

***WATERLEAF  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Board of Supervisors  
Meeting***

***Tuesday  
January 3, 2017***

***10:00 a.m.***

***At:***

***Metro Development  
2502 North Rocky Point Drive Suite 1050  
Tampa, Florida***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# Waterleaf Community Development District

---

Development Planning and Financing Group  
15310 Amberly Drive, Suite 175, Tampa, Florida 33647  
Phone: 813-374-9105

Board of Supervisors  
**Waterleaf Community  
Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Waterleaf Community Development District is scheduled for **Tuesday January 3, 2017 at 10:00 a.m.** at the Metro Development Offices located at 2502 North Rocky Point Drive Suite 1050, Tampa, FL.

*The advanced copy of the agenda for the meeting is attached along with associated documentation.* Any additional support material will be forwarded to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

Paul Cusmano  
District Manager

## **WATERLEAF COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday January 3, 2017  
Time: 10:00 a.m.  
Location: Metro Development  
2502 North Rocky Point Drive Suite 1050  
Tampa, Florida

Conference Call No.: (563) 999-2090  
Code: 686859#

### ***AGENDA***

#### **I. Roll Call**

#### **II. Audience Comments**

#### **III. Consent Agenda**

- A. Approval of Minutes from November 1, 2016 Meeting Exhibit 1
- B. Approval of Minutes from November 1, 2016 Landowners Meeting Exhibit 2
- C. Acceptance of October 2016 Financial Statement Exhibit 3
- D. Acceptance of November 2016 Financial Statement Exhibit 4

#### **IV Business Matters**

- A. Consideration and Approval of the Disclosure Services Dissemination Agreement Exhibit 5
- B. Additional Matters

#### **V. Staff Reports**

- A. District Manager
- B. Attorney
- C. District Engineer

#### **VI. Supervisors Requests**

#### **VII. Audience Questions and Comments on Other Items**

#### **VIII. Adjournment**

# EXHIBIT 1

1  
2  
3  
4  
5  
6  
7  
8

**MINUTES OF MEETING  
WATERLEAF  
COMMUNITY DEVELOPMENT DISTRICT**

9 The Regular Meeting of the Board of Supervisors of the Waterleaf Community Development  
10 District was held on Tuesday, November 1, 2016 at 10:00 a.m. at the offices of the Metro Development  
11 Group, 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida.

12  
13  
14

**FIRST ORDER OF BUSINESS - Roll Call**

15 Mr. Cusmano called the meeting to order.

16 Present and constituting a quorum were:

17 Mike Lawson Board Supervisor, Chairman  
18 Doug Draper Board Supervisor, Vice Chairman  
19 Lori Price Board Supervisor, Assistant Secretary

20 Also present were:

21 Paul Cusmano District Manager  
22 Mark Straley District Counsel (*via phone*)  
23 Tonja Stewart District Engineer (*via phone*)  
24 Ted Sanders Metro Development Group  
25 Josh Marena Resident

26  
27  
28

**SECOND ORDER OF BUSINESS – Audience Comments**

29 Mr. Marena stated the list that contains 8 items received good responses.

30 Mr. Anthony asked what was the procedure followed for reservoirs drying up. Mr. Lawson  
31 explained the reservoirs were designed to hold excess capacity for major rain events and during drought  
32 conditions they will dry up.

33  
34  
35

**THIRD ORDER OF BUSINESS – Organizational Matters**

36  
37

**A. Oath of Office of newly Elected Supervisors**

38 Mr. Cusmano had previously asked the newly elected supervisors, Mike Lawson and Doug  
39 Draper, to read and sign the oath of office.

40  
41  
42

**B. Consideration of Resolution 2017-1 Canvassing & Certifying Results of the  
Landowners Election**

43 Mr. Cusmano presented Resolution 2017-1 Canvassing & Certifying Results of the Landowners  
44 Election and asked for comments or questions.

45 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted  
46 Resolution **2017-1** Canvassing & Certifying Results of the Landowners Election for the Waterleaf  
47 Community Development District.

48  
49

**C. Compensation of Supervisors**

38 Mr. Cusmano informed the newly elected supervisors that they were entitled to compensation of  
39 up \$200 per Board Meeting and asked if they accept or waive.

