
Total COGS	76,983	37,001	(39,982)	278,078	194,632	(83,446)
Gross Profit	406,416	343,236	63,180	2,150,143	1,775,197	374,946
Combined Salaries						
Pro Shop	39,616	38,283	(1,333)	163,275	184,439	21,164
Restaurant	23,019	19,794	(3,225)	91,548	85,774	(5,774)
Maintenance	59,412	64,802	5,390	281,190	287,432	6,242
G&A	28,112	25,323	(2,789)	144,923	130,968	(13,955)
Total Payroll	150,159	148,202	(1,957)	680,936	688,613	7,677
Combined Expenses						
Pro Shop	7,041	12,025	4,984	77,300	82,881	5,581
Restaurant	3,995	5,438	1,443	26,243	34,230	7,987
Maintenance	118,091	31,580	(86,511)	301,727	226,330	(75,397)
G&A (Add Other Expenses)	72,995	72,576	(419)	445,058	438,807	(6,251)
Total Expenses	202,122	121,619	(80,503)	850,328	782,248	(68,080)
Other Income						
Interest Income	-	-	-	-	-	-
Other Income	-	-	-	-	-	-
Total Other Income	-	-	-	-	-	-
Net Income / (Loss)	54,135	73,415	(19,280)	618,879	304,336	314,543

Round Information	ACTUAL MTD	BUDGET MTD	VARIANCE	ACTUAL YTD	BUDGET YTD	VARIANCE
Outings & Events Rounds	0	0	-	180	200	(20)
Outings & Events \$'s/Round	#DIV/0!	#DIV/0!	#DIV/0!	\$ -	50	\$ (50)
Passport & Trail Fee Rounds	2,658	2,400	258	13,763	8,750	5,013
Passport & Trail Fees\$/Rounds	53	40	\$ 13	54	47	\$ 7
Public Rounds	2,757	3,000	(243)	14,127	8,700	5,427
Green Fees & Cart Rental \$/Round	72	69	\$ 3	71	57	\$ 14
Total Rounds	5,415	5,400	15	28,070	17,650	10,420
Passport & Public Revenue/Round	\$ 63	56	\$ 7	\$ 63	52	\$ 11
Total \$/Round	\$ 81	63	\$ 18	\$ 78	61	\$ 17

	RESIDENT			NON RESIDENT		
Passport Members	ACTUAL MTD	BUDGET MTD		ACTUAL MTD	BUDGET MTD	
Executive Family	45	45	-	14	0	14
Executive Single	52	75	(23)	51	0	51
Tenured Family	31	27	4	15	0	15
Tenured Single	22	26	(4)	17	0	17
Junior Executive Family	3	3	-	4	0	4
Junior Executive Single	1	6	(5)	11	0	11
Young Professional	1	8	(7)	10	0	10
Medallion Family	0	0	-	0	0	-
Medallion Single	0	0	-	0	0	-
Total	155	190	(35)	122	0	122
Combnied Total	277	190				

Waterlife Income Statement
Actual vs. Prior Year as of March 31, 2023

	March Actual	March Prior Year	MTD PY Variance FAV / (UNFAV)	YTD Actual	YTD Prior Year	YTD PY Variance FAV / (UNFAV)
Combined Revenue						
Pro Shop	438,633	409,792	28,841	2,186,760	2,017,162	169,598
Restaurant	44,736	41,023	3,713	241,281	228,460	12,821
Admin	30	30	-	180	180	-
Total Revenues	483,399	450,845	32,554	2,428,221	2,245,802	182,419
Combined COGS						
Pro Shop	54,784	27,006	(27,778)	162,493	142,013	(20,480)
Restaurant	22,199	17,485	(4,714)	115,585	100,869	(14,716)
Total COGS	76,983	44,491	(32,492)	278,078	242,882	(35,196)
Gross Profit	406,416	406,354	62	2,150,143	2,002,920	147,223
Combined Salaries						
Pro Shop	39,616	41,340	1,724	163,275	166,297	3,022
Restaurant	23,019	18,606	(4,413)	91,548	73,215	(18,333)
Maintenance	59,412	54,738	(4,674)	281,190	235,914	(45,276)
G&A	28,112	26,577	(1,535)	144,923	122,935	(21,988)
Total Payroll	150,159	141,261	(8,898)	680,936	598,361	(82,575)
Combined Expenses						
Pro Shop	7,041	10,469	3,428	77,300	82,986	5,686
Restaurant	3,995	5,345	1,350	26,243	33,631	7,388
Maintenance	118,091	56,166	(61,925)	301,727	248,834	(52,893)
G&A (Add Other Expenses)	72,995	62,301	(10,694)	445,058	414,309	(30,749)
Total Expenses	202,122	134,281	(67,841)	850,328	779,760	(70,568)
Other Income						
Interest Income	-	-	-	-	-	-
Other Income	-	-	-	-	-	-
Total Other Income	-	-	-	-	-	-
Net Income / (Loss)	54,135	130,812	(76,677)	618,879	624,799	(5,920)

Round Information	ACTUAL MTD	PRIOR YEAR	VARIANCE	ACTUAL YTD	PRIOR YEAR	VARIANCE
Outings & Events Rounds	0	0	-	180	186	(6)
Outings & Events \$'s/Round	#DIV/0!	#DIV/0!	#DIV/0!	\$ -	51	\$ (51)
Passport & Trail Fee Rounds	2,658	2,404	254	13,763	14,022	(259)
Passport & Trail Fees\$/Rounds	53	47	\$ 6	54	50	\$ 4
Public Rounds	2,757	3,068	(311)	14,127	15,581	(1,454)
Green Fees & Cart Rental \$/Round	72	79	\$ (7)	71	66	\$ 5
Total Rounds	5,415	5,472	(57)	28,070	29,789	(1,719)
Passport & Public Revenue/Round	\$ 63	65	\$ (2)	\$ 63	58	\$ 5
Total \$/Round	\$ 81	75	\$ 6	\$ 78	68	\$ 10

Passport Members	RESIDENT			NON RESIDENT		
	ACTUAL MTD	PRIOR YEAR	VARIANCE	ACTUAL MTD	PRIOR YEAR	VARIANCE
Executive Family	45	42	3	14	7	7
Executive Single	52	39	13	51	36	15
Tenured Family	31	27	4	15	13	2
Tenured Single	22	19	3	17	13	4
Junior Executive Family	3	2	1	4	4	-
Junior Executive Single	1	1	-	11	11	-
Young Professional	1	1	-	10	3	7
Medallion Family	0	0	-	0	0	-
Medallion Single	0	0	-	0	0	-
Total	155	131	24	122	87	35
Combined Total	277	218	59	244	174	70

	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	Budget	Budget	Budget	Budget	Budget	Budget	Budget			
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	2022/2023 Budget	2022-2023 Budget	Budget Diff (Unfav)/Fav	
Combined Revenue																
Pro Shop	284,164	309,876	386,101	382,632	385,354	438,633	113,780	113,270	113,270	113,270	113,270	113,270	2,866,890	2,195,287	671,603	
Restaurant	36,121	37,563	41,332	42,547	38,982	44,736	-	-	-	-	-	-	241,281	204,802	36,479	
Admin	30	30	30	30	30	30	30	30	30	30	30	30	360	360	-	
Total Revenue	320,315	347,469	427,463	425,209	424,366	483,399	113,810	113,300	113,300	113,300	113,300	113,300	3,108,531	2,400,449	708,082	
Combined COGS																
Pro Shop	13,876	21,354	32,091	19,575	20,813	54,784	-	-	-	-	-	-	162,493	106,013	(56,480)	
Restaurant	16,204	21,008	20,466	18,751	16,957	22,199	-	-	-	-	-	-	115,585	88,619	(26,966)	
Total COGS	30,080	42,362	52,557	38,326	37,770	76,983	-	-	-	-	-	-	278,078	194,632	(83,446)	
Gross Profit	290,235	305,107	374,906	386,883	386,596	406,416	113,810	113,300	113,300	113,300	113,300	113,300	2,830,453	2,205,817	624,636	
Combined Payroll																
Pro Shop	21,327	25,551	25,553	25,528	25,700	39,616	16,523	16,523	16,523	16,523	21,225	16,873	267,465	288,629	21,164	
F&B	11,335	12,731	14,170	14,827	15,466	23,019	7,398	7,398	7,398	7,398	11,096	7,398	139,634	133,860	(5,774)	
Maintenance	41,109	45,198	46,579	47,321	41,571	59,412	49,793	49,793	49,793	49,793	72,088	50,408	602,858	609,100	6,242	
G&A	18,636	18,894	17,115	44,759	17,407	28,112	17,943	17,943	17,943	17,943	24,773	18,493	259,961	246,006	(13,955)	
Total Payroll	92,407	102,374	103,417	132,435	100,144	150,159	91,657	91,657	91,657	91,657	129,182	93,172	1,269,918	1,277,595	7,677	
Combined Expenses																
Pro Shop	23,582	11,753	12,367	6,448	16,109	7,041	3,266	4,935	4,435	2,935	2,485	2,510	97,866	103,447	5,581	
Restaurant	5,247	3,948	3,452	5,855	3,746	3,995	650	650	650	650	650	650	30,143	38,130	7,987	
Maintenance	38,967	38,310	48,493	46,791	11,075	118,091	65,705	125,430	63,180	64,305	48,180	72,850	741,377	658,480	(82,897)	
G&A	72,967	60,078	72,234	98,841	67,943	72,995	63,371	61,549	58,059	58,959	63,185	65,985	816,166	802,121	(14,045)	
Total Expenses	140,763	114,089	136,546	157,935	98,873	202,122	132,992	192,564	126,324	126,849	114,500	141,995	1,685,552	1,602,178	(83,374)	
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
All Expenses (including COGS)	263,250	258,825	292,520	328,696	236,787	429,264	224,649	284,221	217,981	218,506	243,682	235,167	3,233,548	3,074,405	(159,143)	
Net Income From Operations	57,065	88,644	134,943	96,513	187,579	54,135	(110,839)	(170,921)	(104,681)	(105,206)	(130,382)	(121,867)	(125,017)	(673,956)	548,939	

Calculated Data

Round Information	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	2022/2023 Budget	2021-2022 Budget	Budget Diff (Unfav)/Fav
Outings & Events Rounds	180	-	-	-	-	-	-	-	-	-	-	-	180	200	20
Outings & Events \$'s/Round	-	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-	50	50
Passport & Trail Fee Rounds	1,742	2,153	2,131	2,738	2,341	2,658	-	-	-	-	-	-	13,763	13,400	(363)
Passport & Trail Fees\$/Rounds	61	54	73	48	41	53	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	113	78	(35)
Public Play Rounds	2,193	1,886	2,378	2,438	2,475	2,757	-	-	-	-	-	-	14,127	14,500	373
Green Fees & Cart Rental \$/Round	54	67	68	78	84	72	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	71	64	(7)
Total Rounds	4,115	4,039	4,509	5,176	4,816	5,415	-	-	-	-	-	-	28,070	28,100	30
Passport & Public Revenue/Round	57	60	70	62	63	63	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	89	68	(21)
Total \$/Round	69	77	86	74	80	81	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	102	78	(24)

Tab 4

Waterlefe CDD

Date M-Y: Apr-23

All Expenditures must be supported by receipts in order to be eligible for reimbursement. Attach all receipts to this form.

Date	Vendor Name	Reason for Expenditure	Total Amount Charged	Maint	Maint	Maint.	Golf Course	Golf Course
				Maint Salaries	Maint Supplies	R&M Equipment	If not listed, amount	If not listed, code to charge to
				400-52700-3301	400-52700-3222	400-52700-6402		
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
			0.00					
TOTAL			0.00	0.00	0.00	0.00	0.00	

Tab 5



SouthState
NON-BINDING PROPOSAL

April 21, 2023

Waterlefe Community Development District
MBS Capital Markets, LLC
1902 S. MacDill Avenue
Tampa, FL 33629

SouthState Bank (the "Bank") is pleased to have the opportunity to consider your loan request on behalf of Waterlefe Community Development District.

Borrower:	Waterlefe Community Development District (the "District")
Purpose:	To fund the renovation of the District's clubhouse and cover the cost of issuance.
Amount and Type:	Not to exceed \$3,290,000.00. The loan will be tax-exempt and bank qualified. It is anticipated to close by June 30, 2023.
Collateral:	The Series 2023 Bonds will be secured by special assessments (capital debt service assessments) which will be levied on all 588 residential units in the District (the "Series 2023 Assessments").
Maturity Date:	5/01/2043
Interest Rate:	The interest rate shall be a bank qualified tax-exempt fixed rate of 4.74% for the term of the loan, provided the loan is closed by June 30, 2023 (calculated on the basis of a 30-day month and 360-day year).
Banking Relationship:	Maintain so long as the Loan is outstanding, all its existing banking services, including checking and savings accounts with the Bank provided that the Bank's fees for such banking services remain reasonably comparable with then current market rates for such services for similar organizations located in similar geographic areas as the Borrower. The District will be required to move the aforementioned relationship to South State Bank within 6 months of accepting and executing this term sheet.
Repayment Terms:	Principal payable annually on May 1, beginning May 1, 2024. Interest payable semi-annually on each May 1 and November 1, beginning November 1, 2023. Final payment schedule subject to the Bank's satisfactory review
Prepayment Penalty:	There will be a 5-year no-call period; thereafter, the loan will be prepayable at par. The only permissible exception would be pre-payments as a result of pre-paid assessments. Upon any optional partial redemption (other than mandatory sinking fund redemptions), the District shall cause to be recalculated and delivered to the Trustee and the Bank a revised mandatory sinking fund schedule recalculated so as to re-amortize the remaining sinking fund installments after giving effect to such redemption in substantially equal annual installments of principal and interest over the remaining term of the loan.
Late Fees:	Bank may, at its option collect from the Borrower a late charge of five percent (5.00%) of any payment not received by Bank within ten (10) days after the payment is due.
Event of Default:	Upon an event of default, the Bank may recover from the Borrower all expenses incurred including without limitation reasonable attorney's fees, at all levels of the

proceedings, whether incurred in connection with collection, bankruptcy, proceedings, trial, appeal or otherwise.

Default Rate: 3% above the Note rate.

Bank Fees: Bank fees including its Counsel review shall not exceed \$21,000. The Bank's Counsel will be Michael Wiener at Holland & Knight LLP.

Warranties: The Bank warrants to the District that it will comply with all applicable federal, state, and local laws, regulations, and orders in providing the services under the proposed documents.

Covenants:

- 1.) Audited Annual Financials within 270 days of fiscal year end and the District Budget within 60 days of adoption shall be provided to the Bank by the Borrower.
- 2.) Borrower shall provide such other financial information from time to time as is reasonably requested by the Bank.
- 3.) Borrower will comply with the terms of the Assessment Proceedings and will covenant to levy assessments sufficient to pay debt service on the Series 2023 Note, subject to the limitation of maximum assessment levels in the assessment proceedings. The assessments will be collected pursuant to the uniform method of collection.
- 4.) Borrower will do all things required to be eligible to receive each of the sources of Pledged Revenues and will diligently enforce its right to receive the Pledged Revenue and to remain as a community development district.
- 5.) The District agrees to take such actions as may be required by Treasury regulations to maintain the status of the loan as a tax-exempt obligation. In the event the loan is not considered Tax Exempt as a result of any action or inaction of the District, the Bank reserves the right to increase the interest rate (see "Interest Rate" above) to the taxable rate equivalent (Note Rate divided by 0.79) (together with retroactive interest, penalties and other fees and costs associated therewith).

Conditions:

- 1.) Formal approval and authorization from Waterlefe Community Development District.
- 2.) Loan documents to be satisfactorily reviewed and approved by Bank's Counsel.
- 3.) Bond counsel opinion that the interest on the Series 2023 Note is excludable from the gross income of the holder for federal income tax purposes and the 2023 Note is a "qualified tax-exempt obligation" for purposes of Section 265(b)(3)(B) of the Code.
- 4.) Final validation judgment with respect to the Series 2023 Bond and a certificate of no appeal.

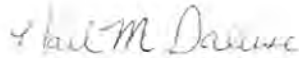
Municipal Advisor Disclosure: The terms of the Loan described herein have been prepared by the Bank solely for information purposes. The Bank is not recommending an action or providing any advice to the Borrower. The Bank is not acting as a municipal advisor or financial advisor. The Bank is not serving in a fiduciary capacity pursuant to Section 15B of the Securities Exchange Act of 1934 with respect to the information and material contained in this communication. The Bank is acting in their own interest. The Borrower is expected to seek the advice of their municipal advisor (IRMA) and any other professional advisors which they deem appropriate for the credit facility described herein, especially with respect to any legal, regulatory, tax or account treatment.

Premise of Lending: For the purposes of this bid, the Bank is making a commercial loan to the Borrower. Several conditions exist and are relied upon to determine that this is a commercial loan. Among other conditions, (i) no official statement or other offering materials have been furnished other than this RFP, (ii) the Bank is both knowledgeable and experienced in these financial and business matters and is capable of evaluating the merits and risks of making a commercial loan to be evidenced by the Loan and is financially able to bear the economic risk of holding the Loan, (iii) no CUSIP number will be obtained for the Loan, and (iv) the Bank intends to extend the Loan solely for its own account with no intent to distribute or resell the Loan or any portion thereof.

This Non-Binding Proposal is solely and exclusively intended to serve as a summary of potential credit facility terms and conditions as a basis for preliminary discussion purposes only and to demonstrate SouthState Bank's interest in reviewing your loan request and, subject to SouthState Bank's underwriting requirements, and submission of your request for approval. This proposal may not include all of the terms and provisions that may be contained in any binding commitment letter which may later be offered to you. No oral communications between the parties shall be deemed to supersede this Non-Binding Proposal or indicate any commitment to extend credit in any form.

We appreciate this opportunity to submit our proposal to Waterlefe Community Development District for consideration. If you have any questions, please do not hesitate to call, or email us at the contact information below.

Sincerely,



04/21/2023

Noel M. Daluise / Senior Vice President
Government Banking

Date

Acceptance:

By accepting this Non-Binding Proposal, you acknowledge and agree to the terms hereof, including without limitation the non-binding nature of this Proposal.