40 Mr. Lawson and Mr. Draper accepted compensation.

41 **D. Consideration of Resolution 2017-2 Election of Officers**

42 Mr. Cusmano presented Resolution 2017-2 Election of Officers and asked for comments or  
43 questions.

44 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted  
45 Resolution **2017-2** Elections of Officers with Mike Lawson as Chairman, Doug Draper as Vice Chairman,  
46 Paul Cusmano as Secretary, Patricia Comings-Thibault as Treasurer, Maik Aagaard as Assistant  
47 Treasurer, Carolyn Stewart and Janet Johns as Assistant Secretaries and Ted Sanders and Lori Price as  
48 Assistant Secretaries for the Waterleaf Community Development District.

49

50 **FOURTH ORDER OF BUSINESS – Consent Agenda**

51

52 **A. Approval of the Minutes of the October 4, 2016 Meeting**

53

54 **B. Approval of the Minutes of the October 4, 2016 Audit Committee Meeting**

55

56 **C. Acceptance of September 2016 Financial Statements**

57

58 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board  
59 approved **Items A, B & C** for the Waterleaf Community Development District.

60

61 **FIFTH ORDER OF BUSINESS – Business Matters**

62 **A. Approval of Resolution 2017-3 Prompt Payment Policy and Procedure**

63 Mr. Cusmano presented Resolution 2017-3 Prompt Payment Policy and Procedure and asked for  
64 comments or questions.

65 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted  
66 Resolution **2017-3** Prompt Payment Policy and Procedure for the Waterleaf Community Development  
67 District.

68

69 **B. Additional Matters**

70 **1. Addition of Approval of Resolution 2017-4 Amending FY 2015/2016 General**  
71 **Fund Budget to the Agenda**

72

73 Mr. Cusmano requested a motion to add Resolution 2017-4 Amending FY 2015/2016  
74 General Fund Budget to the agenda.

75 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board  
76 approved adding the Approval of Resolution **2017-4** Amending FY 2015-2016 General Fund Budget to  
77 the agenda for the Waterleaf Community Development District.

78

79                   **2.       Approval of Resolution 2017-4 Amending FY 2015-2016 General Fund**  
80                   **Budget**

81  
82                   Mr. Cusmano presented Resolution 2017-04 Amending FY 2015-2016 General Fund  
83 Budget and asked for comments or questions

84   On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted  
85 Resolution **2017-4** Amending FY 2015-2016 General Fund Budget for the Waterleaf Community  
86 Development District.

87  
88   **SIXTH ORDER OF BUSINESS – Staff Reports**

89           **A.       Manager**

90           There being none, next item followed.

91           **B.       Attorney**

92           There being none, the next item followed.

93           **C.       Engineer**

94           There being none, the next item followed.

95   **SEVENTH ORDER OF BUSINESS – Public Comments**

96           There being none, the next item followed.

97   **EIGHTH ORDER OF BUSINESS – Supervisor Requests**

98           There being none, the next item followed.

99   **NINTH ORDER OF BUSINESS – Adjournment**

100  
101   On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board  
102 adjourned the meeting for the Waterleaf Community Development District.

103  
104   *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
105   *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
106   *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

107  
108   **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
109   **meeting held on \_\_\_\_\_.**

110  
111  
112   \_\_\_\_\_  
113   **Signature**

\_\_\_\_\_  
**Signature**

114  
115   \_\_\_\_\_  
116   **Printed Name**

\_\_\_\_\_  
**Printed Name**

117  
118   **Title:**  **Secretary**        **Assistant Secretary**

**Title:**  **Chairman**    **Vice Chairman**

# EXHIBIT 2



1                                   **MINUTES OF LANDOWNERS MEETING**  
2   **WATERLEAF**  
3                                   **COMMUNITY DEVELOPMENT DISTRICT**  
4

5                   A Landowners Meeting of the Board of Supervisors of the Waterleaf Community Development  
6 District was held on Tuesday, November 1, 2016 at 10:00 a.m. at Metro Development, 2502 N. Rocky  
7 Point Drive, Suite 1050, Tampa, Florida.

8                   **FIRST ORDER OF BUSINESS – Roll Call**

9                   Mr. Cusmano called the meeting to order.

10                  Present and constituting a quorum were:

11                  Mike Lawson	Board Supervisor, Chairman
12                  Doug Draper	Board Supervisor, Vice Chairman
13                  Lori Price	Board Supervisor, Assistant Secretary

14  
15                  Also present were:

16		
17                  Paul Cusmano	District Manager	
18                  Vivek Babbar	District Counsel ( <i>via phone</i> )	

19  
20                  Mr. Cusmano stated that the order of the Orders of Business would be changed and that the Third  
21 Order of Business-Election of Chairperson would be addressed first for the purpose of conducting the  
22 meeting.  
23  
24  
25

26                  **SECOND ORDER OF BUSINESS – Determination of Voting Units Represented**

27                  Mr. Cusmano presented the Voting Units Represented and stated that there are 125 authorized  
28 votes.  
29

30                  **THIRD ORDER OF BUSINESS – Election of Chairperson for the Purpose of Conducting the**  
31   **Landowners Meeting**

32                  Mr. Cusmano requested a motion to elect a Chairperson for the Purpose of Conducting the  
33 Landowners Meeting.  
34

35                  On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board elected 36 Mike Lawson as Chairman for the Waterleaf Community Development District. *
--

37  
38                  **FOURTH ORDER OF BUSINESS –Nominations for the Position of Supervisor (3): Seat 4 Mike**  
39   **Lawson, Seat 1 Doug Draper and Seat 3 (Vacant)**

40                  Mr. Cusmano presented the Nominations for the Position of Supervisor (3): Seat 4 Mike Lawson,  
41 Seat 1, and Seat 3 (Vacant) and asked for comments or questions.

42                  On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board 43 approved the nominations for the Position of Supervisor (3): Seat 4 Mike Lawson, Seat 1 Doug Draper 44 and Seat 3 (Vacant) for the Waterleaf Community Development District.
---

1 **FIFTH ORDER OF BUSINESS – Casting of Ballots**

2  
3 Mr. Cusmano presented the Casting of Ballots as follows:

4  
5 Doug Draper 120  
6 Mike Lawson 120  
7

8 **SIXTH ORDER OF BUSINESS – Ballot Tabulations**

9  
10 Mr. Cusmano stated that the Ballot Tabulations had been done.

11  
12 **SEVENTH ORDER OF BUSINESS – Landowners Questions or Comments**

13  
14 There being none, next item followed.

15  
16 **EIGHTH ORDER OF BUSINESS – Adjournment**

17 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board  
18 adjourned the meeting for the Waterleaf Community Development District.

19  
20 *\*NOTE: Mr. Cusmano was advised by District Counsel that all Landowner votes have been tallied in all  
21 Hillsborough County properties.*

22  
23 *\*\*Each person who decides to appeal any decision made by the Board with respect to any matter  
24 considered at the meeting is advised that person may need to ensure that a verbatim record of the  
25 proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

26  
27  
28 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
29 meeting held on \_\_\_\_\_.**

30  
31  
32 \_\_\_\_\_  
33 **Signature**  
34  
35 \_\_\_\_\_  
36 **Printed Name**  
37 **Title:**  Secretary  Assistant Secretary  
38

32 \_\_\_\_\_  
33 **Signature**  
34  
35 \_\_\_\_\_  
36 **Printed Name**  
37 **Title:**  Chairman  Vice Chairman  
38

39  
40

# EXHIBIT 3

# Waterleaf Community Development District

Financial Statements  
(Unaudited)