Waterlefe
Community Development District
Authorized Signor

Date



May 1, 2023

Print Name

Kenneth Bumgarner

Tab 6



Rizzetta & Company

Waterlefe Community Development District

**Financial Statements
(Unaudited)**

March 31, 2023

Prepared by: Rizzetta & Company, Inc.

waterlefecdd.org
rizzetta.com

Waterlefe Community Development District

Balance Sheet

As of 03/31/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Enterprise Fund	Enterprise Reserve	Fixed Assets Group	Long-Term Debt
Assets								
Cash In Bank	533,771	693	22,594	557,058	2,116,863	0	0	0
Investments	325,823	1,348,937	634,561	2,309,321	0	504,534	0	0
Accounts Receivable	123,548	0	17,467	141,015	173,687	0	0	0
Allowance for Uncollectible Accounts	(69,186)	0	0	(69,186)	0	0	0	0
Prepaid Expenses	0	0	0	0	97,403	0	0	0
Inventory	0	0	0	0	210,330	0	0	0
Refundable Deposits	720	0	0	720	10,849	0	0	0
Due From Other	103,140	36,777	0	139,918	0	0	0	0
Fixed Assets	0	0	0	0	7,902,789	0	14,265,228	0
Amount Available in Debt Service	0	0	0	0	0	0	0	674,622
Amount To Be Provided Debt Service	0	0	0	0	0	0	0	3,150,378
Total Assets	1,017,816	1,386,407	674,622	3,078,846	10,511,921	504,534	14,265,228	3,825,000
Liabilities								
Accounts Payable	20,678	0	0	20,678	218,173	0	0	0
Deferred Revenue	0	0	0	0	380,203	0	0	0
Accrued Expenses	10,765	0	0	10,765	0	0	0	0
Other Current Liabilities	578	0	0	578	49,708	0	0	0
Due To Other	2,627	0	0	2,627	137,291	0	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	251,051	0	0	3,825,000
Total Liabilities	34,648	0	0	34,648	1,036,426	0	0	3,825,000
Fund Equity & Other Credits								
Beginning Fund Balance	306,465	1,358,565	298,805	1,963,835	8,860,266	500,884	0	0
Investment In General Fixed Assets	0	0	0	0	0	0	14,265,228	0
Net Change in Fund Balance	676,704	27,842	375,817	1,080,363	615,229	3,650	0	0
Total Fund Equity & Other Credits	983,169	1,386,407	674,622	3,044,198	9,475,495	504,534	14,265,228	0
Total Liabilities & Fund Equity	1,017,816	1,386,407	674,622	3,078,846	10,511,921	504,534	14,265,228	3,825,000

See Notes to Unaudited Financial Statements

Waterlefe Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,187	(1,187)
Special Assessments				
Tax Roll	1,362,126	1,362,126	1,369,065	(6,939)
Contributions & Donations from Private Sources				
MPOA - Amenities Services	63,454	63,454	62,551	903
Other Misc. Revenues				
Miscellaneous Revenue	0	0	5,725	(5,725)
Key/Access/Transponder Revenue	7,500	3,750	6,140	(2,390)
Total Revenues	1,433,080	1,429,330	1,444,668	(15,338)
Expenditures				
Legislative				
Supervisor Fees	14,000	7,000	7,800	(800)
Total Legislative	14,000	7,000	7,800	(800)
Financial & Administrative				
Administrative Services	9,176	4,588	4,588	0
District Management	29,490	14,745	14,745	0
District Engineer	40,000	20,000	19,677	322
Disclosure Report	1,000	1,000	1,000	0
Trustees Fees	6,883	6,883	6,569	315
Assessment Roll	5,569	5,569	5,569	0
Financial & Revenue Collections	5,569	2,785	2,784	0
Property Management	75,000	75,000	75,000	0
Accounting Services	20,155	10,077	7,558	2,519
Auditing Services	8,300	0	0	0
Arbitrage Rebate Calculation	500	500	0	500
Public Officials Liability Insurance	8,986	8,986	8,050	936
Legal Advertising	1,500	750	700	50
Miscellaneous Mailings	500	250	0	250
Dues, Licenses & Fees	500	500	175	325
Website Hosting, Maintenance, Backup & Email	4,500	2,250	1,369	882
Total Financial & Administrative	217,628	153,883	147,784	6,099
Legal Counsel				
District Counsel	65,000	32,500	39,808	(7,309)
Total Legal Counsel	65,000	32,500	39,808	(7,309)

See Notes to Unaudited Financial Statements

Waterlefe Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	03/31/2023	03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Law Enforcement				
Off Duty Deputy	10,000	5,000	3,600	1,400
Total Law Enforcement	10,000	5,000	3,600	1,400
Security Operations				
Guard & Gate Facility Maintenance & Repair	15,000	7,500	12,684	(5,183)
Security Services & Patrols	146,000	73,000	71,748	1,251
Guardhouse Maintenance	1,500	750	723	28
Total Security Operations	162,500	81,250	85,155	(3,904)
Electric Utility Services				
Utility Services	23,000	11,500	13,783	(2,284)
Total Electric Utility Services	23,000	11,500	13,783	(2,284)
Water-Sewer Combination Services				
Utility Services	23,500	11,750	15,688	(3,938)
Total Water-Sewer Combination Services	23,500	11,750	15,688	(3,938)
Stormwater Control				
Aquatic Maintenance	41,268	20,634	22,541	(1,907)
Lake/Pond Bank Maintenance & Repair	150,000	75,000	158,667	(83,666)
Wetland Monitoring & Maintenance	2,000	1,000	0	1,000
Fountain Service Repair & Maintenance	5,000	2,500	3,054	(555)
Aquatic Plant Replacement	2,000	1,000	0	1,000
Stormwater System Maintenance	1,000	500	0	500
Total Stormwater Control	201,268	100,634	184,262	(83,628)
Other Physical Environment				
Property Insurance	5,480	5,480	4,934	546
General Liability Insurance	3,883	3,883	3,569	314
Entry & Walls Maintenance & Repair	2,500	1,250	0	1,250
Landscape Maintenance	203,728	101,864	91,802	10,062
Ornamental Lighting & Maintenance	5,000	2,500	5,315	(2,815)
Landscape Replacement Plants, Shrubs, Trees	62,500	31,250	35,632	(4,382)
Landscape Inspection Services	10,500	5,250	5,250	0
Landscape - Annuals/Flowers	30,360	15,180	15,824	(644)
Holiday Decorations	20,000	20,000	18,700	1,300
Landscape - Miscellaneous	10,000	5,000	2,615	2,385
Landscape - Mulch	35,000	17,500	17,850	(350)
Irrigation Repair	6,000	3,000	7,226	(4,226)
Total Other Physical Environment	394,951	212,157	208,717	3,440

See Notes to Unaudited Financial Statements

Waterlefe Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	03/31/2023	03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Road & Street Facilities				
Sidewalk Maintenance & Repair	15,000	7,500	27,790	(20,290)
Parking Lot Repair & Maintenance	500	250	0	250
Street Sign Repair & Replacement	1,000	500	0	500
Roadway Repair & Maintenance	202,000	101,000	600	100,400
Total Road & Street Facilities	218,500	109,250	28,390	80,860
Parks & Recreation				
Pedestrian Bridge/Boardwalk Maintenance	9,500	4,750	6,806	(2,056)
Total Parks & Recreation	9,500	4,750	6,806	(2,056)
Contingency				
Miscellaneous Contingency	20,733	10,367	26,171	(15,805)
Capital Projects - Golf Course	67,500	33,750	0	33,750
Contingency - Golf Course Committee	5,000	2,500	0	2,500
Total Contingency	93,233	46,617	26,171	20,445
Total Expenditures	1,433,080	776,291	767,964	8,325
Total Excess of Revenues Over(Under) Expenditures	0	653,039	676,704	(23,664)
Fund Balance, Beginning of Period	0	0	306,465	(306,465)
Total Fund Balance, End of Period	0	653,039	983,169	(330,129)

Waterlefe Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	24,812	(24,812)
Special Assessments				
Tax Roll	31,141	31,141	31,141	0
Total Revenues	31,141	31,141	55,953	(24,812)
Expenditures				
Contingency				
Bridge Repair	75,000	75,000	12,245	62,755
Facility Renovations	109,350	109,350	0	109,350
Wall Repair	20,000	20,000	0	20,000
Capital Reserve	38,500	38,500	19,934	18,567
Total Contingency	242,850	242,850	32,179	210,672
Total Expenditures	242,850	242,850	32,179	210,672
Total Excess of Revenues Over(Under) Expenditures	(211,709)	(211,709)	23,774	(235,483)
Total Other Financing Sources(Uses)				
Carry Forward Fund Balance				
Carry Forward Fund Balance	211,709	211,709	0	211,709
Gain or Loss on Investments				
Gain or (Loss) on FA	0	0	4,069	(4,069)
Total Gain or Loss on Investments	0	0	4,069	(4,069)
Total Other Financing Sources(Uses)	211,709	211,709	4,069	207,640
Fund Balance, Beginning of Period	0	0	1,358,564	(1,358,564)
Total Fund Balance, End of Period	0	0	1,386,407	(1,386,407)

Waterlefe Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,874	(3,874)
Special Assessments				
Tax Roll	263,542	263,542	263,502	40
Total Revenues	<u>263,542</u>	<u>263,542</u>	<u>267,376</u>	<u>(3,834)</u>
Expenditures				
Debt Service				
Interest	93,542	93,542	43,832	49,710
Principal	170,000	170,000	0	170,000
Total Debt Service	<u>263,542</u>	<u>263,542</u>	<u>43,832</u>	<u>219,710</u>
Total Expenditures	<u>263,542</u>	<u>263,542</u>	<u>43,832</u>	<u>219,710</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>223,545</u>	<u>(223,545)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>202,704</u>	<u>(202,704)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>426,249</u>	<u>(426,249)</u>

Waterlefe Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,644	(1,644)
Special Assessments				
Tax Roll	185,800	185,800	186,406	(607)
Total Revenues	<u>185,800</u>	<u>185,800</u>	<u>188,050</u>	<u>(2,251)</u>
Expenditures				
Debt Service				
Interest	70,800	70,800	35,778	35,022
Principal	115,000	115,000	0	115,000
Total Debt Service	<u>185,800</u>	<u>185,800</u>	<u>35,778</u>	<u>150,022</u>
Total Expenditures	<u>185,800</u>	<u>185,800</u>	<u>35,778</u>	<u>150,022</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>152,272</u>	<u>(152,272)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>96,101</u>	<u>(96,101)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>248,373</u>	<u>(248,373)</u>

Waterlefe Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Golf Course Revenues				
Driving Range	29,000	29,000	31,365	(2,365)
Initiation Fees	30,000	30,000	188,811	(158,811)
Food	91,326	91,326	124,004	(32,678)
Passport Dues	879,675	449,235	710,960	(261,725)
Deferred Revenue Adjustment	0	0	(126,291)	126,291
Green Fees	604,100	604,100	687,692	(83,592)
Cart Rental Sales Public	319,000	319,000	313,655	5,345
Cart Rental Sales Member	57,888	57,888	78,300	(20,412)
Merchandise	147,526	147,526	204,698	(57,172)
Rental - Clubs	10,875	10,875	12,505	(1,630)
Trail Fees	101,225	101,225	85,065	16,160
Rental - Memberships	2,000	2,000	0	2,000
Liquor	77,276	77,276	86,163	(8,887)
Outings & Events Patio	10,000	10,000	0	10,000
Trial Program Fees	4,000	4,000	0	4,000
Golf Course Beverage Machines	1,124	1,124	340	784
Beverage Cart Liquor	18,266	18,266	22,385	(4,119)
Beverage Cart Sales	2,810	2,810	3,384	(574)
Catering Patio/Lefe Room	14,000	14,000	5,005	8,995
Vendor Rebates	360	180	180	0
Total Revenues	2,400,451	1,969,831	2,428,221	(458,390)

Expenditures**Financial & Administrative**

Promotional Advertising	68,100	44,800	41,513	3,287
Classified Ads/Employment	2,400	1,200	1,288	(87)
Accounting Services	27,000	13,500	10,125	3,375
Auditing Services	5,250	2,000	0	2,000
Supplies	3,600	1,800	2,154	(355)
Telephone	3,640	1,820	2,100	(280)
Cleaning Supplies	1,200	600	156	445
Postage & Delivery	1,200	600	411	188
Licenses, Fees & Permits	125	125	0	125
Employee - Salaries	218,182	116,591	125,577	(8,985)
Employee - Payroll Taxes	13,524	7,227	9,870	(2,644)
Employee - Health Insurance	14,300	7,150	7,476	(325)
Employee - Incentives and Bonuses	0	0	2,000	(2,000)
Employee - Payroll Processing Fees	106,423	57,361	46,050	11,311
Personal Property Taxes	8,500	8,500	8,573	(73)
Property Insurance	57,600	28,800	31,458	(2,658)
Bank Fees	57,611	47,276	68,272	(20,996)

See Notes to Unaudited Financial Statements

Waterlefe Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	03/31/2023	03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Dues, Licenses & Fees	925	925	2,480	(1,556)
Cable & Internet	1,500	750	600	151
Training & Education	1,050	750	0	750
R&M - IT/Data/Phone	3,600	1,800	1,456	343
Total Financial & Administrative	595,730	343,575	361,559	(17,984)
Food & Beverage				
COGS - Food	59,000	59,000	80,270	(21,269)
COGS - Liquor	29,618	29,618	35,315	(5,698)
Supplies	14,893	14,293	14,982	(688)
Licenses, Fees & Permits	823	823	823	0
Employee - Salaries	116,986	76,238	76,370	(132)
Employee - Payroll Taxes	7,254	4,726	10,553	(5,827)
Employee - Health Insurance	9,620	4,810	4,625	185
Utility Services	3,400	2,800	2,301	499
Cable & Internet	2,192	1,292	2,080	(788)
Uniforms & Laundry	354	354	340	13
Training & Education	600	300	316	(16)
Repair & Maintenance - Equipment	8,357	7,757	3,100	4,658
R&M - Building & Land	6,898	6,298	2,207	4,090
R&M - IT/Data/Phone	613	313	94	220
Total Food & Beverage	260,608	208,622	233,376	(24,753)
Pro Shop				
COGS - Merchandise	101,793	101,793	156,792	(54,999)
COGS - Freight	4,220	4,220	5,703	(1,483)
Supplies	43,859	40,859	34,662	6,197
Telephone	1,075	455	455	0
Employee - Salaries	263,208	169,386	145,856	23,530
Employee - Payroll Taxes	16,321	10,503	12,667	(2,164)
Employee - Health Insurance	9,100	4,550	4,752	(202)
Utility Services	14,214	11,214	10,834	380
Utility - Water & Sewer	2,747	1,547	2,216	(670)
Trash Removal	3,342	1,665	938	728
Dues, Licenses & Fees	15,025	11,206	11,252	(46)
Security System	975	300	2,281	(1,981)
Uniforms & Laundry	3,753	3,678	755	2,922
Training & Education	2,000	0	0	0
Repair & Maintenance - Equipment	3,369	2,769	179	2,590
R&M - Building & Land	6,106	4,906	10,012	(5,105)
R&M - IT/Data/Phone	4,910	2,810	6,695	(3,885)
R&M - Carts Pro Shop	2,072	1,472	670	801
Total Pro Shop	498,089	373,333	406,719	(33,387)
Golf Course Maintenance				

See Notes to Unaudited Financial Statements

Waterlefe Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Supplies	4,800	2,400	3,840	(1,439)
Telephone	1,750	840	315	525
Employee - Salaries	558,542	263,151	249,806	13,344
Employee - Payroll Taxes	34,628	16,316	20,589	(4,272)
Employee - Health Insurance	15,930	7,350	10,795	(3,445)
Utility Services	36,000	18,000	18,600	(600)
Utility - Water & Sewer	4,800	2,400	4,163	(1,763)
Trash Removal	4,500	2,250	2,159	91
Chemicals	103,200	43,200	91,583	(48,383)
Gas, Diesel Fuel and Oil	28,800	14,400	16,049	(1,649)
Course Accessories	9,200	7,500	6,490	1,010
Fertilizer Maintenance	107,500	45,000	40,970	4,030
Sand, Gravel, Drain Tile Maintenance	50,000	17,000	4,060	12,940
Seed & Sod Maintenance	12,000	12,000	10,167	1,832
Landscape Maintenance	37,450	7,300	2,300	5,000
Dues, Licenses & Fees	1,200	200	430	(230)
Security System	500	250	0	250
Cable & Internet	780	390	516	(125)
Uniforms & Laundry	8,000	4,000	4,058	(59)
Training & Education	600	300	0	300
Equipment Lease	18,000	9,000	17,500	(8,500)
Repair & Maintenance - Equipment	32,400	16,200	22,079	(5,878)
R&M - Building & Land	4,800	2,400	2,715	(316)
R&M - Pumps & Wells Maintenance	4,800	2,400	2,575	(174)
R&M - Irrigation Maintenance	41,100	8,100	4,542	3,557
R&M - Grounds Maintenance	86,300	10,800	12,166	(1,365)
R&M - Course Projects	60,000	0	34,450	(34,450)
Total Golf Course Maintenance	1,267,580	513,147	582,917	(69,769)
Depreciation-Other Than Buildings				
Depreciation & Amortization	452,400	226,200	228,421	(2,222)
Total Depreciation-Other Than Buildings	452,400	226,200	228,421	(2,222)
Total Expenditures	3,074,407	1,664,877	1,812,992	(148,115)
Total Excess of Revenues Over(Under) Expenditures	(673,956)	304,954	615,229	(310,275)
Fund Balance, Beginning of Period	0	0	8,860,266	(8,860,266)
Total Fund Balance, End of Period	(673,956)	304,954	9,475,495	(9,170,541)

See Notes to Unaudited Financial Statements

Waterlefe Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,650	(3,650)
Total Revenues	<u>0</u>	<u>0</u>	<u>3,650</u>	<u>(3,650)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>3,650</u>	<u>(3,650)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>500,884</u>	<u>(500,884)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>504,534</u>	<u>(504,534)</u>

Waterlefe CDD
Investment Summary
March 31, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2023</u>
State Board of Administration	Local Government Investment Pool	\$ 279
The Bank of Tampa	Money Market	5,196
The Bank of Tampa ICS Program:		
First Republic Bank	Money Market	248,668
Five Star Bank	Money Market	81
Pacific Western Bank	Money Market	71,595
Western Alliance bank	Money Market	4
	Total General Fund Investments	\$ 325,823
FL CLASS General Fund Reserve	FL Class General Fund Reserve - 4.8159% Monthly	\$ 248,215
FL CLASS Enhanced Cash Reserve	FL Class Enhanced Cash Reserve - 4.5082% Monthly	1,025,066
The Bank of Tampa ICS Capital Reserve Program:		
First Republic Bank	Money Market	62
Pacific Western Bank	Money Market	75,548
Western Alliance bank	Money Market	46
	Total Reserve Fund Investments	\$ 1,348,937
US S2012 Capital Improvement Refunding Prepayment	First American Treasury Obligation Fund Class Z	\$ 33,739
US S2012 Capital Improvement Refunding Reserve	First American Treasury Obligation Fund Class Z	126,336
US S2012 Capital Improvement Refunding Revenue	First American Treasury Obligation Fund Class Z	242,712
US 2016 Benefit Special Assessment Prepayment	First American Government Obligation Fund Class Y	15,020
US 2016 Benefit Special Assessment Reserve	First American Government Obligation Fund Class Y	45,796
US 2016 Benefit Special Assessment Revenue	First American Government Obligation Fund Class Y	170,956
US 2016 Benefit Special Assessment Purchase Price Fund	First American Government Obligation Fund Class Y	2
	Total Debt Service Fund Investments	\$ 634,561
The Bank of Tampa ICS Capital Reserve Program:		
EagleBank	Money Market	\$ 189
First Republic Bank	Money Market	6
NexBank	Money Market	248,762
Pacific Western Bank	Money Market	101,490
Western Alliance bank	Money Market	154,087
	Total Enterprise Reserve Fund Investments	\$ 504,534

**Waterlefe Community Development District
Summary A/R Ledger
From 03/01/2023 to 03/31/2023**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due	
700, 2661	700-001	700 General Fund	Manatee County Tax Collector	AR00000180	12110	10/01/2022	54,361.79
	700-001	700 General Fund	Waterlefe Master Property Owners Assoc	AR00000326	11510	07/31/2022	69,186.32
Sum for 700, 2661							123,548.11
700, 2663	700-200	700 Debt Service Fund S2012	Manatee County Tax Collector	AR00000180	12110	10/01/2022	10,230.25
Sum for 700, 2663							10,230.25
700, 2664	700-201	700 Debt Service Fund S2016	Manatee County Tax Collector	AR00000180	12110	10/01/2022	7,237.08
Sum for 700, 2664							7,237.08
Sum for 700							141,015.44
Sum Total							141,015.44

See Notes to Unaudited Financial Statements

**Waterlefe Community Development District
Summary A/P Ledger
From 03/1/2023 to 03/31/2023**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
700, 2661					
700 General Fund	03/01/2023	AmeriTree, Inc.	3470	Tree Service 12/22	2,250.00
700 General Fund	03/01/2023	Artistree Landscape Maintenance & Design STE B	169286	Tree Removal 02/23	750.00
700 General Fund	03/30/2023	Artistree Landscape Maintenance & Design STE B	170362	Irrigation Repairs 03/23	285.00
700 General Fund	03/29/2023	Florida Power & Light Company	FPL Summary 03/23 AUTOPAY - 700	FPL Summary 03/23	2,171.12
700 General Fund	01/11/2023	Manatee County Sheriffs Office	1086	Patrol Services 03/23	780.00
700 General Fund	03/31/2023	McClatchy Company, LLC	182151	Legal Ad 03/23	111.15
700 General Fund	03/31/2023	Persson, Cohen & Mooney, P.A.	3463	Legal Services 03/23	1,515.35
700 General Fund	03/31/2023	Persson, Cohen & Mooney, P.A.	3423	Legal Services GC 03/23	1,540.00
700 General Fund	03/31/2023	Waterlefe Master POA Inc.	033123 MPOA	1st Quarter Supplemental 2023	11,274.95
Sum for 700, 2661					20,677.57
700, 2666					
700 Enterprise Fund	01/04/2023	Acushnet Company	914781473	Merchandise 01/23	15.15
700 Enterprise Fund	01/04/2023	Acushnet Company	914781473	Merchandise 01/23	590.00
700 Enterprise Fund	01/03/2023	Acushnet Company	914775810	Merchandise 01/23	22.15
700 Enterprise Fund	01/03/2023	Acushnet Company	914775810	Merchandise 01/23	1,217.00
700 Enterprise Fund	12/12/2022	Acushnet Company	914685667	Merchandise 12/22	18.68
700 Enterprise Fund	12/12/2022	Acushnet Company	914685667	Merchandise 12/22	1,386.00
700 Enterprise Fund	10/18/2022	Acushnet Company	914397016	Merchandise 10/22	2.73
700 Enterprise Fund	10/18/2022	Acushnet Company	914397016	Merchandise 10/22	78.00
700 Enterprise Fund	01/05/2023	Acushnet Company	914786386	Merchandise 01/23	1,500.00
700 Enterprise Fund	03/09/2023	Acushnet Company	915142275	Merchandise 03/23	8.88
700 Enterprise Fund	03/09/2023	Acushnet Company	915142275	Merchandise 03/23	132.00
700 Enterprise Fund	02/15/2023	Acushnet Company	914989105	Merchandise 02/23	2.81
700 Enterprise Fund	02/15/2023	Acushnet Company	914989105	Merchandise 02/23	102.00
700 Enterprise Fund	02/13/2023	Acushnet Company	914973933	Merchandise 02/23	34.27
700 Enterprise Fund	01/05/2023	Acushnet Company	914786386	Merchandise 01/23	23.54
700 Enterprise Fund	01/17/2023	Acushnet Company	914825519	Merchandise 01/23	1,014.00
700 Enterprise Fund	01/17/2023	Acushnet Company	914825519	Merchandise 01/23	31.38
700 Enterprise Fund	02/01/2023	Acushnet Company	914894266	Merchandise 01/23	2,028.00
700 Enterprise Fund	02/01/2023	Acushnet Company	914894266	Merchandise 01/23	27.65
700 Enterprise Fund	02/13/2023	Acushnet Company	914973933	Merchandise 02/23	1,224.00
700 Enterprise Fund	03/22/2023	Ahead, LLC	INV0555670	Supplies 03/22	53.71
700 Enterprise Fund	02/14/2023	Ahead, LLC	INV0551274	Merchandise 02/23	8.41
700 Enterprise Fund	02/14/2023	Ahead, LLC	INV0551274	Merchandise 02/23	29.15
700 Enterprise Fund	03/22/2023	Ahead, LLC	INV0555670	Supplies 03/22	1,024.00
700 Enterprise Fund	03/29/2023	All About Irrigation LLC	4778	Irrigation Maintenance 03/23	785.00
700 Enterprise Fund	03/16/2023	Apex Office Products, Inc.	2432153-0	Supplies 03/23	46.99
700 Enterprise Fund	08/01/2022	Callaway Golf Company	935242949	Pro Shop Supplies 07/22	102.20
700 Enterprise Fund	08/01/2022	Callaway Golf Company	935242949	Pro Shop Supplies 07/22	14.81
700 Enterprise Fund	08/01/2022	Callaway Golf Company	935259084	Merchandise 07/22	204.40
700 Enterprise Fund	08/01/2022	Callaway Golf Company	935259084	Merchandise 07/22	16.03
700 Enterprise Fund	09/01/2022	Callaway Golf Company	935407102	Merchandise 08/22	102.20
700 Enterprise Fund	09/01/2022	Callaway Golf Company	935407102	Merchandise 08/22	14.62
700 Enterprise Fund	03/01/2023	Callaway Golf Com-	935698724-CM	Credit Memo 11/22	(2,806.00)

**Waterlefe Community Development District
Summary A/P Ledger
From 03/1/2023 to 03/31/2023**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
700 Enterprise Fund	12/15/2022	pany Callaway Golf Com- pany	935750883	Merchandise 12/22	95.82
700 Enterprise Fund	12/15/2022	Callaway Golf Com- pany	935750883	Merchandise 12/22	11.65
700 Enterprise Fund	12/19/2022	Callaway Golf Com- pany	935758208	Merchandise 12/22	120.30
700 Enterprise Fund	01/01/2023	Callaway Golf Com- pany	935773140	Merchandise 12/22	864.48
700 Enterprise Fund	01/01/2023	Callaway Golf Com- pany	935773140	Merchandise 12/22	20.62
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935783014	Supplies 01/23	312.00
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935783014	Supplies 01/23	24.00
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935783010	Merchandise 01/23	296.00
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935783010	Merchandise 01/23	24.00
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935783012	Merchandise 01/23	168.00
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935783012	Merchandise 01/23	16.61
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935794923	Supplies 01/23	312.00
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935794923	Supplies 01/23	24.00
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935828300	Merchandise 01/23	1,158.00
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935828300	Merchandise 01/23	23.94
700 Enterprise Fund	02/01/2023	Callaway Golf Com- pany	935828267	Merchandise 01/23	95.82
700 Enterprise Fund	02/01/2023	Callaway Golf Com- pany	935828267	Merchandise 01/23	13.37
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935855383	Merchandise 01/23	1,796.16
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935855383	Merchandise 01/23	105.75
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935852740	Merchandise 01/23	616.80
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935852740	Merchandise 01/23	63.76
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935852742	Merchandise 01/23	1,528.00
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935852742	Merchandise 01/23	144.15
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935852745	Merchandise 01/23	985.50
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935852745	Merchandise 01/23	25.50
700 Enterprise Fund	02/01/2023	Callaway Golf Com- pany	935855382	Merchandise 01/23	3,592.32
700 Enterprise Fund	02/01/2023	Callaway Golf Com- pany	935855382	Merchandise 01/23	234.00
700 Enterprise Fund	02/01/2023	Callaway Golf Com- pany	935852727		896.70
700 Enterprise Fund	02/01/2023	Callaway Golf Com- pany	935852727		33.00
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935858873	Merchandise 01/23	215.00
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935858873	Merchandise 01/23	13.64
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935862787	Merchandise 01/23	1,158.00
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935862787	Merchandise 01/23	20.48
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935868486	Merchandise 01/23	118.95

**Waterlefe Community Development District
Summary A/P Ledger
From 03/1/2023 to 03/31/2023**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935868486	Merchandise 01/23	4,086.72
700 Enterprise Fund	02/01/2023	Callaway Golf Com- pany	935887263	Merchandise 01/23	4,540.80
700 Enterprise Fund	02/01/2023	Callaway Golf Com- pany	935887263	Merchandise 01/23	132.15
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935890304	Merchandise 01/23	1,605.00
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935890304	Merchandise 01/23	26.47
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935890300	Merchandise 01/23	1,472.32
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935890300	Merchandise 01/23	23.86
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935909068	Merchandise 01/3	403.20
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935909068	Merchandise 01/3	17.21
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935940900	Merchandise 02/23	990.72
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935940900	Merchandise 02/23	16.35
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935946617	Merchandise 02/23	2,371.88
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935946617	Merchandise 02/23	24.88
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935976103	Merchandise 02/23	201.60
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935976103	Merchandise 02/23	15.78
700 Enterprise Fund	02/16/2023	Callaway Golf Com- pany	935986819	Merchandise 02/823	217.58
700 Enterprise Fund	02/16/2023	Callaway Golf Com- pany	935986819	Merchandise 02/823	5.72
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	935990608	Merchandise 02/23	1,081.04
700 Enterprise Fund	02/17/2023	Callaway Golf Com- pany	935990606	Merchandise 02/23	318.20
700 Enterprise Fund	02/17/2023	Callaway Golf Com- pany	935990606	Merchandise 02/23	21.63
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	936012161	Merchandise 02/23	424.84
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	936012161	Merchandise 02/23	15.57
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	936050712	Merchandise 02/23	112.26
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	936050712	Merchandise 02/23	6.60
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	936055706	Merchandise 02/23	1,232.00
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	936055706	Merchandise 02/23	120.15
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	936059608	Merchandise 02/23	946.00
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	936059608	Merchandise 02/23	18.83
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	936063384	Merchandise 03/23	430.00
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	936063385	Merchandise 03/23	216.72
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	936063385	Merchandise 03/23	15.74
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	936063383	Merchandise 03/23	430.00
700 Enterprise Fund	03/01/2023	Callaway Golf Com- pany	936063383	Merchandise 03/23	17.77
700 Enterprise Fund	03/02/2023	Callaway Golf Com- pany	936067257	Merchandise 03/23	221.88
700 Enterprise Fund	03/02/2023	Callaway Golf Com- pany	936067257	Merchandise 03/23	17.17

**Waterlefe Community Development District
Summary A/P Ledger
From 03/1/2023 to 03/31/2023**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
700 Enterprise Fund	03/02/2023	Callaway Golf Com- pany	936067289	Merchandise 03/23	216.72
700 Enterprise Fund	03/03/2023	Callaway Golf Com- pany	936073039	Merchandise 03/23	247.68
700 Enterprise Fund	03/03/2023	Callaway Golf Com- pany	936073039	Merchandise 03/23	15.74
700 Enterprise Fund	03/04/2023	Callaway Golf Com- pany	936078267	Merchandise 03/23	171.00
700 Enterprise Fund	03/04/2023	Callaway Golf Com- pany	936078267	Merchandise 03/23	12.00
700 Enterprise Fund	03/04/2023	Callaway Golf Com- pany	936078268	Merchandise 03/23	171.00
700 Enterprise Fund	03/04/2023	Callaway Golf Com- pany	936078268	Merchandise 03/23	12.00
700 Enterprise Fund	03/08/2023	Callaway Golf Com- pany	936101781	Merchandise 03/23	247.68
700 Enterprise Fund	03/08/2023	Callaway Golf Com- pany	936101781	Merchandise 03/23	15.71
700 Enterprise Fund	03/09/2023	Callaway Golf Com- pany	936105954	Merchandise 03/23	2,165.27
700 Enterprise Fund	03/09/2023	Callaway Golf Com- pany	936105954	Merchandise 03/23	25.16
700 Enterprise Fund	03/13/2023	Callaway Golf Com- pany	936125998	Merchandise 03/23	424.84
700 Enterprise Fund	03/13/2023	Callaway Golf Com- pany	936125997	Merchandise 03/23	424.84
700 Enterprise Fund	03/13/2023	Callaway Golf Com- pany	936125997	Merchandise 03/23	17.74
700 Enterprise Fund	03/14/2023	Callaway Golf Com- pany	936136163	Merchandise 03/23	424.84
700 Enterprise Fund	03/14/2023	Callaway Golf Com- pany	936136163	Merchandise 03/23	16.01
700 Enterprise Fund	03/14/2023	Callaway Golf Com- pany	936133446	Merchandise 03/23	861.72
700 Enterprise Fund	03/14/2023	Callaway Golf Com- pany	936133446	Merchandise 03/23	17.74
700 Enterprise Fund	03/15/2023	Callaway Golf Com- pany	936141185	Merchandise 03/23	424.84
700 Enterprise Fund	03/15/2023	Callaway Golf Com- pany	936141185	Merchandise 03/23	16.01
700 Enterprise Fund	03/16/2023	Callaway Golf Com- pany	936146623	Merchandise 03/23	165.56
700 Enterprise Fund	03/16/2023	Callaway Golf Com- pany	936146623	Merchandise 03/23	15.56
700 Enterprise Fund	03/23/2023	Callaway Golf Com- pany	936193346	Merchandise 03/23	430.00
700 Enterprise Fund	03/23/2023	Callaway Golf Com- pany	936193344	Merchandise 03/23	206.40
700 Enterprise Fund	03/23/2023	Callaway Golf Com- pany	936193344	Merchandise 03/23	17.44
700 Enterprise Fund	03/30/2023	Cintas Corporation	415123266	Uniforms 03/23	135.80
700 Enterprise Fund	03/17/2023	Crowder Bros. Ace Hardware, Inc.	848814/12	Supplies 03/23	14.99
700 Enterprise Fund	03/29/2023	Crowder Bros. Ace Hardware, Inc.	848889/12	Supplies 03/23	63.97
700 Enterprise Fund	03/28/2023	Edison Oil Company	274154	Oil 03/23	2,424.85
700 Enterprise Fund	03/27/2023	EFE, Inc.	W59414	Repairs 03/23	73.86
700 Enterprise Fund	03/28/2023	Federal Express	8-082-08955	Postage 03/23	23.71
700 Enterprise Fund	03/28/2023	Florida Power & Light Company	FPL Summary 03.23	FPL Summary 03/23	3,632.59
700 Enterprise Fund	03/28/2023	Florida Power & Light Company	FPL Summary 03.23	FPL Summary 03/23	1,995.15
700 Enterprise Fund	03/19/2023	Frontier Florida, LLC	020415-5 03.23	Internet 03/23	85.98
700 Enterprise Fund	03/31/2023	Global HR Research, Inc.	17582399 03.23	Ads 03/23	484.29
700 Enterprise Fund	03/30/2023	Gold Coast Eagle Dis- tributing, LLP	663585	Liquor 03/23	173.36
700 Enterprise Fund	03/30/2023	Gold Coast Eagle Dis-	663584	Liquor 03/23	163.47

**Waterlefe Community Development District
Summary A/P Ledger
From 03/1/2023 to 03/31/2023**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
700 Enterprise Fund	03/01/2023	tributing, LLP Heritage Landscape Supply Group	0009091426-001	CM Credit Memo 01/23	(4,917.57)
700 Enterprise Fund	02/01/2023	Heritage Landscape Supply Group	0009105944-001	CM Credit - Chemicals 01/23	(1,238.40)
700 Enterprise Fund	03/01/2023	Heritage Landscape Supply Group	0008645772-020	Fertilizer 02/23	231.00
700 Enterprise Fund	03/01/2023	Heritage Landscape Supply Group	0009586848-002	Chemicals 02/23	60,459.00
700 Enterprise Fund	02/14/2023	Heritage Landscape Supply Group	0008645772-019	Chemicals 02/23	89.50
700 Enterprise Fund	03/01/2023	Luxottica USA, LLC	6913816347	Merchandise 12/22	5,393.40
700 Enterprise Fund	03/01/2023	Luxottica USA, LLC	6914332234	Merchandise 02/23	8.22
700 Enterprise Fund	03/01/2023	Luxottica USA, LLC	6914332234	Merchandise 02/23	135.00
700 Enterprise Fund	03/22/2023	Maintenance Too Paper Company, Inc.	220173	Supplies 03/23	351.29
700 Enterprise Fund	03/22/2023	Maintenance Too Paper Company, Inc.	220173	Supplies 03/23	151.00
700 Enterprise Fund	03/24/2023	Manatee County Utilities Department	MCUD Summary 03.23	MCUD Summary 03/23	359.83
700 Enterprise Fund	03/24/2023	Manatee County Utilities Department	MCUD Summary 03.23	MCUD Summary 03/23	787.79
700 Enterprise Fund	03/24/2023	Manatee County Utilities Department	MCUD Summary 03.23	MCUD Summary 03/23	580.28
700 Enterprise Fund	03/24/2023	Manatee County Utilities Department	MCUD Summary 03.23	MCUD Summary 03/23	144.04
700 Enterprise Fund	03/31/2023	Mary Paige Huisman	Petty Cash 03/23	Petty Cash 03/23	277.26
700 Enterprise Fund	03/31/2023	Mary Paige Huisman	Petty Cash 03/23	Petty Cash 03/23	35.15
700 Enterprise Fund	03/31/2023	Mary Paige Huisman	Petty Cash 03/23	Petty Cash 03/23	3.07
700 Enterprise Fund	03/28/2023	Monarch Deli Provisions LLC	879514	Food 03/23	185.00
700 Enterprise Fund	03/21/2023	Monarch Deli Provisions LLC	819472	Food 03/23	341.10
700 Enterprise Fund	03/13/2023	PFG Florida	7954762	Food & Supplies 03/23	215.37
700 Enterprise Fund	03/30/2023	PFG Florida	7961084	Food & Supplies 03/23	98.79
700 Enterprise Fund	03/13/2023	PFG Florida	7954762	Food & Supplies 03/23	2,121.65
700 Enterprise Fund	03/30/2023	PFG Florida	7961084	Food & Supplies 03/23	1,043.35
700 Enterprise Fund	03/23/2023	PFG Florida	7958456	Food & Supplies 03/23	1,136.57
700 Enterprise Fund	03/23/2023	PFG Florida	7958456	Food & Supplies 03/23	98.79
700 Enterprise Fund	03/22/2023	PNC Equipment Finance LLC	1662990	Origination Fee 98978922-2	250.00
700 Enterprise Fund	03/22/2023	PNC Equipment Finance LLC	1662992	Stamp Tax 98978922-2	409.55
700 Enterprise Fund	03/22/2023	PNC Equipment Finance LLC	1662991	Lease 98978922-2	1,890.00
700 Enterprise Fund	03/24/2023	Pro Plus Products Inc	24789	Fertilizer 03/23	3,426.25
700 Enterprise Fund	03/21/2023	Publix Super Markets Inc	0413305374	Food 03/23	26.75
700 Enterprise Fund	03/20/2023	Publix Super Markets Inc	0412547698	Food 03/23	73.92
700 Enterprise Fund	03/21/2023	Publix Super Markets Inc	0413350828	Food 03/23	24.87
700 Enterprise Fund	03/24/2023	Publix Super Markets Inc	0415616040	Food 03/23	87.30
700 Enterprise Fund	03/20/2023	Publix Super Markets Inc	0352678931	Food 03/23	67.28
700 Enterprise Fund	03/28/2023	Publix Super Markets Inc	0418837473	Food 03/23	107.75
700 Enterprise Fund	03/24/2023	Publix Super Markets Inc	0416402848	Food 03/23	191.39
700 Enterprise Fund	10/17/2022	SiteOne Landscape Supply, LLC	124147473-0012	Accessories 10/22	967.20
700 Enterprise Fund	03/08/2023	SiteOne Landscape Supply, LLC	127413789-001	Supplies 03/23	65.00
700 Enterprise Fund	09/06/2022	Srixon/Cleveland/XXIO	7135991	SO Merchandise 09/22	331.20

**Waterlefe Community Development District
Summary A/P Ledger
From 03/1/2023 to 03/31/2023**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
700 Enterprise Fund	09/06/2022	Srixon/Cleveland/XXIO	7135991 SO	Merchandise 09/22	16.80
700 Enterprise Fund	02/01/2023	Srixon/Cleveland/XXIO	7280484 SO	Merchandise 01/23	50.40
700 Enterprise Fund	12/12/2022	Srixon/Cleveland/XXIO	7229549 SO	Merchandise	993.60
700 Enterprise Fund	12/12/2022	Srixon/Cleveland/XXIO	7229549 SO	Merchandise	50.40
700 Enterprise Fund	02/01/2023	Srixon/Cleveland/XXIO	7280484 SO	Merchandise 01/23	993.60
700 Enterprise Fund	09/01/2022	Srixon/Cleveland/XXIO	7129521 SO	Merchandise 09/22	48.00
700 Enterprise Fund	09/01/2022	Srixon/Cleveland/XXIO	7129521 SO	Merchandise 09/22	662.40
700 Enterprise Fund	03/13/2023	TECO Peoples Gas	211012186048 02.23	Utility 02/23	349.37
700 Enterprise Fund	03/29/2023	The Huntington National Bank	8241668	008-0600265-107 03/23	164.57
700 Enterprise Fund	03/29/2023	The Trophy Case	55920	Supplies 03/23	558.50
700 Enterprise Fund	03/01/2023	Tournament Solutions, LLC	150924	Tournament 02/23	304.69
700 Enterprise Fund	08/01/2022	TravisMathew, LLC	90701685 CM	Merchandise - Credit 04/22	(1,530.00)
700 Enterprise Fund	03/28/2023	Waterlefe Master POA Inc.	032823 MPOA	Microsoft Sharing 09/22-03/23	617.84
700 Enterprise Fund	03/23/2023	Wesco Turf, Inc.	41128635	Repairs 03/23	78.49
700 Enterprise Fund	03/16/2023	Wesco Turf, Inc.	41127522	Repairs 03/23	61.12
700 Enterprise Fund	03/31/2023	Wesco Turf, Inc.	39603062	Rental 03/23	1,250.00
700 Enterprise Fund	12/01/2022	Winfield Solutions, LLC	65265229	Fertilizer Maintenance 11/22	1,026.45
700 Enterprise Fund	12/01/2022	Winfield Solutions, LLC	65265230B	Chemicals 11/22	2,478.00
700 Enterprise Fund	10/10/2022	Winfield Solutions, LLC	65265233	Chemicals 10/22	4,457.52
700 Enterprise Fund	10/10/2022	Winfield Solutions, LLC	65265234	Chemicals 10/22	3,454.92
700 Enterprise Fund	10/20/2022	Winfield Solutions, LLC	65277895	Chemicals 10/22	380.50
700 Enterprise Fund	11/01/2022	Winfield Solutions, LLC	65280386	Fertilizer 11/22	1,266.00
700 Enterprise Fund	12/01/2022	Winfield Solutions, LLC	65286240	Maintenance 10/22	1,974.37
700 Enterprise Fund	01/01/2023	Winfield Solutions, LLC	0008645772-007A	Chemicals 10/22	7,200.00
700 Enterprise Fund	01/01/2023	Winfield Solutions, LLC	0008645772-005	Fertilizer	3,240.00
700 Enterprise Fund	01/01/2023	Winfield Solutions, LLC	0008645772-004	Maint	588.72
700 Enterprise Fund	03/01/2023	Winfield Solutions, LLC	0008645772-007C	Fertilizer 12/22	5,763.84
700 Enterprise Fund	02/01/2022	Winfield Solutions, LLC	0008645772-007B	Chemicals 12/22	7,200.00
700 Enterprise Fund	03/01/2023	Winfield Solutions, LLC	0008645772-015A	Fertilizer 12/22	1,165.50
700 Enterprise Fund	11/01/2022	Winfield Solutions, LLC	65265230	Chemicals - Maintenance 11/22	7,200.00
700 Enterprise Fund	12/01/2022	Winfield Solutions, LLC	65265231	Grounds Maint supplies	4,500.26
700 Enterprise Fund	12/01/2022	Winfield Solutions, LLC	65265231	Grounds Maint supplies	3,816.00
700 Enterprise Fund	09/02/2022	Winfield Solutions, LLC	65224573	Chemicals 09/22	3,796.50
700 Enterprise Fund	10/01/2022	Winfield Solutions, LLC	65242224	Chemicals 09/22	673.20
Sum for 700, 2666					202,876.74
Sum for 700					223,554.31
Sum Total					223,554.31

Waterlefe Community Development District
Notes to Unaudited Financial Statements
March 31, 2023

Balance Sheet

1. Trust statement activity has been recorded through 03/31/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger-Subsequent Collections

5. General Fund – Payment for Invoice FY22-23 in the amount of \$40,501.68 was received in April 2023.
6. Debt Service Fund 200 – Payment for Invoice FY22-23 in the amount of \$7,621.92 was received in April 2023.
7. Debt Service Fund 201 – Payment for Invoice FY22-23 in the amount of \$5,391.90 was received in April 2023.

Tab 7

MICHAEL BENNETT • SUPERVISOR OF ELECTIONS • MANATEE COUNTY

600 301 Boulevard West, Suite 108, Bradenton, Florida 34205-7946

PO Box 1000, Bradenton, Florida 34206-1000



Phone: 941-741-3823 • Fax: 941-741-3820 • VoteManatee.com • Info@VoteManatee.com

RECEIVED
APR 27 2023

April 20, 2023

Waterlefe Community Development District
Attn: Matthew Huber
3434 Colwell Ave Suite 200
Tampa, FL. 33614

Dear Mr. Huber:

We are in receipt of your request for the number of registered voters in the Waterlefe Community Development District as of April 15, 2023. According to our records, there were 990 persons registered in the Waterlefe Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

Michael Bennett
Supervisor of Elections

MB/sas

Tab 8

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERLEFE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE, TYPE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Waterlefe Community Development District (the “District”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended; and

WHEREAS, the Board of Supervisors of the District (the “Board”) has determined to borrow funds to construct, re-construct and/or repair certain new and/or aging infrastructure of the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct, or reconstruct, enlarge, or extend, equip, acquire, operate and/or maintain the infrastructure improvements (the “Improvements”) described in the District’s Engineer’s Report dated February, 2023 (the “Engineer’s Report”) as same may be amended from time to time, and as same is attached hereto as **Exhibit “A”** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay some of the costs of the Improvements by special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (the “Assessments”); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain the Improvements and to impose, levy and collect the Assessments (as defined below); and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits has been determined and that special assessments will be made in proportion to the benefits received as set forth in the Preliminary Special Assessment Allocation Report (the “Assessment Methodology Report”) as same may be supplemented from time to time, and as same is attached hereto as **Exhibit “B”** and incorporated herein by reference. The Improvements as set

forth in the Engineer's Report and the Assessments as set forth in the Assessment Methodology Report are on file at the office of the District Manager, Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE BOARD OF SUPERVISORS OF THE WATERLEFE COMMUNITY DEVELOPMENT DISTRICT:

1. Assessments shall be levied to defray the cost of the Improvements.
2. The nature, type, and general location of, and plans and specifications for, the Improvements, as well as the assessment plat denoting the lands upon which the Improvements shall be made and Assessments levied, including all costs of the Improvements associated therewith which shall be paid by Assessments, are on file at the District Records Office. **Exhibit "A"** and **Exhibit "B"** are also on file and available for public inspection at the same location and further describe the costs of the Improvements, the amount of Assessments, manner in which the Assessments shall be paid, the timeframe for paying the Assessments and all such additional information as required by Sections 170.03 through 170.07, Florida Statutes. A description of the lands upon which the Improvements shall be made, and Assessments levied (the "Lands") are described as: all lots and lands adjoining and contiguous or bounding and abutting the Improvements or specially benefitted thereby and further designated by the assessment plat, as hereinafter provided.
3. The total estimated cost of the Improvements is \$4,300,000.00 (the "Estimated Cost").
4. The Assessments will defray approximately \$3,290,000.00, which includes part of the Estimated Cost, plus capitalized interest, and estimated financing-related costs.
5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit "B"** including provisions for additional and supplemental assessment resolutions.
6. The Assessments shall be levied within the District on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially benefitted thereby and further designated by the assessment plat as hereinafter provided.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll in accordance with the method of assessment described in **Exhibit "B"** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefore or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Manatee County, Florida, and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this ____ day of _____, 2023.

ATTEST:

**BOARD OF SUPERVISORS OF THE
WATERLEFE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman / Vice-Chair

Attachments:

Exhibit "A": Engineer's Report dated February 2023, as amended.

Exhibit "B": Preliminary Special Assessment Allocation Report, as amended.

Exhibit A



Engineer's Report

February 2023

The Waterlefe Community Development District (CDD)

Prepared for:

Board of Supervisors

Waterlefe

Community Development District (CDD)

©Schappacher Engineering LLC, 2023

ENGINEER'S REPORT
FOR THE
WATERLEFE COMMUNITY DEVELOPMENT DISTRICT

Prepared for
WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Prepared by:
SCHAPPACHER ENGINEERING, LLC
PO Box 21256
Bradenton, Florida 34204

February 2023

Richard Schappacher, P.E. #51501
Schappacher Engineering, LLC
3604 53rd Avenue East, Bradenton, FL 34203

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1. INTRODUCTION

1.1 Overview. The Waterlefe Community Development District (the "District") consists of approximately 458 contiguous acres. A description of the property is included in Section 1.3 of this report. The development of the lands within the District provides master infrastructure for 618 dwelling units. The development preserved existing wetlands, as well as creating wetland mitigation areas that offset impacts from the improvements.

Recreational and landscape improvements have also been constructed including a community entrance with signage, an 18-hole golf course, a waterway system, and numerous landscaped common areas. The golf course was funded and is owned by the District.

Master transportation improvements consist of 4-lane divided, 2-lane divided, and 2-lane undivided roadways.

In order to serve the residents of the District, the District is developing a Capital Improvement Plan (the "Plan") to allow it to finance and construct improvements to the Community Building that currently houses District staff as well as the Pro-Shop for the golf course. These improvements are consistent with the requirements of Manatee County and other applicable regulatory and jurisdictional entities. This Engineer's report addresses the estimated overall construction costs for the proposed improvements. A brief description of the improvements is included in the body of this report.

The Plan contained in this report reflects the present intentions of the District. The District retains the right to make reasonable adjustments in the Plan to meet the requirements of any governmental agency and at the same time provide the same or greater benefits to the land. Regulatory criteria will continue to evolve, and future changes may affect the implementation of the Plan, as it may be changed from time to time. The implementation of any improvement outlined within the Plan requires the final approval of the District's Board of Supervisors.

Costs contained in this report have been prepared based on actual construction costs where available and on estimates of costs using the best available information. It is

possible that the estimated costs could vary based on final engineering and ultimate construction bids.

A summary of the improvements to be funded and their cost estimates is included in Table 4.

1.2 Purpose. The purpose of this report is to describe the Waterlefe Community and the District that serves approximately 458 acres of the Waterlefe Community. The report will also describe the capital improvement of the Community building addition to be constructed and financed by the District and their probable construction cost. Financing and assessment methodology will be developed by the District's financial advisor.

1.3 Description of the Waterlefe Development. The Waterlefe Development is a residential community located in Manatee County, Florida, northwest of Upper Manatee River Road, north of State Road 64 approximately two miles east of I-75. The location of the Waterlefe Community is shown in Exhibit 1.

The community includes an 18-hole golf course and associated facilities, single family, estate, villas, and condominium residential units, a water management system, wetland preserves, full utility infrastructure, landscaped roadways, security, and a unique waterway system suitable for boating and boat access to the Manatee River. A land use summary is provided in Table 1.

The District encompasses approximately 458 acres of the Waterlefe Community shown in Exhibit 2. The District currently operates and maintains infrastructure to support the 618 units of mixed residential unit types. A summary of District facilities and services is shown in Table 2. The residential uses include 466 single family units and 152 multi-family units.

Construction of all of the District infrastructure was completed in 2003. The initial construction started in March 1999 and provided the infrastructure for the golf course, water management system, utilities, roads, and subdivision improvements needed to permit home construction on the initial 130 lots. Table 3 shows the infrastructure cost of

the completed work for the entire project. These infrastructure costs were funded by the District. Within a few years after the completion of the infrastructure all lots were built on throughout the development. There are no remaining lots available for construction of residential dwellings.

2. DISTRICT BOUNDARY AND PROPERTY SERVED

2.1 District Boundary. Exhibit 2 illustrates the boundary of the District. The Manatee River borders the northern boundary of the District. Upper Manatee River Road and residential uses border the southeastern boundary. Ft. Hamer Road and residential uses border the northeastern boundary. A drainage ditch borders the west side of the community and there is a residential community west of the drainage ditch. A newly approved residential community borders the southern boundary of the community. Single family homes have been constructed near the southeast portion of the community and there are current plans for approval for residential cottages to border the southwest boundary. The newly approved development to the south will also include an Assisted Living Facility that will be located close to the southeast border of the development.

2.2 Property Served. The District is located in portions of Sections 17,18, and 19, Township 34 South, Range 19 East in Manatee County, Florida. Prior to development of the Waterlefe Community, the property within the District boundary consisted primarily of agricultural fields and wetland areas. The terrain was flat with elevations ranging from 5 to 14 NGVD. At the time of this report all of the property has been developed by 2003 and all residential units completed within a few years after completion of the infrastructure. The golf course, water management system, utility system, roads, and residential development are shown in Exhibits 2,4,5 and 6.

2.3 Existing Infrastructure. Prior to the start of construction of the District infrastructure in 1999, the existing infrastructure in the vicinity of the District consisted of area roadways and nearby utilities. Upper Manatee River Road ran along a portion of the eastern edge of the site. A water main was located along Upper Manatee River Road adjacent to the District boundary. A sewer force main existed along the southern segment of Upper

Manatee River Road, approximately one mile from the District. There were no infrastructure improvements within the District boundaries.

- 2.4 Permitting.** At the time of this report, all required permits were obtained for construction of the Development. All improvements of the Development have been certified, approved, and accepted by the County and other applicable regulatory and jurisdictional entities.

All applicable zoning, vesting and concurrency requirements were complied with for the Development. The master and subdivision infrastructure construction are completed. Agreements for water and sewer are in place with services being provided by Manatee County.

It is my opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the District subject to continued compliance with all conditions of the approved plans and permit issuance.

The District Engineer hereby certifies that all permits necessary to complete the project were obtained as needed for the entire development.

3 DISTRICT INFRASTRUCTURE

- 3.1 Summary of District Facilities and Services.** The District provides the facilities and services shown in Table 2. This report will deal only with the capital cost of providing the indicated infrastructure.

Table 3 shows the costs of District Infrastructure and Table 4 illustrates the cost for which improvements and infrastructure has been proposed.

- 3.2 Roadways and Lighting.** The roadways within the District consist of 4-lane divided, 2-lane divided, and 2-lane undivided roadways. approximately 7.3 miles of roadways were built in the District. Of these 7.3 miles of roads, approximately 1,200 feet are 4-lane divided section, approximately 3,200 feet are 2-lane divided section, and the remainder is

2-lane undivided section. While some of these roads have been platted as private roads, the District's roadways are public roads. All roads were constructed to applicable Manatee County standards. Roadway construction included subgrade, base, curbing, sidewalks, signage and striping. Roadway lighting has been constructed along the roads within the District and is being maintained by Florida Power & Light (FPL).

3.3 Water and Sewer Facilities. Water and wastewater facilities have been provided within the District. The District acquired a portion of the infrastructure from the Developer and constructed the balance necessary to complete the project. The services, operation, and maintenance are provided by Manatee County. An Agreement for the Installation and Maintenance of Publicly Owned Facilities Underlying Privately Owned Lands has been executed by Manatee County, the developer, and the Waterlefe Master Property Owners' Association. Facilities were designed and constructed in accordance with Manatee County and Florida Department of Environmental Protection Standards.

The potable water facilities include distribution mains along with necessary valving, fire hydrants and water services to individual lots. Connection to the Manatee County system at Upper Manatee River Road was made. Approximately 6.1 miles of 4 to 10-inch water mains were constructed.

Wastewater facilities include gravity collection lines with individual services, lift stations, and force mains connected to the existing county system at Upper Manatee River Road. An estimated 5.8 miles of 8-inch gravity collection lines, 0.8 miles of on-site 4 to 6- inch force main, 0.9 miles of off-site, 6 to 8- inch force main, and 2 sewage lift stations have been constructed.

3.4 Stormwater Management. The Stormwater Management system includes the drainage system for the District including the District's roadways, wetland preserves, mitigation area, and the recreational boating waterway system. There are approximately 83 acres of stormwater ponds or lakes with associated culverts, catch basins, swales, channels and water control structures. The stormwater management system is designed and constructed in accordance with Manatee County and Southwest Florida Water Management District Standards for water quality treatment and flood control. Approximately 43 acres of on-

site wetlands and conservation areas are incorporated as an integrated part of the water management system.

- 3.5 Security Facilities.** Security facilities consist of a gatehouse erected, operated and maintained at the entrance to the Waterlefe community on Waterlefe Boulevard at Upper Manatee River Road. The gatehouse is used to provide security to the community from Upper Manatee River Road. Perimeter and entry walls are provided as well as signage throughout the development. Pressure sensor entry gates are also located at the entrance of Fort Hamer Road at Winding Stream Way and Mossy Branch Road at Port Harbour Parkway. Security facilities consist of a gate house erected, operated and maintained at the entrance to the Waterlefe Community off Upper Manatee River Road. The gatehouse will be used to control access to the community.
- 3.6 Landscaping and Streetscape.** Landscaping is provided along roadways, in buffers, and at the community entranceways. Landscaping consists of sod, annual flowers, shrubs, ground cover and trees. All landscaping and hardscaping is owned and maintained by the District.
- 3.7 Land Acquisition.** The District acquired land for the community roadway, water management, and wetland/conservation systems. The acquisition included approximately 46 acres of road right-of-way, 83 acres of lakes, and 43 acres of wetland / conservation areas within the District. These lands provide access, stormwater management, recreation, and natural habitat conservation for the community.
- 3.8 Retaining Walls.** There are approximately 11,500 LF of segmented block retaining walls located throughout both the residential communities and on the golf course. There are also approximately 4,100 LF of wooden retaining walls primarily located on the golf course. The segmented block retaining walls vary in height up to approximately 13 feet and provide both structural and aesthetic benefits to the community. Most of the wooden retaining walls are located along the edges of the golf course next to lakes, environmental areas and the Manatee River. The Retaining Walls are maintained by the District.

3.9 Boardwalks. There are three boardwalks located within the community that enable residents to enjoy the environmentally sensitive areas via raised boardwalks. All boardwalks consist of wooden decking, railing and piles. There are enlarged areas within the boardwalk for sitting and observing wildlife in their natural settings. The Boardwalks are maintained by the District.

4 OPINION OF PROBABLE CONSTRUCTION COSTS

A summary of the construction costs for the District infrastructure including roadways, utilities, water management, landscaping, security, and land acquisition is provided in Table 3. Total estimated cost for District provided infrastructure was approximately \$17,106,000. All of the facilities are already constructed and therefore reflect actual costs. Land acquisition costs for roads, water management and wetland mitigation were included. Engineering and permitting costs were also included in the total cost. Costs do not include legal, administrative, financing, operation, or maintenance costs. A summary of the probable construction costs for the proposed improvements to the Community Building is provided in Table 4.

5 SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional development of the District as required by the applicable independent unit of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits.

Items of construction in this report are based on actual costs for completed items and on current plan quantities for the ongoing or future infrastructure construction as shown on the approved construction drawings and specifications, last revision.

It is my professional opinion that the infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the

District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190-012(1) and (2) of the Florida Statutes.

The estimate of infrastructure construction costs is only an estimate and not a guarantee maximum price. The estimated costs is based on unit prices currently being experienced for ongoing and similar items of work in Manatee County and quantities as represented on the construction plans. The labor market, future costs of equipment and materials, and the actual construction process are all beyond control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

TABLE 1

**LAND USE SUMMARY WITHIN
THE DISTRICT BOUNDARIES**

TABLE 1
LAND USE SUMMARY WITHIN THE DISTRICT BOUNDARIES

TYPE OF USE	ACRES	PERCENT OF TOTAL
Stormwater Lakes	83	18%
Residential	135	29%
Road Rights-of-Way ¹	46	10%
Wetland Areas ²	43	9%
Golf Course and Amenity Center	100	22%
Other (Conservation/Preservation & Buffers, Uplands, Open Space, etc.)	51	11%
TOTAL	458	100%

1. Road rights-of way include all roads within the District, public and private.
2. Wetland area is the Jurisdictional delineated area and does not include buffers.

TABLE 2

**WATERLEFE COMMUNITY
DEVELOPMENT DISTRICT SUMMARY
OF FACILITIES AND SERVICES**

TABLE 2

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT

SUMMARY OF FACILITIES AND SERVICES

FACILITY OR SERVICE	FUNDED BY CDD	OPERATED BY CDD OR COUNTY	OWNERSHIP
Roadways and Lighting	Yes	CDD	CDD
Water and Wastewater	Yes	County	County
Drainage (Water Management)	Yes	CDD	CDD
Landscaping & Irrigation	Yes	CDD	CDD
Security	Yes	CDD	CDD

TABLE 3

**SUMMARY OF OPINION
OF COSTS FOR DISTRICT
INFRASTRUCTURE**



TABLE 3
WATERLEFE COMMUNITY DEVELOPMENT DISTRICT
COSTS OF CONSTRUCTION FOR DISTRICT INFRASTRUCTURE

INFRASTRUCTURE	TOTAL
Roadway	\$ 2,071,000
Water and Sewer Facilities	\$ 1,741,000
Earthwork	\$ 2,224,000
Stormwater Management	\$ 2,402,000
Security Facilities	\$ 216,000
Electrical Service & Lighting	\$ 254,000
Landscaping and Irrigation	\$ 1,842,000
Wetland Mitigation	\$ 38,000
Land Acquisition	\$ 3,835,000
Engineering and Professional	\$ 928,000
Contingency	\$ 1,555,000
TOTAL PRIMARY	\$ 17,106,000

Total Infrastructure

\$17,106,000

TABLE 3 – CONSTRUCTION COSTS

TABLE 4

**SUMMARY OF OPINION
OF COSTS FOR DEVELOPMENT
INFRASTRUCTURE**



TABLE 4
WATERLEFE COMMUNITY DEVELOPMENT DISTRICT
Summary of Opinion of Probable Costs
February 2023

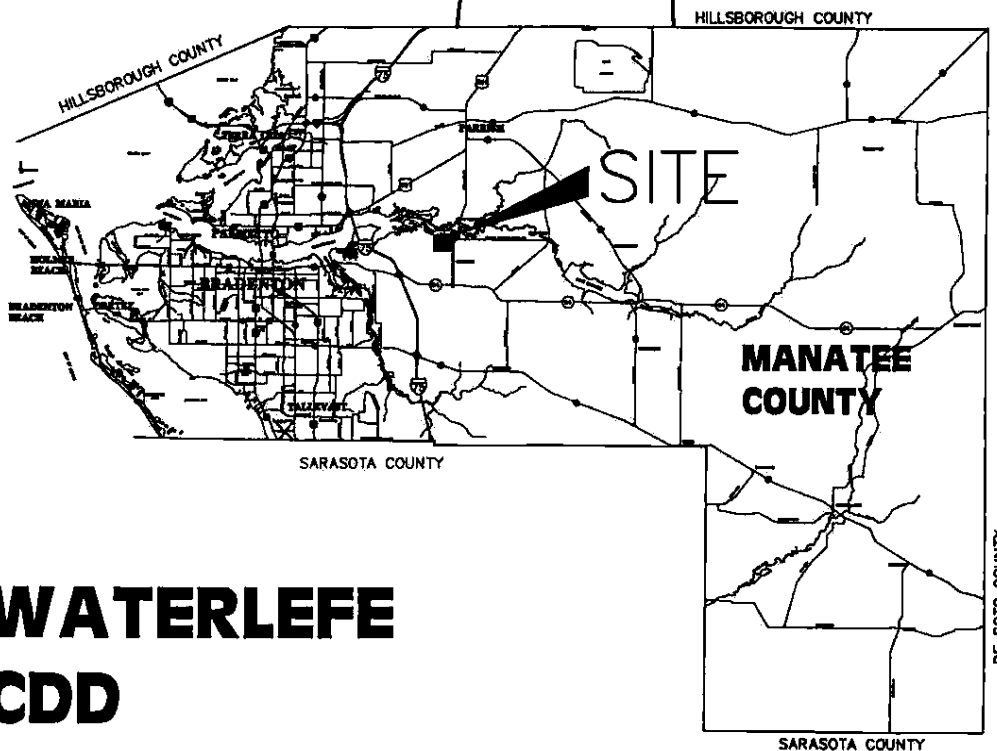
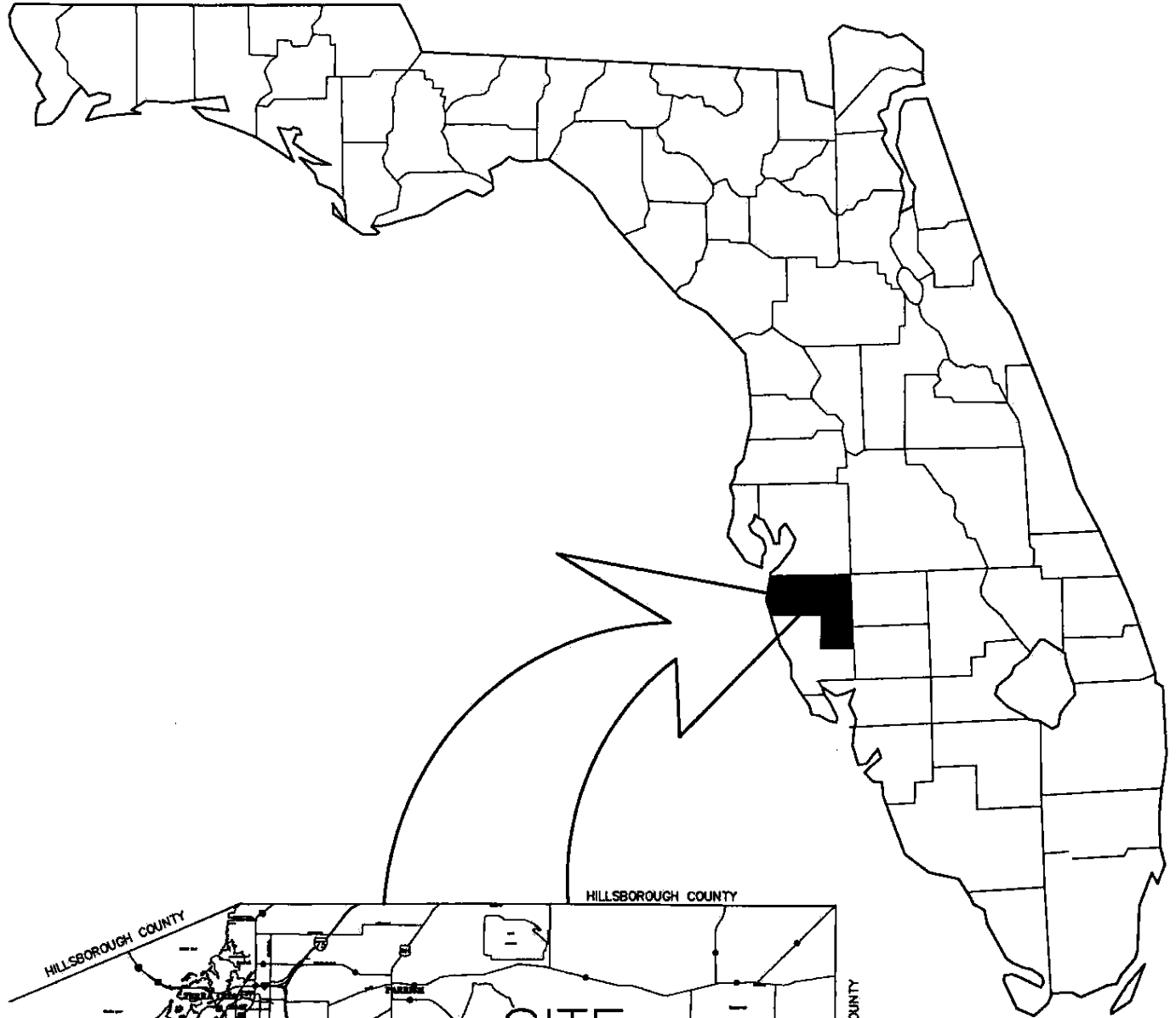
COMMUNITY CENTER IMPROVEMENTS	TOTAL
New Construction	\$ 2,715,000
Permit/General Conditions/Insurance	\$ 170,000
Bonds/Manager Fees	\$ 220,000
Contingency	\$ 150,000
Furniture	\$ 130,000
Finishes	\$ 330,000
Interior Doors	\$ 30,000
Millwork	\$ 110,000
Equipment	\$ 310,000
Designer Fees	\$ 110,000
Architect Fees	\$ 25,000
TOTAL PRIMARY	\$ 4,300,000

NOTE: The probable costs estimated herein do not include anticipated capital carrying cost, interest reserves or reserves or other applicable CDD expenditures that may be incurred.

TABLE 4 – CONSTRUCTION COSTS

EXHIBIT 1
LOCATION MAP

LOCATION MAP



WATERLEFE CDD EXHIBIT 1



**Kimley-Horn
and Associates, Inc.**

EXHIBIT 2
DISTRICT BOUNDARY



EXHIBIT 2 – WATERLEFE BOUNDARY MAP

EXHIBIT 3

DISTRICT BOUNDARY SKETCH AND DESCRIPTION



5460.0005/0

115 GOVERNMENT LOTS 5, 6, 7 AND 8 OF SECTION 18, TOWNSHIP 34 SOUTH, RANGE 19 EAST, AND ALL OF SECTION 19, TOWNSHIP 34 SOUTH, RANGE 19 EAST, LESS THE SOUTH 297 ACRES, MORE OR LESS, AS DESCRIBED IN DEED BOOK 290, PAGE 276, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. CONTAINING 513.8 ACRES, MORE OR LESS. THE ABOVE PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF SECTION 19, TWP 34S, RGE 19E, MANATEE COUNTY, FLORIDA AND RUN ALONG AN ASSUMED BEARING NORTH WITH THE EAST SECTION LINE FOR 2,583.4 FEET FOR A POINT OF BEGINNING; THENCE N 88°16' W FOR 2,394.8 FEET; THENCE S 89°53' W FOR 2,402.1 FEET; THENCE N 0°59.2' E WITH THE WEST SECTION LINE OF SECTION 19 AND SECTION 18 FOR 4,621.1 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUE N 0°59.2' E FOR 50 FEET MORE OF LESS TO THE SHORELINE OF THE MANATEE RIVER; THENCE MEANDER SOUTHEASTERLY AND NORTHEASTERLY FOR ONE MILE MORE OR LESS; THENCE SOUTH 180 FEET MORE OR LESS TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; SAID POINT "B" LYING 4,869.05 FEET ALONG A BEARING OF N 75°32'47" E FROM AFOREMENTIONED POINT "A"; THENCE SOUTH FOR 5,904.1 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT-OF-WAY ALONG THE EASTERN BOUNDARY.

5429.0000/6

BEGIN AT SW CORNER OF SECTION 17, TOWNSHIP 34 SOUTH, RANGE 19 EAST OF MANATEE COUNTY, FLORIDA; THENCE RUN S 85°27'44" E ALONG SOUTH LINE OF SAID SECTION 17, 843.18 FEET TO A POINT OF INTERSECTION WITH NORTH R/W LINE OF UPPER MANATEE RIVER ROAD; THENCE RUN EASTERLY ALONG SAID NORTH R/W LINE CURVING NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 14°55'26" AN ARC DISTANCE OF 308.00 FEET; THENCE RUN S 85°27'44" E ALONG SAID NORTH R/W LINE 182.78 FEET; THENCE RUN N 04°33'40" E 1,187.01 FEET THENCE RUN N 30°36'04" E 599.91 FEET TO A POINT ON SHORELINE OF MANATEE RIVER; THENCE MEANDERING ALONG SHORELINE OF MANATEE RIVER RUN NORTHWESTERLY A DISTANCE OF 3,230 FEET MORE OR LESS TO A POINT OF INTERSECTION OF SHORELINE OF MANATEE RIVER AND WEST LINE OF SECTION 17, THENCE RUN S 04°28'31" W ALONG WEST LINE OF SECTION 17 A DISTANCE OF 3,208.9 FEET TO THE POINT OF BEGINNING.

EXHIBIT 3 – WATERLEFE LEGAL DESCRIPTION

EXHIBIT 4

MASTER WATER DISTRIBUTION

EXHIBIT 4 - MASTER WATER MAP



EXHIBIT 5

MASTER SEWER COLLECTION

EXHIBIT 5 - MASTER SEWER MAP



EXHIBIT 6

MASTER DRAINAGE PLAN



Signature: RICHARD SCHAPPACHER, P.E.
Date: 5/15/01
Professional Engineer # 51501

REV	DESCRIPTION	DATE	DWN BY	CRD BY

DESIGNED	DRAWN	CHECKED
RS	SE	RS

DATE: AUG. 2015
SCALE: AS NOTED

Schappacher Engineering, LLC
SE
3804 53rd AVENUE EAST, BRADENTON, FL 34203
PHONE: (941) 748-8340 FAX: (941) 896-9938
WWW.SCHAPPACHERENGINEERING.COM

WATERLEFE CDD
STORMWATER MAP

SHEET NUMBER

Exhibit B



Rizzetta & Company

Waterlefe Community Development District

Preliminary
Special Assessment Allocation Report

Capital Improvement Revenue Bond,
Series 2023

3434 Colwell Ave
Suite 200
Tampa, FL 33614

rizzetta.com

May 15, 2023

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I. INTRODUCTION

This Preliminary Special Assessment Allocation Report is being presented in anticipation of an issuance of a bond by the Waterlefe Community Development District (“District”), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. The District proposes to issue its Capital Improvement Revenue Bond, Series 2023 (the “Series 2023 Bond”), and has retained Rizzetta & Company, Inc. to prepare a methodology for allocating the special assessments to be levied by the District in connection with the transaction.

II. DEFINED TERMS

“District” – Waterlefe Community Development District.

“Equivalent Assessment Unit” or “EAU” – Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particular land use, relative to other land uses.

“Indenture” – The District’s Fourth Supplemental Trust Indenture dated as of June 1, 2023.

“Platted Units” – Lands configured into their intended end-use and subject to a recorded plat.

“Series 2023 Assessments” – Special assessments levied to secure the District’s Series 2023 Bond.

“Series 2023 Bond” – \$3,290,000 (estimated) Waterlefe Community Development District Special Assessment Revenue Bond, Series 2023.

“Series 2023 Project” – Construction and acquisition of public infrastructure, amenities and improvements planned for the District. The total cost of the Series 2023 Project is estimated to be \$4,300,000 as specified in the Engineer’s Report dated February 16, 2023 (“Engineer’s Report”).



III. DISTRICT INFORMATION

The District was established pursuant to the Board of County Commissioners of Manatee County Ordinance 00-55 which became effective on October 24, 2000, as supplemented on February 6, 2001 with Ordinance 01-11, for the purpose of consenting to the District's exercise of additional charter powers. The District encompasses approximately 458 acres, located entirely within Manatee County. Pursuant to Resolution 2001-34, the District authorized the sale of the District's Series 2001 Bonds. At the date of issuance in 2001, it was contemplated that 629 units would be developed; however, 591 units were ultimately developed. The District has previously issued Capital Improvement Revenue Bonds, Series 2001A and Series 2001B, with the Series 2001A Bonds being refunded and defeased with the Capital Improvement Revenue Refunding Bonds, Series 2012. The Series 2001B bonds have been retired. The District also previously issued its Series 2001 Golf Course Revenue Bonds, which were refunded and defeased with the Series 2016 Benefit Special Assessment Revenue Bond.

In addition to the previously-issued bonds described above, the District also had repayment obligations to the former developer. The District had an outstanding Surplus Golf Revenue Note in the amount of \$2,365,230 due to the developer. The developer sold the golf course to the District in exchange for the proceeds from the sale of the Series 2001 Bonds and delivery of the Surplus Golf Revenue Note. The indenture of the Golf Course Revenue Bonds, Series 2001 required the former developer to fund any deficiency in the reserve fund through a debt service reserve fund deficiency agreement. The amount funded by the developer, \$844,067, was due to the Developer from the District, along with accrued interest which exceeded \$713,000. On June 29, 2016 the District entered into a settlement agreement with the developer in the amount of \$450,000. Payment from the District to the developer was made on the same day, satisfying the outstanding obligations to the developer.

None of these prior issuances are impacted by this new proposed issuance.

IV. SERIES 2023 PROJECT

The District's Series 2023 Project is estimated to cost a total of \$4,300,000. The Series 2023 Project includes, but is not limited to, new construction of the community center improvements, furniture, finishes, millwork, equipment, designer fees, architect fees, permit/general condition/insurance, contingency, and bond/manager fees. The detail is shown in Table 2. The estimated construction costs of the Series 2023 Project identified above were provided in the Engineer's Report. \$3,000,000 (estimated) of the proceeds of the Series 2023 Bond will be utilized to construct the Series 2023 Project (such funded portion being referred to herein as the "Series 2023 Project").

V. SERIES 2023 BONDS AND ASSESSMENTS

In order to provide for the Series 2023 Project funding described in Section IV above, the District plans to issue the Series 2023 Bond, which will be secured by the pledged revenues



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from Series 2023 Assessments. The Series 2023 Assessments will initially be levied in the estimated principal amount of \$3,290,000 and shall be structured in the same manner as the Series 2023 Bond, so that the revenues from the Series 2023 Assessments are sufficient to fulfill the debt service requirements for the Series 2023 Bond. These assessments are normally collected via the Manatee County tax bill process; thus, the assessments have been adjusted to allow for early payment discounts, which have been estimated for purposes of this report. The Series 2023 Bond financing information can be found in Table 3.

The Series 2023 Bond will be structured as an amortizing current-interest bond, with repayment occurring in substantially equal annual installments of principal and interest. Interest payment dates shall occur each May 1 and November 1 from the date of issuance until final maturity estimated on May 1, 2043. The first scheduled payment of coupon interest is expected to be due on November 1, 2023, although interest may be capitalized through that date, with the first installment of principal due on May 1, 2024. The annual principal payment will be due each May 1 thereafter until final maturity, with a maximum annual debt service estimated to be \$257,312. The general financing terms of the Series 2023 Bond are summarized on Table 4.

The sale of the Series 2023 Bond will be accomplished through a private placement of the Series 2023 Bond to a single purchaser. In the event the Series 2023 Bond loses its tax-exempt status, the District is required to pay a higher rate of interest to the bondholder in accordance with the terms of the Indenture.

VI. SERIES 2023 ASSESSMENT ALLOCATION

The District is securing repayment of the Series 2023 Bond with the Series 2023 Assessments, as contemplated under Florida Statutes Chapter 170 and 190, on all the 591 Platted Units. Unlike property taxes, which are *ad valorem* in nature, a community development district may levy special assessments under Florida Statute only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the district. These special benefits are specific to lands within the district and differ in nature to those general or incidental benefits that landowners outside the district or the general public may enjoy. A district must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit enjoyed by that parcel. A district typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

Waterlefe currently has separate assessment allocation methodologies in place for its Series 2012 and Series 2016 Assessments as well as its Operations and Maintenance Assessments. Those methodologies are not affected by this transaction. The Series 2001 Capital Improvement Revenue Bond Assessments and thus the 2012 Refunding Bond Assessments were levied using an Equivalent Assessment Unit (“EAU”) calculation based on front footage calculations of the various product types. The determination was made to



use that EAU calculation based on the type of improvements associated with that project and the stratified benefit received by the various product types. The Series 2016 assessments were allocated on a “flat” or equal assessment per unit basis, meaning all units have the same annual assessment, regardless of product type. This allocation method was determined appropriate since a particular land use would not be expected to derive any greater or lesser benefit from the recreational facilities to other land uses.

The Series 2023 Assessments will be allocated following the same methodology utilized in the Series 2016 report, on an equal assessment per unit basis. The Series 2023 Project is predicated on the improvement of the District’s recreational facilities, and therefore it is reasonable to follow the same benefit determination made in the Series 2016 report.

The Series 2023 Assessments will be allocated among the parcels directly benefitting from the Series 2023 Project. Accordingly, the Series 2023 Assessment allocation is fair and reasonable, and the resulting per unit assessments fall within acceptable benefit levels. Using the methodology described above, the Series 2023 Assessments and annual installments will be allocated to all product types within the boundaries of the District on an equal basis, as shown on Table 4.

All amounts listed for the Series 2023 Assessments are payable in addition to amounts related to the Series 2012 Assessments, Series 2016 Assessments and the Operations and Maintenance Assessments. The Preliminary Series 2023 Assessment Roll can be found at the back of this report, which shows the amount of Series 2023 Assessments that is expected to be allocated to each individual landowner.

VII. PREPAYMENT OF SERIES 2023 ASSESSMENTS

The Series 2023 Assessments encumbering a parcel may be prepaid in full at any time, without penalty, together with interest at the rate on the corresponding Series 2023 Bonds to the bond interest payment date (as defined in the Indenture) that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

VIII. ADDITIONAL STIPULATIONS

Certain financing data was provided by members of District staff and professionals retained in connection with the financing. The allocation methodology described herein was based on information regarding the underlying bond transaction provided by those professionals. Rizzetta & Company, Incorporated makes no representation regarding said transaction beyond restatement of the information necessary for compilation of this report, except for information incidental to the transaction which was provided by Rizzetta & Company, Incorporated.

Rizzetta & Company, Incorporated, does not represent the Waterlefe Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company,



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Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Incorporated, does not provide the Waterlefe Community Development District with financial advisory services or offer investment advice in any form.



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EXHIBIT A:

PRELIMINARY ALLOCATION METHODOLOGY



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**WATERLEFE
 COMMUNITY DEVELOPMENT DISTRICT
 CAPITAL IMPROVEMENT REVENUE BOND, SERIES 2023**

TABLE 1: SERIES 2023 PRODUCT MIX

PRODUCT	EAU	TOTAL UNITS
Classic	1.00	53
Estate	1.00	216
Marina	1.00	19
Multi-Family	1.00	144
River Club	1.00	3
Villa	1.00	156
		591

**WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BOND, SERIES 2023**

TABLE 2: TOTAL SERIES 2023 PROJECT COST DETAIL

<u>COMMUNITY CENTER IMPROVEMENTS</u>	<u>TOTAL ESTIMATED COSTS</u>
New Construction	\$2,715,000
Permit/General Conditions/Insurance	\$170,000
Bonds/Manager Fees	\$220,000
Contingency	\$150,000
Furniture	\$130,000
Finishes	\$330,000
Interior Doors	\$30,000
Millwork	\$110,000
Equipment	\$310,000
Designer Fees	\$110,000
Architect Fees	\$25,000
Total Estimated Costs	<u>\$4,300,000</u>

Series 2023 Project costs funded by Series 2023 Bonds	\$3,000,000
Remaining Series 2023 Project costs to be funded by other sources	\$1,300,000

NOTE: Infrastructure cost estimates provided by District Engineer.

**WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BOND, SERIES 2023**

TABLE 3: PRELIMINARY FINANCING INFORMATION - SERIES 2023 BOND

Estimated Issue Date	June 21, 2023
Estimated Final Maturity	May 1, 2043
Estimated Average Coupon Rate	4.74%
Estimated Maximum Annual Debt Service (MADS)	\$257,312

SOURCES:

ESTIMATED PRINCIPAL AMOUNT	\$3,290,000
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USES:

Construction Fund	(\$3,000,000)
Capitalized Interest - thru 11/1/2023	(\$56,314)
Cost of Issuance	(\$233,686)
Total Uses	(\$3,290,000)

Source: District Placement Agent. Numbers are preliminary and subject to change.

TABLE 4: PRELIMINARY FINANCING INFORMATION - SERIES 2023 ASSESSMENTS

Estimated Average Coupon Rate	4.74%
Estimated Initial Principal Amount	\$3,290,000
Aggregate Annual Installment	\$257,312
Estimated Collection Costs	3.00% \$8,300 ⁽¹⁾
Estimated Early Payment Discount	4.00% \$11,067 ⁽¹⁾
Estimated Total Annual Installment	\$276,679

⁽¹⁾ May vary as provided by law.

**WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BOND, SERIES 2023**

TABLE 5: PRELIMINARY ASSESSMENT ALLOCATION - SERIES 2023 ASSESSMENTS ⁽¹⁾

Product	UNITS	PER UNIT EAU	TOTAL EAU'S	PRODUCT TOTAL PRINCIPAL ⁽²⁾	PER UNIT TOTAL PRINCIPAL	PRODUCT ANNUAL INSTLMT. ⁽²⁾⁽³⁾	PER UNIT ANNUAL INSTLMT. ⁽³⁾
Classic	53	1.00	53.00	\$295,042	\$5,567	\$24,812	\$468
Estate	216	1.00	216.00	\$1,202,437	\$5,567	\$101,121	\$468
Marina	19	1.00	19.00	\$105,770	\$5,567	\$8,895	\$468
Multi-Family	144	1.00	144.00	\$801,624	\$5,567	\$67,414	\$468
River Club	3	1.00	3.00	\$16,701	\$5,567	\$1,404	\$468
Villa	156	1.00	156.00	\$868,426	\$5,567	\$73,032	\$468
	591		591.00	\$3,290,000		\$276,679	

⁽¹⁾ Allocation of Series 2023 preliminary assessments based on an equalized methodology.

⁽²⁾ Product total shown for illustrative purposes only and are not fixed per product type.

⁽³⁾ Includes estimated Manatee County collection costs/payment discounts, which may fluctuate.

**WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY 2023 ASSESSMENT LIEN ROLL**

PARCEL ID	PRODUCT	EST. PER UNIT PRINCIPAL	EST. ANNUAL INSTALLMENT
546003909	CL	\$5,567	\$468
546003959	CL	\$5,567	\$468
546004009	CL	\$5,567	\$468
546004059	CL	\$5,567	\$468
546004109	CL	\$5,567	\$468
546004159	CL	\$5,567	\$468
546004209	CL	\$5,567	\$468
546004259	CL	\$5,567	\$468
546004309	CL	\$5,567	\$468
546004359	CL	\$5,567	\$468
546004409	CL	\$5,567	\$468
546004459	CL	\$5,567	\$468
546004509	CL	\$5,567	\$468
546004559	CL	\$5,567	\$468
546004609	CL	\$5,567	\$468
546004659	CL	\$5,567	\$468
546004709	CL	\$5,567	\$468
546004759	CL	\$5,567	\$468
546004809	CL	\$5,567	\$468
546011059	CL	\$5,567	\$468
546011109	CL	\$5,567	\$468
546011159	CL	\$5,567	\$468
546011209	CL	\$5,567	\$468
546011259	CL	\$5,567	\$468
546011309	CL	\$5,567	\$468
546011359	CL	\$5,567	\$468
546011409	CL	\$5,567	\$468
546011459	CL	\$5,567	\$468
546011509	CL	\$5,567	\$468
546011559	CL	\$5,567	\$468
546011609	CL	\$5,567	\$468
546011659	CL	\$5,567	\$468
546011709	CL	\$5,567	\$468
546011759	CL	\$5,567	\$468
546011809	CL	\$5,567	\$468
546011859	CL	\$5,567	\$468
546011909	CL	\$5,567	\$468
546011959	CL	\$5,567	\$468
546012009	CL	\$5,567	\$468
546012059	CL	\$5,567	\$468
546012109	CL	\$5,567	\$468
546012159	CL	\$5,567	\$468
546012209	CL	\$5,567	\$468
546012259	CL	\$5,567	\$468

**WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY 2023 ASSESSMENT LIEN ROLL**

PARCEL ID	PRODUCT	EST. PER UNIT PRINCIPAL	EST. ANNUAL INSTALLMENT
546028559	CL	\$5,567	\$468
546028609	CL	\$5,567	\$468
546028659	CL	\$5,567	\$468
546028709	CL	\$5,567	\$468
546028759	CL	\$5,567	\$468
546028809	CL	\$5,567	\$468
546028859	CL	\$5,567	\$468
546028909	CL	\$5,567	\$468
546028959	CL	\$5,567	\$468
546002059	E	\$5,567	\$468
546002109	E	\$5,567	\$468
546002159	E	\$5,567	\$468
546002209	E	\$5,567	\$468
546002259	E	\$5,567	\$468
546002309	E	\$5,567	\$468
546002359	E	\$5,567	\$468
546002409	E	\$5,567	\$468
546002459	E	\$5,567	\$468
546002509	E	\$5,567	\$468
546002559	E	\$5,567	\$468
546002609	E	\$5,567	\$468
546002659	E	\$5,567	\$468
546002709	E	\$5,567	\$468
546002759	E	\$5,567	\$468
546002809	E	\$5,567	\$468
546002859	E	\$5,567	\$468
546002909	E	\$5,567	\$468
546002959	E	\$5,567	\$468
546003009	E	\$5,567	\$468
546003059	E	\$5,567	\$468
546003109	E	\$5,567	\$468
546003159	E	\$5,567	\$468
546003209	E	\$5,567	\$468
546003259	E	\$5,567	\$468
546003309	E	\$5,567	\$468
546003359	E	\$5,567	\$468
546003409	E	\$5,567	\$468
546003459	E	\$5,567	\$468
546003509	E	\$5,567	\$468
546003559	E	\$5,567	\$468
546003609	E	\$5,567	\$468
546003659	E	\$5,567	\$468
546003709	E	\$5,567	\$468
546003769	E	\$5,567	\$468

**WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY 2023 ASSESSMENT LIEN ROLL**

PARCEL ID	PRODUCT	EST. PER UNIT PRINCIPAL	EST. ANNUAL INSTALLMENT
546003809	E	\$5,567	\$468
546003859	E	\$5,567	\$468
546006689	E	\$5,567	\$468
546006709	E	\$5,567	\$468
546006759	E	\$5,567	\$468
546006809	E	\$5,567	\$468
546006859	E	\$5,567	\$468
546006909	E	\$5,567	\$468
546006959	E	\$5,567	\$468
546007009	E	\$5,567	\$468
546007059	E	\$5,567	\$468
546007109	E	\$5,567	\$468
546007159	E	\$5,567	\$468
546007209	E	\$5,567	\$468
546007259	E	\$5,567	\$468
546007309	E	\$5,567	\$468
546007359	E	\$5,567	\$468
546007409	E	\$5,567	\$468
546007459	E	\$5,567	\$468
546007509	E	\$5,567	\$468
546007559	E	\$5,567	\$468
546007609	E	\$5,567	\$468
546014559	E	\$5,567	\$468
546014609	E	\$5,567	\$468
546014659	E	\$5,567	\$468
546014709	E	\$5,567	\$468
546014759	E	\$5,567	\$468
546014809	E	\$5,567	\$468
546014859	E	\$5,567	\$468
546014909	E	\$5,567	\$468
546014959	E	\$5,567	\$468
546015009	E	\$5,567	\$468
546015059	E	\$5,567	\$468
546015109	E	\$5,567	\$468
546015159	E	\$5,567	\$468
546015209	E	\$5,567	\$468
546015259	E	\$5,567	\$468
546015309	E	\$5,567	\$468
546015359	E	\$5,567	\$468
546015409	E	\$5,567	\$468
546015459	E	\$5,567	\$468
546015509	E	\$5,567	\$468
546015559	E	\$5,567	\$468
546015609	E	\$5,567	\$468

**WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY 2023 ASSESSMENT LIEN ROLL**

PARCEL ID	PRODUCT	EST. PER UNIT PRINCIPAL	EST. ANNUAL INSTALLMENT
546015659	E	\$5,567	\$468
546015709	E	\$5,567	\$468
546015759	E	\$5,567	\$468
546015809	E	\$5,567	\$468
546015869	E	\$5,567	\$468
546020059	E	\$5,567	\$468
546020109	E	\$5,567	\$468
546020159	E	\$5,567	\$468
546020209	E	\$5,567	\$468
546020259	E	\$5,567	\$468
546020309	E	\$5,567	\$468
546020359	E	\$5,567	\$468
546020409	E	\$5,567	\$468
546020459	E	\$5,567	\$468
546020509	E	\$5,567	\$468
546020559	E	\$5,567	\$468
546021059	E	\$5,567	\$468
546021109	E	\$5,567	\$468
546021159	E	\$5,567	\$468
546021209	E	\$5,567	\$468
546021259	E	\$5,567	\$468
546021309	E	\$5,567	\$468
546021359	E	\$5,567	\$468
546021409	E	\$5,567	\$468
546021459	E	\$5,567	\$468
546021509	E	\$5,567	\$468
546021559	E	\$5,567	\$468
546021609	E	\$5,567	\$468
546021659	E	\$5,567	\$468
546021709	E	\$5,567	\$468
546021759	E	\$5,567	\$468
546021809	E	\$5,567	\$468
546021859	E	\$5,567	\$468
546021909	E	\$5,567	\$468
546021959	E	\$5,567	\$468
546022009	E	\$5,567	\$468
546022059	E	\$5,567	\$468
546022109	E	\$5,567	\$468
546022159	E	\$5,567	\$468
546022209	E	\$5,567	\$468
546022259	E	\$5,567	\$468
546022309	E	\$5,567	\$468
546022359	E	\$5,567	\$468
546022409	E	\$5,567	\$468

**WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY 2023 ASSESSMENT LIEN ROLL**

PARCEL ID	PRODUCT	EST. PER UNIT PRINCIPAL	EST. ANNUAL INSTALLMENT
546022459	E	\$5,567	\$468
546022509	E	\$5,567	\$468
546022559	E	\$5,567	\$468
546022609	E	\$5,567	\$468
546022659	E	\$5,567	\$468
546022709	E	\$5,567	\$468
546022759	E	\$5,567	\$468
546022809	E	\$5,567	\$468
546029809	E	\$5,567	\$468
546029859	E	\$5,567	\$468
546029909	E	\$5,567	\$468
546029959	E	\$5,567	\$468
546030009	E	\$5,567	\$468
546030059	E	\$5,567	\$468
546030109	E	\$5,567	\$468
546030159	E	\$5,567	\$468
546030209	E	\$5,567	\$468
546030259	E	\$5,567	\$468
546032709	E	\$5,567	\$468
546032759	E	\$5,567	\$468
546032809	E	\$5,567	\$468
546032859	E	\$5,567	\$468
546032909	E	\$5,567	\$468
546032959	E	\$5,567	\$468
546033009	E	\$5,567	\$468
546033059	E	\$5,567	\$468
546033109	E	\$5,567	\$468
546033159	E	\$5,567	\$468
546033209	E	\$5,567	\$468
546033259	E	\$5,567	\$468
546033309	E	\$5,567	\$468
546033359	E	\$5,567	\$468
546033409	E	\$5,567	\$468
546033459	E	\$5,567	\$468
546033509	E	\$5,567	\$468
546033559	E	\$5,567	\$468
546033609	E	\$5,567	\$468
546033659	E	\$5,567	\$468
546033709	E	\$5,567	\$468
546034559	E	\$5,567	\$468
546034609	E	\$5,567	\$468
546034659	E	\$5,567	\$468
546034709	E	\$5,567	\$468
546034759	E	\$5,567	\$468

**WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY 2023 ASSESSMENT LIEN ROLL**

PARCEL ID	PRODUCT	EST. PER UNIT PRINCIPAL	EST. ANNUAL INSTALLMENT
546034809	E	\$5,567	\$468
546034859	E	\$5,567	\$468
546034909	E	\$5,567	\$468
546034959	E	\$5,567	\$468
546035009	E	\$5,567	\$468
546035059	E	\$5,567	\$468
546035109	E	\$5,567	\$468
546035159	E	\$5,567	\$468
546035209	E	\$5,567	\$468
546035259	E	\$5,567	\$468
546035309	E	\$5,567	\$468
546035359	E	\$5,567	\$468
546035409	E	\$5,567	\$468
546035459	E	\$5,567	\$468
546035509	E	\$5,567	\$468
546035559	E	\$5,567	\$468
546035609	E	\$5,567	\$468
546035659	E	\$5,567	\$468
546035709	E	\$5,567	\$468
546035759	E	\$5,567	\$468
546035809	E	\$5,567	\$468
546035859	E	\$5,567	\$468
546035909	E	\$5,567	\$468
546035959	E	\$5,567	\$468
546036809	E	\$5,567	\$468
546036859	E	\$5,567	\$468
546036909	E	\$5,567	\$468
546036959	E	\$5,567	\$468
546037009	E	\$5,567	\$468
546037059	E	\$5,567	\$468
546037109	E	\$5,567	\$468
546037179	E	\$5,567	\$468
546037229	E	\$5,567	\$468
546037259	E	\$5,567	\$468
546037309	E	\$5,567	\$468
546037359	E	\$5,567	\$468
546037409	E	\$5,567	\$468
546037459	E	\$5,567	\$468
546037509	E	\$5,567	\$468
546037559	E	\$5,567	\$468
546037609	E	\$5,567	\$468
546037659	E	\$5,567	\$468
546037709	E	\$5,567	\$468
546037759	E	\$5,567	\$468

**WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY 2023 ASSESSMENT LIEN ROLL**

PARCEL ID	PRODUCT	EST. PER UNIT PRINCIPAL	EST. ANNUAL INSTALLMENT
546037809	E	\$5,567	\$468
546037859	E	\$5,567	\$468
546037909	E	\$5,567	\$468
546037959	E	\$5,567	\$468
546038009	E	\$5,567	\$468
546038809	MA	\$5,567	\$468
546038859	MA	\$5,567	\$468
546038909	MA	\$5,567	\$468
546038959	MA	\$5,567	\$468
546039009	MA	\$5,567	\$468
546039059	MA	\$5,567	\$468
546039109	MA	\$5,567	\$468
546039159	MA	\$5,567	\$468
546039209	MA	\$5,567	\$468
546039259	MA	\$5,567	\$468
546039309	MA	\$5,567	\$468
546039359	MA	\$5,567	\$468
546039409	MA	\$5,567	\$468
546039459	MA	\$5,567	\$468
546039509	MA	\$5,567	\$468
546045559	MA	\$5,567	\$468
546045609	MA	\$5,567	\$468
546045659	MA	\$5,567	\$468
546045709	MA	\$5,567	\$468
546025809	MF	\$5,567	\$468
546025859	MF	\$5,567	\$468
546025909	MF	\$5,567	\$468
546025959	MF	\$5,567	\$468
546026009	MF	\$5,567	\$468
546026059	MF	\$5,567	\$468
546026109	MF	\$5,567	\$468
546026159	MF	\$5,567	\$468
546026209	MF	\$5,567	\$468
546026259	MF	\$5,567	\$468
546026309	MF	\$5,567	\$468
546026359	MF	\$5,567	\$468
546026409	MF	\$5,567	\$468
546026459	MF	\$5,567	\$468
546026509	MF	\$5,567	\$468
546026559	MF	\$5,567	\$468
546026609	MF	\$5,567	\$468
546026659	MF	\$5,567	\$468
546026709	MF	\$5,567	\$468
546026759	MF	\$5,567	\$468

**WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY 2023 ASSESSMENT LIEN ROLL**

PARCEL ID	PRODUCT	EST. PER UNIT PRINCIPAL	EST. ANNUAL INSTALLMENT
546026809	MF	\$5,567	\$468
546026859	MF	\$5,567	\$468
546026909	MF	\$5,567	\$468
546026959	MF	\$5,567	\$468
546027009	MF	\$5,567	\$468
546027059	MF	\$5,567	\$468
546027109	MF	\$5,567	\$468
546027159	MF	\$5,567	\$468
546027209	MF	\$5,567	\$468
546027259	MF	\$5,567	\$468
546027309	MF	\$5,567	\$468
546027359	MF	\$5,567	\$468
546027409	MF	\$5,567	\$468
546027459	MF	\$5,567	\$468
546027509	MF	\$5,567	\$468
546027559	MF	\$5,567	\$468
546027609	MF	\$5,567	\$468
546027659	MF	\$5,567	\$468
546027709	MF	\$5,567	\$468
546027759	MF	\$5,567	\$468
546027809	MF	\$5,567	\$468
546027859	MF	\$5,567	\$468
546027909	MF	\$5,567	\$468
546027959	MF	\$5,567	\$468
546028009	MF	\$5,567	\$468
546028059	MF	\$5,567	\$468
546028109	MF	\$5,567	\$468
546028159	MF	\$5,567	\$468
546040559	MF	\$5,567	\$468
546040609	MF	\$5,567	\$468
546040659	MF	\$5,567	\$468
546040709	MF	\$5,567	\$468
546040759	MF	\$5,567	\$468
546040809	MF	\$5,567	\$468
546040859	MF	\$5,567	\$468
546040909	MF	\$5,567	\$468
546040959	MF	\$5,567	\$468
546041009	MF	\$5,567	\$468
546041059	MF	\$5,567	\$468
546041109	MF	\$5,567	\$468
546041159	MF	\$5,567	\$468
546041209	MF	\$5,567	\$468
546041259	MF	\$5,567	\$468
546041309	MF	\$5,567	\$468

**WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY 2023 ASSESSMENT LIEN ROLL**

PARCEL ID	PRODUCT	EST. PER UNIT PRINCIPAL	EST. ANNUAL INSTALLMENT
546041359	MF	\$5,567	\$468
546041409	MF	\$5,567	\$468
546041459	MF	\$5,567	\$468
546041509	MF	\$5,567	\$468
546041559	MF	\$5,567	\$468
546041609	MF	\$5,567	\$468
546041659	MF	\$5,567	\$468
546041709	MF	\$5,567	\$468
546041759	MF	\$5,567	\$468
546041809	MF	\$5,567	\$468
546041859	MF	\$5,567	\$468
546041909	MF	\$5,567	\$468
546041959	MF	\$5,567	\$468
546042009	MF	\$5,567	\$468
546042059	MF	\$5,567	\$468
546042109	MF	\$5,567	\$468
546042559	MF	\$5,567	\$468
546042609	MF	\$5,567	\$468
546042659	MF	\$5,567	\$468
546042709	MF	\$5,567	\$468
546042759	MF	\$5,567	\$468
546042809	MF	\$5,567	\$468
546042859	MF	\$5,567	\$468
546042909	MF	\$5,567	\$468
546042959	MF	\$5,567	\$468
546043009	MF	\$5,567	\$468
546043059	MF	\$5,567	\$468
546043109	MF	\$5,567	\$468
546043159	MF	\$5,567	\$468
546043209	MF	\$5,567	\$468
546043259	MF	\$5,567	\$468
546043309	MF	\$5,567	\$468
546043359	MF	\$5,567	\$468
546043409	MF	\$5,567	\$468
546043459	MF	\$5,567	\$468
546043509	MF	\$5,567	\$468
546043559	MF	\$5,567	\$468
546043609	MF	\$5,567	\$468
546043659	MF	\$5,567	\$468
546043709	MF	\$5,567	\$468
546043759	MF	\$5,567	\$468
546043809	MF	\$5,567	\$468
546043859	MF	\$5,567	\$468
546043909	MF	\$5,567	\$468

**WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY 2023 ASSESSMENT LIEN ROLL**

PARCEL ID	PRODUCT	EST. PER UNIT PRINCIPAL	EST. ANNUAL INSTALLMENT
546043959	MF	\$5,567	\$468
546044009	MF	\$5,567	\$468
546044059	MF	\$5,567	\$468
546044109	MF	\$5,567	\$468
546044159	MF	\$5,567	\$468
546044209	MF	\$5,567	\$468
546044259	MF	\$5,567	\$468
546044309	MF	\$5,567	\$468
546044359	MF	\$5,567	\$468
546044409	MF	\$5,567	\$468
546044459	MF	\$5,567	\$468
546044509	MF	\$5,567	\$468
546044559	MF	\$5,567	\$468
546044609	MF	\$5,567	\$468
546044659	MF	\$5,567	\$468
546044709	MF	\$5,567	\$468
546044759	MF	\$5,567	\$468
546044809	MF	\$5,567	\$468
546044859	MF	\$5,567	\$468
546044909	MF	\$5,567	\$468
546044959	MF	\$5,567	\$468
546045009	MF	\$5,567	\$468
546045059	MF	\$5,567	\$468
546045109	MF	\$5,567	\$468
546045159	MF	\$5,567	\$468
546045209	MF	\$5,567	\$468
546045259	MF	\$5,567	\$468
546045309	MF	\$5,567	\$468
546050059	MF	\$5,567	\$468
546050109	MF	\$5,567	\$468
546050159	MF	\$5,567	\$468
546050209	MF	\$5,567	\$468
546050259	MF	\$5,567	\$468
546050309	MF	\$5,567	\$468
546050359	MF	\$5,567	\$468
546050409	MF	\$5,567	\$468
546039959	RC	\$16,701	\$1,404
546004859	V	\$5,567	\$468
546004909	V	\$5,567	\$468
546004959	V	\$5,567	\$468
546005009	V	\$5,567	\$468
546005059	V	\$5,567	\$468
546005109	V	\$5,567	\$468
546005159	V	\$5,567	\$468

**WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY 2023 ASSESSMENT LIEN ROLL**

PARCEL ID	PRODUCT	EST. PER UNIT PRINCIPAL	EST. ANNUAL INSTALLMENT
546005209	V	\$5,567	\$468
546005259	V	\$5,567	\$468
546005309	V	\$5,567	\$468
546005359	V	\$5,567	\$468
546005409	V	\$5,567	\$468
546005459	V	\$5,567	\$468
546005509	V	\$5,567	\$468
546005559	V	\$5,567	\$468
546005609	V	\$5,567	\$468
546005659	V	\$5,567	\$468
546005709	V	\$5,567	\$468
546005759	V	\$5,567	\$468
546005809	V	\$5,567	\$468
546005859	V	\$5,567	\$468
546005909	V	\$5,567	\$468
546005959	V	\$5,567	\$468
546006009	V	\$5,567	\$468
546006059	V	\$5,567	\$468
546006109	V	\$5,567	\$468
546006159	V	\$5,567	\$468
546006209	V	\$5,567	\$468
546006259	V	\$5,567	\$468
546006309	V	\$5,567	\$468
546006359	V	\$5,567	\$468
546006409	V	\$5,567	\$468
546006459	V	\$5,567	\$468
546006509	V	\$5,567	\$468
546006559	V	\$5,567	\$468
546006609	V	\$5,567	\$468
546012309	V	\$5,567	\$468
546012359	V	\$5,567	\$468
546012409	V	\$5,567	\$468
546012459	V	\$5,567	\$468
546012509	V	\$5,567	\$468
546012559	V	\$5,567	\$468
546012609	V	\$5,567	\$468
546012659	V	\$5,567	\$468
546012709	V	\$5,567	\$468
546012759	V	\$5,567	\$468
546012809	V	\$5,567	\$468
546012859	V	\$5,567	\$468
546012909	V	\$5,567	\$468
546012959	V	\$5,567	\$468
546013009	V	\$5,567	\$468

**WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY 2023 ASSESSMENT LIEN ROLL**

PARCEL ID	PRODUCT	EST. PER UNIT PRINCIPAL	EST. ANNUAL INSTALLMENT
546013059	V	\$5,567	\$468
546013109	V	\$5,567	\$468
546013159	V	\$5,567	\$468
546013209	V	\$5,567	\$468
546013259	V	\$5,567	\$468
546013309	V	\$5,567	\$468
546013359	V	\$5,567	\$468
546013409	V	\$5,567	\$468
546013459	V	\$5,567	\$468
546013509	V	\$5,567	\$468
546016559	V	\$5,567	\$468
546016609	V	\$5,567	\$468
546016659	V	\$5,567	\$468
546016709	V	\$5,567	\$468
546016759	V	\$5,567	\$468
546016809	V	\$5,567	\$468
546016859	V	\$5,567	\$468
546016909	V	\$5,567	\$468
546016959	V	\$5,567	\$468
546017009	V	\$5,567	\$468
546017059	V	\$5,567	\$468
546017109	V	\$5,567	\$468
546017159	V	\$5,567	\$468
546017209	V	\$5,567	\$468
546017259	V	\$5,567	\$468
546017309	V	\$5,567	\$468
546017359	V	\$5,567	\$468
546017409	V	\$5,567	\$468
546017459	V	\$5,567	\$468
546017509	V	\$5,567	\$468
546017559	V	\$5,567	\$468
546017609	V	\$5,567	\$468
546017659	V	\$5,567	\$468
546017709	V	\$5,567	\$468
546017759	V	\$5,567	\$468
546017809	V	\$5,567	\$468
546017859	V	\$5,567	\$468
546017909	V	\$5,567	\$468
546017959	V	\$5,567	\$468
546018009	V	\$5,567	\$468
546018059	V	\$5,567	\$468
546018109	V	\$5,567	\$468
546018159	V	\$5,567	\$468
546018209	V	\$5,567	\$468

**WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY 2023 ASSESSMENT LIEN ROLL**

PARCEL ID	PRODUCT	EST. PER UNIT PRINCIPAL	EST. ANNUAL INSTALLMENT
546018259	V	\$5,567	\$468
546018309	V	\$5,567	\$468
546018359	V	\$5,567	\$468
546018409	V	\$5,567	\$468
546018459	V	\$5,567	\$468
546018509	V	\$5,567	\$468
546018559	V	\$5,567	\$468
546018609	V	\$5,567	\$468
546018659	V	\$5,567	\$468
546018709	V	\$5,567	\$468
546018759	V	\$5,567	\$468
546018809	V	\$5,567	\$468
546018859	V	\$5,567	\$468
546030309	V	\$5,567	\$468
546030359	V	\$5,567	\$468
546030409	V	\$5,567	\$468
546030459	V	\$5,567	\$468
546030509	V	\$5,567	\$468
546030559	V	\$5,567	\$468
546030609	V	\$5,567	\$468
546030659	V	\$5,567	\$468
546030709	V	\$5,567	\$468
546030759	V	\$5,567	\$468
546030809	V	\$5,567	\$468
546030859	V	\$5,567	\$468
546030909	V	\$5,567	\$468
546030959	V	\$5,567	\$468
546031009	V	\$5,567	\$468
546031059	V	\$5,567	\$468
546031109	V	\$5,567	\$468
546031159	V	\$5,567	\$468
546031209	V	\$5,567	\$468
546031259	V	\$5,567	\$468
546031309	V	\$5,567	\$468
546031359	V	\$5,567	\$468
546031409	V	\$5,567	\$468
546031459	V	\$5,567	\$468
546031509	V	\$5,567	\$468
546031559	V	\$5,567	\$468
546031609	V	\$5,567	\$468
546031659	V	\$5,567	\$468
546031709	V	\$5,567	\$468
546031759	V	\$5,567	\$468
546031809	V	\$5,567	\$468

**WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY 2023 ASSESSMENT LIEN ROLL**

PARCEL ID	PRODUCT	EST. PER UNIT PRINCIPAL	EST. ANNUAL INSTALLMENT
546031859	V	\$5,567	\$468
546031909	V	\$5,567	\$468
546031959	V	\$5,567	\$468
546032009	V	\$5,567	\$468
546032059	V	\$5,567	\$468
546032109	V	\$5,567	\$468
546032159	V	\$5,567	\$468
546032209	V	\$5,567	\$468
546032259	V	\$5,567	\$468
546032309	V	\$5,567	\$468
546032359	V	\$5,567	\$468
546032409	V	\$5,567	\$468
546032459	V	\$5,567	\$468
546032509	V	\$5,567	\$468
546032559	V	\$5,567	\$468
546032609	V	\$5,567	\$468
546032659	V	\$5,567	\$468
TOTAL		\$3,290,000	\$276,679

Tab 9

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERLEFE COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON JUNE 19, 2023 AT 2:00 P.M. AT THE WATERLEFE GOLF - LEFE ROOM, 1022 FISH HOOK COVE, BRADENTON, FLORIDA 34212 FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING A SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE WATERLEFE COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197 FLORIDA STATUTES.

WHEREAS, the Board of Supervisors of the Waterlefe Community Development District ("Board") has previously adopted Resolution 2023-05 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERLEFE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE, TYPE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2023-05, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, Florida Statutes, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents, including a description of each property to be assessed and the amount to be assessed to each piece or parcel of property, are available for public inspection at the offices of Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERLEFE COMMUNITY DEVELOPMENT DISTRICT:

1. There is hereby declared a public hearing to be held on June 19, 2023, at 2:00 P.M. at the Waterlefe Golf Club - Lefe Room, 1022 Fish Hook Cove, Bradenton, FL 34212 for the purpose of hearing comment and objections to the proposed special assessments securing the District's proposed financing, as identified in the preliminary assessment roll affecting all

property located within the boundaries of Waterlefe Community Development District, a copy of which is on file. Affected parties may appear at the hearing or submit their comments in writing prior to the meeting to the office of the District Manager (Matthew Huber) at Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

- 2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Manatee County. The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, notice that information concerning all assessments may be ascertained at the Office of the District Manager at Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 and other information as may be required by applicable law. The District Manager shall file proof of such mailing by affidavit with the District Secretary.
- 3. This Resolution shall rescind, overrule, replace, and supersede all other Resolutions of the District in conflict herewith this Resolution.
- 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this ____th day of _____, 2023.

ATTEST:

**BOARD OF SUPERVISORS OF
WATERLEFE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chair

Tab 10

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERLEFE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Waterlefe Community Development District (“**District**”) prior to June 15, 2023, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2022/2023**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE:	August 21, 2023
HOUR:	2:00 p.m.
LOCATION:	Waterlefe Golf Club – Lefe Room 1022 Fish Hook Cove Bradenton, Florida 34212

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15TH DAY OF MAY 2023.

ATTEST:

**WATERLEFE COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____
Its: _____

Exhibit A: Approved Proposed Budgets for Fiscal Year 2023/2024

Exhibit A:

Approved Proposed Budgets for Fiscal Year 2023/2024

Tab 11

LANDSCAPE COMMITTEE MEETING MINUTES

March 31, 2023

- I. The meeting was called to order at 2:02 p.m. in the Lefe Room.
- II. It was confirmed that the meeting had been properly noticed.
- III. A quorum was established with the attendance of committee members Mike Jacobs (Chairman), Becky Kutska, Dona Lasseter, Angela Potter, and Nancy Rechcigl. Also, in attendance were Rizzetta Field Services Manager, John Toborg; ArtisTree Account Executive, Tim Drumgool; General Manager, Steve Dietz; and Executive Assistant, Mary Paige Huisman.
- IV. The draft of the minutes from the March 3, 2023, meeting was discussed. With suggestions for clarification unanimously approved, Mike moved to approve the minutes, seconded by Becky with no dissent.

V. PUBLIC COMMENTS

- A. An email from Barbara and Francis Crepeau, forwarded by their neighbor Ellen Bolter, complains about the appearance of the Sand Crane east cul-de-sac (outbound side), specifically the overgrowth of philodendron and the yellowing palm fronds. Per Nancy and John, the palm tree is a beautiful specimen that appears to be in excellent health, and the yellowing fronds are just part of the normal cycle. The philodendrons, however, have reached the end of their attractive lifespan for use in this location. This area has been included in several monthly Landscape Inspection Reports as needing attention and is one of the handful of cul-de-sacs we have planned for renovation, a couple each year as funds allow. In the meantime, Tim was instructed to remove the philodendron fronds that extend into the palm canopy and to keep this area free of dead and dying debris.
- B. Rick Johnson (resident at the corner of Sand Crane and WLB) contacted Mike Jacobs and asked that the shrubs on the berm at the WLB side of his house be allowed to grow higher to increase privacy now that the trees in that area have been thinned.
- C. Per Mary Paige, Mr. Bishop, a resident adjacent to the "Mossy Branch wall" has requested something thicker than Viburnum (e.g., Areca palms) be planted to obscure the wall from his house. Viburnum is a unifying element along the length of the wall, and when it is properly maintained it fills in quite nicely; therefore, we are not going to accommodate Mr. Bishop's request. However, Mr. Bishop can use Areca palm on his property if he wishes.

VI. CHAIRMAN REPORT

- A. The CDD Board approved \$4,500 for the roundabout renovation project. Following discussion, the committee chose Purple Crinum Lilies to replace the Nora Grant Ixora that have not performed very well in this location. ArtisTree's proposal #23318 in the amount of \$4,163.85 was approved by the committee with the clarification that the liriopie is to be of the Super Blue variety and not the Evergreen variety. This will be scheduled to begin as soon as possible.
- B. The CDD Board approved \$3,500 for the Bird Island project. White Diamond expects to begin this project next week.
- C. The CDD Board approved "deed restricted" signage and has directed the Landscape Committee to assist the MPOA with the location and design.
- D. Annuals
 1. The spring rotation has been installed. The spring mix from Bloom Masters has been quite well received, and most beds look very nice. However, some beds do appear sparse, and Mike will meet with Tim next week to evaluate these in terms of number of plants and

irrigation coverage. Should additional plants be required, there are four to six full trays at the golf maintenance buildings that have not been installed.

2. It was noted that the total number of plants will vary depending on the mix and variety of annuals chosen. (For example, per Dona, Bloom Masters recommended spacing of 10 inches on center for the spring mix.) Therefore, ordering plants based on the square footage would be more accurate than the current practice of always ordering the same number of plants. Dona reports having accurate measurements and will bring these to our next meeting.
3. We briefly discussed a summer mix for the next rotation.
- E. The renovation of the Rainbow Court and Big Bass cul-de-sacs has been completed with excellent and well-received results.
- F. Sod installation in areas from which Tree Ligustrum were removed, Conch Shell, and the intersection of Sand Crane south and WLB is scheduled for April 4, 2023. Per Tim, Floratam is the variety that will be installed, but both Nancy and John asked that future sod installations be of the Citra Blue variety due to its improved performance compared to Floratam.
- G. The committee unanimously approved ArtisTree's proposal #23436 in the amount of \$2080.66 for replacement of plants at the intersection of WLB and Discovery Boulevard west (inbound side).
- H. The renovation design of the Winding Stream berm was discussed. Following discussion of finances (see section IX.A.), Nancy moved that we move forward with renovation of all 11 sections. This was seconded by Mike and unanimously approved.

VII. JOHN TOBORG REPORT: For full details, please see the Waterlefe Landscape Inspection Report dated March 27, 2023. Issues specifically discussed at this meeting include:

A. Annuals

1. The newly planted annuals in some beds appear to be spaced too far apart, which decreases "wow" factor. See VI.D.1 and 2.
2. Bed in the WLB median at Discovery is not thriving. Please check irrigation pattern and frequency.

B. Irrigation

1. What is the cause of the persistently wet area on the UMRR sidewalk east of the outbound monument?
2. Restoration Terrace cul-de-sac controller is dead. Per Tim, this was repaired yesterday.
3. Sweet Viburnum hedge along south wall west of the Mossy Branch gate reported to have no irrigation conflicts with evidence (adjacent areas are being watered, and a sliced dripline was discovered).
4. Dry turf at Foggy Morn that ArtisTree previously attributed to drought conditions was found to have a broken irrigation controller. Inspection also revealed it to have a 9V battery installed rather than the NiMH it should have had. ArtisTree was reminded these batteries need to be replaced periodically.
5. Some heads on the west side of River Basin are malfunctioning.
6. Firebush in WLB median near maintenance buildings should be getting more water to encourage new growth following rejuvenation cut.
7. Irrigation in Field Brook cul-de-sac is damaged and malfunctioning. When was it last inspected?
8. Roundabout irrigation malfunctioning. Also, some heads are not suitable for this application.

9. Malfunctioning rotator heads on WLB between Field Brook and roundabout are causing decline of vegetation.
10. Irrigation pattern in two beds at golf cart crossing leading to hole #10 is insufficient.
11. Spray head behind the annuals at Rainbow Court is spraying over the bed instead of onto it and should be reconfigured.

C. Turf

1. Newer turf in Sand Crane north cul-de-sac was not mowed correctly and contains Nutsedge weeds.
2. Turf installation, more recently scheduled for March 13, for Conch Shell, median where Ligustrum removed, etc. is still not done. See Section IV.F.
3. Dead turf in Sand Crane south cul-de-sac (inbound side) is a longstanding issue that was not addressed and now should be removed and replaced at ArtisTree's expense.
4. Dead turf in right of way on WLB between Discovery and Portside also was not addressed when it could have made a difference and now should be cut out and replaced at ArtisTree's expense.
5. ArtisTree wants to provide a proposal for replacement of turf on Fish Hook side of roundabout that died because they did not respond to it as it was declining. This was brought to their attention several times before it died; therefore, they should incur the cost of replacement.

D. Shrubs and Trees

1. Bougainvillea in Discovery east cul-de-sac is way too tall. ArtisTree did not install the dwarf variety, as we had requested, but it still needs to be terraced with the Silver Buttonwood.
2. Diseased branches on Tree Ligustrums in WLB median between Field Brook and roundabout need to be trimmed back into healthy wood and treated with a preventative fungicide.
3. Several Crape Myrtles have again been pruned incorrectly (hat-racked), including two that were the topic of considerable discussion last year. Where is communication failing?

E. Cleanup

1. Sand Crane outbound buffer contains dead grassy weeds, and back of WLB buffer in same location is not being line trimmed.
2. Viburnum hedge along the south wall east of Mossy Branch gate still does not have a well-defined border. Last month's reply from ArtisTree was "ok."
3. If Ribbon Palms in roundabout were trimmed, why was so much debris left behind?
4. Overgrown shrubs and significant debris adjacent to the lift station near Rainbow Court need significant attention. The entire sidewalk in front of lift station must always be kept clear.
5. Dead Flax Lily and Spanish Moss in Winding Stream berm continue, though ArtisTree reports they are "working on this."

VIII. ARTISTREE REPORT: Tim's comments are included as his responses in other sections.

IX. GENERAL MANAGER UPDATE:

A. Financials

1. The financial report was reviewed.
2. Tom Tosi's email concerning streamlining the approval procedure was discussed, but we agreed we need further clarification to feel comfortable making significant changes in the responsible party.

Landscape Committee Meeting
March 31, 2023

- B. With the upcoming renovations of both the River Club and the Golf Club, dates, times, and locations of future Landscape Committee meetings may need to be adjusted. Mary Paige will keep us all informed.
- C. Steve Dietz and Tom Tosi have arranged to meet with Scott Acton and other principals regarding our concerns with ArtisTree's performance. Should this meeting not result in improved communication and performance, we may need to consider changing vendors or modifying processes.

X. LIASON COMMENTS: Tom Tosi was not present at today's meeting. The topics of his March 28 email are noted elsewhere.

XI. OTHER BUSINESS/COMMITTEE DISCUSSION

- A. Nancy reported an oak branch overhanging Winding Stream just inside the gate that was so low it almost reached the roof of her SUV. ArtisTree will be informed.
- B. The most northern Foxtail palm at the main entrance is not bordered by Liriope, as are the others on both sides of the at the main entrance. Artistree will install lirioppe when replacing the elevated beds at the front entrance monument.

XII. Committee members were reminded to check CDD e-mail on a regular basis.

XIII. The Sunshine Law was reiterated to committee members.

XIV. The next Landscape Committee meeting is scheduled for Friday, May 5, 2023, with the location verified nearer to the time of the meeting.

XV. On motion by Nancy, seconded by Angela and unanimously approved, this meeting was adjourned at 5:23 p.m.

05/01/2023:ahp

Tab 12

Waterlefe Community Development District

Safety Committee Minutes

March 14th, 2023

Present: Sue Bryant, Tony Maddaloni, and Dom Paturno

A quorum was established.

Absent: Amber Browne and Kathy McElligott

Other Attendees: Mary Paige Huisman (Executive Assistant)

Call to Order: Meeting was called to order @ 10:02AM by Mrs. Huisman.

Public Comments: Staff reported on a public comment by a resident and golfer that leaving the driving range and turning left into the parking lot back towards the clubhouse sometimes has visibility issues. Committee discussed that landscaping changes could help with this. It was noted the Landscape Committee does have the parking lot in their two-year plan so this might be addressed then. Staff also presented a public comment sent via email about speeding on Foggy Morn.

Business Administration:

Approval of February Meeting Minutes: There was a motion by T. Maddaloni to approve minutes with a second by D. Paturno. This was unanimously approved.

Business Items:

Speeding Data Discussion: The committee discussed that they still feel they see speeding on Portside terrace. The committee reviewed updated data presented that included January and February. It was noted that the January data reflected only a portion of the month due to the sign being down. The committee discussed the relocation of the current sign. Staff presented an email public comment about wanting the sign relocated to Foggy Morn. Staff will be looking at possible locations on Foggy Morn to present to the committee. There was also discussion on possibly changing what the radar signs when drivers are speeding.

Additional Committee Discussion: Committee discussed the Mossy Branch signage for GPS issues. Heritage Harbour is known to have one similar to what the committee might like. There was also discussion of fishing in the community especially at the lift station and in neighboring yards. Staff will reach out to the MPOA about the concerns specific to the lift station and will add in the Life Life a reminder about fishing. The committee also discussed the idea of adjusting the frequency of meetings. This will be discussed further in the next meeting when more committee members are present.

Liaison Comments: No Report.

Adjournment: D. Paturno made a motion to adjourn the meeting with a second by S. Bryant. Meeting was adjourned at 10:48am.

Tab 13

Waterlefe Community Development District
Golf Committee Minutes
March 16th, 2023

Present: Ted Cole, Tony Maddaloni, Don Snowden, Scott Smith, Bill Vernal, Bruce Ambrose and Bob Buchanan

A quorum was established.

Absent: Bonnie Tyler, Barbie Brand, & Joel Ambrose

Other Attendees: Steve Dietz (CDD GM & Golf Club GM), Mark Trotter (Director of Golf), Mary Paige Huisman (Executive Assistant), Sasha Jarquin (Director of Marketing and Membership), Jessica Kaufman (F&B Manager), Chris Noll (Golf Course Superintendent) and Richard Carroll (CDD Liaison)

Call to Order: Meeting was called to order @ 12:03pm by Mr. Dietz

Public Comments: Rudi Floyd voiced that he was attending the meeting to get more information on the closure and tee times. He also voiced his concern with groups becoming too big and wondering if there is a group cap.

Business Administration:

Consideration of the Meeting Minutes from February 16th, 2022:

- There was a motion by B. Buchanan to accept the minutes with a second by B. Ambrose; this was unanimously approved.

Financial Review:

- January finalized financials were reported on. February preliminary financials were reported on; it was noted that there was a decrease in public rounds due to the two-member guest weekend events but membership did see an increase. March month to date financials were also reported on; staff is continuing to monitor public rates as the greens continue to die.

Business Items: Steve reviewed a handout showing information like current membership count and rounds played per month. This opened up to committee discussion of if there should be a membership cap or a “soft cap”. Committee also discussed the potential options for a dues increase for the following calendar year and the management of tee times. During this summer the committee would like a financial breakdown of public rounds and revenue to analyze the percentage of revenue from public.

Staff Reports:

Golf Course Maintenance:

- Chris updated the committee on the greens conditions since the first two spraying of them. He noted they have been continuing to roll the greens and adding some water but he would like them to be fully dead after the last application.
- Chirs updated on recent staffing changes to include a new assistant superintendent coming over from IMG.
- Chris updated on the tee boxes that will also be sprayed during the next application. Committee discussed the changes that will be

Waterlefe Community Development District

Golf Committee Minutes

March 16th, 2023

done to the tee boxes and the greens. The committee also discussed having a communication sent out reviewing the different projects staff will be working on through the summer.

Marketing Report:

- Sasha reported on the membership count, which has increased to 282 since the last meeting.
- There was discussion of the initiation fee and some public inquiring about wanting to sign up now and pay the 3k initiation but not pay dues until the fall. After committee discussion and staff advice it was decided to not make any exceptions as all of the new members and current members will be paying dues through the summer.
- There was committee discussion further on the cost of the initiation fee and if it might change to reflect resident versus non residents new members in the future. Committee also discussed the different classifications of current memberships.
- Sasha reported on the recent marketing table for the Pirates Game to promote the club. People were excited to hear about the renovations.
- Sasha reported that she is currently working on getting video footage and photos nailed down for the summer that can be sent out to the community and go on social media showing the progress.

Pro Shop:

- Mark reported on the recent events that have completed include both ladies' and men's member guests. Both events were very successful.
- Mark explained how tee times will be handled once the course closes down but still has 9 holes that will be open to the members.
- New driving range matts are expected to be delivered today and there will be an email going out for the sign up of the Last Chance Open.

Grille Room:

- Jessica reported on the recent events as well like the member guests and the recent 9 & dine.
- The Solheim Cup is coming up and will include dinner the first night and lunch on the second day after golf.
- The Grille Room hours during renovations were discussed and Jessica also reported on staff during the renovations. Some servers will be helping out at the River Club during the summer and most are expected to return post renovations.

Fact Finding Subcommittee:

- Steve reviewed with the committee the operations during summer. This included the hours during the closures, where staff will be

Waterlefe Community Development District
Golf Committee Minutes
March 16th, 2023

relocated to during building renovations and what operations will look like when the course reopens but the building is still under construction.

Operations Subcommittee:

- The committee is still looking for one more member and will continue to discuss any items in the golf committee meetings until they find one. Staff reported on their recruitment and training plans for the summer; Mark presented current protocols for outside staff. Committee discussed they would like to be involved as this progresses.

Communications:

- Emails for the upcoming summer hours of operations and reciprocals will be sent out soon.

WMGA:

- No Report.

WWGA:

- No Report.

Liaison Comments:

- Mr. Carroll voiced he has heard concerns from people about groups getting to large and with a wide range of handicaps. He suggested that over the summer staff and the committee look into making smaller groups.

Adjournment:

- B. Vernal motioned for adjournment; S. Smith seconded. It was moved to adjourn the meeting @ 2:30PM.

Tab 14

MINUTES OF MEETING

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

WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Waterlefe Community Development District was held on Monday, April 17, 2023, at 2:00 p.m. at the Waterlefe Golf Club – Lefe Room located at 1022 Fishhook Cove Bradenton, FL 34212.

Present and constituting a quorum were:

- Ken Bumgarner Board Supervisor, Chair
Ruth Harenchar Board Supervisor, Vice Chair
Tom Tosi Board Supervisor, Assistant Secretary
Richard Carroll Board Supervisor, Assistant Secretary
Sydney Xinos Board Supervisor, Assistant Secretary

Also present were:

- Matthew Huber Regional District Manager, Rizzetta & Company, Inc.
Ruben Durand District Manager, Rizzetta & Company, Inc.
Andy Cohen District Counsel, Persson, Cohen & Mooney, P.A.
Rick Schappacher District Engineer, Schappacher Eng.
Steve Dietz General Manager, Waterlefe Golf Club
Mary Paige Huisman Representative, Waterlefe Golf Club
John Valletta Representative, MPOA
Alex Johnson Representative, Solitude
Mike Jacobs President, Landscape Committee
Clay Johnson Representative, Manasota Commercial Construction

Audience Present

NOTE: There will be a hard stop at 4:50 p.m. for this room.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and conducted roll call.

49 **SECOND ORDER OF BUSINESS**

Public Comments

50
51 There were a few audience comments from residents. One resident would like to
52 advocate for a fountain at the end of the 14th hole and the beginning of the 16th hole as
53 a sound barrier/ white noise. Another resident has inquired about if the District would be
54 putting signage for boating and for the golfing community. There were also comments
55 made regarding the type and cost for the roof installation for the building renovation.
56

57 **THIRD ORDER OF BUSINESS**

**Review and Consideration
of Financing Options for
Golf Course
Building Renovations**

58
59
60
61
62 Andy Cohen has informed the Board that the Bond Validation is going smoothly.
63

64 **FOURTH ORDER OF BUSINESS**

**Review of Upper Manatee
Road Project**

65
66
67 Rick Schappacher gave an update to the Board regarding the Upper Manatee River
68 Road Project. Ken Bumgarner will meet with the county commissioner for updates. Tom Tosi
69 requested Mr. Schappacher to create a “impact list” for the Board as a reference.
70

71 **FIFTH ORDER OF BUSINESS**

**Discussion of Home Purchased
by County on Winding Stream**

72
73
74 1106 Winding Stream Way has paid all CDD assessments for the 2022 tax bill.
75

76 **SIXTH ORDER OF BUSINESS**

**Consideration of
Revised Charter
for Capital Planning Committee**

77
78
79
80 There were two versions of the Revised Charter for Capital Planning Committee presented
81 to the Board. A discussion ensued regarding a name change for the committee. The Board
82 motioned to change the name from “Capital Planning Committee” to “Capital Project
83 Committee.”
84

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, with all in favor, the Board of Supervisors, agreed to change the Capital Planning Committee to Capital Project Committee, for the Waterlefe Community Development District.

85
86 **SEVENTH ORDER OF BUSINESS**

**Aquatic Maintenance Report
and Update**

87
88
89 Mr. Alex Johnson reviewed his report with the Board. He informed the Board that the
90 algae is increasing this month. Pond #18 appears to be getting better, however; he is
91 unsure if its due to the treatment or because of rain. The Board would like proposals for

92 Pond #18 for treatments to the pond.

93

94 **EIGHTH ORDER OF BUSINESS**

**Landscape and
Irrigation Update**

95

96

97 **1. Consideration of Landscape Committee Meeting Minutes from March 3, 2023**

98

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, with all in favor, the Board of Supervisors, accepted the minutes of the Landscape Committee meeting held on March 3, 2023, for the Waterlefe Community Development District.

99

100 **2. Landscape Committee Chairman Update**

101 **i. Consideration of Plant and Tree Removal Proposal**

102

103 Steve Dietz informed the Board that the replacement trees are not going back 4-6 diameters, there are still trees that exist in the area. All proposals were directed to Steve Dietz.

104

105

106 **3. Field Inspection Report**

107

108 John Toborg presented the Field Inspection Report to the Board. Mr. Toborg informed the Board that not all services provided from Artistree had been provided.

109

110

111 **4. Landscape Contractor Report**

112

113 Tim Drumgool was not present. Mr. Huber presented the Landscape Contractor Report to the Board. He informed the Board that #6 on Mr. Toborg's report has been completed. Mr.

114

115 Toborg told the Board that the Allamanda and Plumbago along UMRR does not appear to have been selectively pruned.

116

117

118 **NINTH ORDER OF BUSINESS**

Golf Course Update

119

120 **1. Consideration of Golf Committee Meeting Minutes from March 3, 2023**

121

On a motion by Mr. Bumgarner, seconded by Mr. Tosi, with all in favor, the Board of Supervisors, approved the Golf Committee Meeting Minutes from February 16, 2023, for the Waterlefe Community Development District.

125

126 A resident made a comment regarding a lot of personal carts and dogs on the golf course at hole #7.

127

128

129 **2. Director of Golf Course Operations Update**

130

131 Steve Dietz presented the Golf Course Operations Update to the Board.

132

133 **TENTH ORDER OF BUSINESS**

Safety Committee

134

1. Consideration of Safety Committee Meeting Minutes from February 14, 2023

On a motion by Ms. Harenchar, seconded by Mr. Xinos, with all in favor, the Board of Supervisors, accepted the Safety Committee Meeting Minutes from February 14, 2023, for the Waterlefe Community Development District.

2. Safety Committee Update

Steve Dietz gave the Safety Committee Update to the Board.

ELEVENTH ORDER OF BUSINESS

Capital Planning Committee

Mr. Dietz informed the Board that Barbie Brand was resigning from the Capital Project Committee.

On a motion by Ms. Harenchar, seconded by Mr. Bumgarner, with all in favor, the Board of Supervisors, accepted Barbie Brand resignation from the Capital Project Committee, for the Waterlefe Community Development District.

TWELFTH ORDER OF BUSINESS

Property Management Update

1. CDD Completed Work Orders Maintenance Report

Mr. Huber presented the Completed Work Orders Maintenance Reports to the Board.

THIRTEENTH ORDER OF BUSINESS

MPOA Liaison Update

Mr. Dietz is working on getting a new location for CDD meetings.

FOURTEENTH ORDER OF BUSINESS

District Counsel

Andy Cohen informed the Board that the deed reformation action for hole #15 has no updates and they are still working on service of process.

FIFTEENTH ORDER OF BUSINESS

District Engineer

On a motion by Mr. Xinos, seconded by Mr. Carroll, with all in favor, the Board of Supervisors, approved for repairs to be done on the roadways, not to exceed \$132,000, for the Waterlefe Community Development District.

SIXTEENTH ORDER OF BUSINESS

District Manager

1. Presentation of Monthly Financial Statement

The next regularly scheduled meeting will be held on May 15, 2023, at 2:00 p.m.

180 Mr. Huber presented the most-to-date Monthly Financial Statement to the Board. The Board
181 will have a continued meeting on April 28, at 10:00 a.m.

182
183 **SEVENTEENTH ORDER OF BUSINESS** **Consideration of Operations**
184 **& Maintenance Expenditures for**
185 **March 2023**

186
187 Mr. Huber presented the Operations and Maintenance Expenditures for March 2023.

188
189 On a motion by Mr. Xinos, seconded by Mr. Harenchar, with all in favor, the Board of
190 Supervisors, ratified the Operation and Maintenance Expenditures for March 2023 in the
191 amount of \$191,291.74, for the Waterlefe Community Development District.

192
193 **EIGHTEENTH ORDER OF BUSINESS** **Consideration of**
194 **Regular Meeting Minute**
195 **held on March 20, 2023**

196
197 The Regular Meeting Minutes for the March 20, 2023, meeting, have been tabled.

198
199 **NINETEENTH ORDER OF BUSINESS** **Supervisor Requests**

200
201 There were no supervisor requests.

202
203 **TWENTIETH ORDER OF BUSINESS** **Adjournment**

204
205 On a motion by Ms. Harenchar, seconded by Mr. Bumgarner, the Board of Supervisors,
206 unanimously approved to end the meeting at 4:50 p.m. and to continue the meeting to April
207 28, 2023, at 10:00 a.m. at the same location, for the Waterlefe Community Development
208 District.

209
210
211
212
213 _____
Secretary / Assistant Secretary Chairman / Vice Chairman