Period Ending  
October 31, 2016

Waterleaf CDD  
Balance Sheet  
October 31, 2016

	GENERAL FUND	----- DS SERIES 2013A -----					CAP PROJ 2014	CAP PROJ 2016	CONSOLIDATED TOTAL
		2013 A1	2013 A2	2013 A3	DS2014	DS2016A			
<b>ASSETS:</b>									
CASH	\$ 3,220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,220
INVESTMENTS:									
REVENUE FUND	-	106,257	30,565	72,347	77,660	-	-	-	286,829
CAPITAL INTEREST FUND	-	-	-	-	-	68,171	-	-	68,171
RESERVE FUND	-	222,688	151,000	185,940	95,206	131,963	-	-	786,795
PREPAYMENT FUND	-	-	575,129	245,357	2,211	-	-	-	822,698
COST OF ISSUANCE (2016)	-	-	-	-	-	3,948	-	-	3,948
CONSTRUCTION FUND	-	-	-	-	-	-	0	2,717,241	2,717,241
RECEIVABLE FROM DEVELOPER	38,080	-	-	-	-	-	17,214	-	55,293
ASSESSMENTS RECEIVABLE - ON ROLL	249,763	222,288	-	-	104,267	-	-	-	576,318
ASSESSMENTS RECEIVABLE - OFF ROLL	159,310	-	223,580.70	133,808	94,288	326,263	-	-	937,250
DUE FROM GF	-	1,424	-	-	668	-	-	-	2,092
UTILITY DEPOSIT	9,898	-	-	-	-	-	-	-	9,898
<b>TOTAL ASSETS</b>	<b>\$ 460,272</b>	<b>\$ 552,657</b>	<b>\$ 980,275</b>	<b>\$ 637,452</b>	<b>\$ 374,300</b>	<b>\$ 530,344</b>	<b>\$ 17,214</b>	<b>\$ 2,717,241</b>	<b>\$ 6,269,754</b>
<b>LIABILITIES:</b>									
ACCOUNTS PAYABLE	\$ 88,908	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,214	\$ 698,107	\$ 804,229
DEFERRED REVENUE - ON ROLL	249,763	222,288	-	-	104,267	-	-	-	576,318
DEFERRED REVENUE - OFF ROLL	159,310	-	223,581	133,808	94,288	326,263	-	-	937,250
DUE TO DEVELOPER	1,852	-	-	-	-	-	-	-	1,852
SALES TAX PAYABLE	66	-	-	-	-	-	-	-	66
DUE TO OTHER FUNDS	2,092	-	-	-	-	-	-	-	2,092
<b>FUND BALANCE:</b>									
NONSPENDABLE:									
PREPAID AND DEPOSITS	9,898	-	-	-	-	-	-	-	9,898
RESTRICTED FOR:									
DEBT SERVICE		330,369	756,694	503,644	175,745	204,081	0	2,019,134	3,989,667
UNASSIGNED:	(51,619)	-	-	-	-	-	-	-	(51,619)
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 460,272</b>	<b>\$ 552,657</b>	<b>\$ 980,275</b>	<b>\$ 637,452</b>	<b>\$ 374,300</b>	<b>\$ 530,344</b>	<b>\$ 17,214</b>	<b>\$ 2,717,241</b>	<b>\$ 6,269,754</b>

**Waterleaf CDD**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2016 Ending October 31, 2016**

	<b>FY2017 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
ASSESSMENTS - ON ROLL (NET)	\$ 553,662	\$ -	\$ -	\$ -
ASSESSMENTS OFF ROLL	-	-	70,783	70,783
ASSESSMENTS OFF ROLL - DEVELOPER	-	-	-	-
ASSESSMENTS VIA LOT CLOSINGS	-	-	-	-
CH RENTAL REVENUE	-	-	-	-
MISCELLANEOUS REVENUE	-	-	-	-
INTEREST	-	-	-	-
GATE ACCESS CARDS	-	-	20	20
<b>TOTAL REVENUES</b>	<b>553,662</b>	<b>-</b>	<b>70,803</b>	<b>70,803</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE:</b>				
BOARD OF SUPERVISORS PAYROLL	8,000	667	-	667
PAYROLL TAXES	612	51	-	51
PAYROLL SERVICES FEE	457	38	-	38
MEETING ROOM RENTAL	200	-	-	-
MANAGEMENT CONSULTING SERVICES	24,000	2,000	2,000	-
PLANNING & COORDINATING SERVICES	36,000	3,000	3,000	-
ACCOUNTING SERVICES - CONSTRUCTION	9,000	9,000	9,000	-
GENERAL ADMINISTRATIVE	3,600	300	300	-
BANKING FEES	225	19	-	19
MISCELLANEOUS	500	125	-	125
AUDITING	5,500	-	-	-
TRAVEL PER DIEM - MILEAGE	250	21	-	21
INSURANCE (Liability, Property & Casualty)	18,517	18,517	17,803	714
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	1,200	1,090	1,090	-
ENGINEERING SERVICES	5,000	2,342	2,342	-
LEGAL SERVICES	5,000	563	563	-
PERFORMANCE & WARRANTY BOND PREMIUM	5,000	-	-	-
WEBSITE HOSTING	720	60	60	-
<b>TOTAL ADMINISTRATIVE</b>	<b>123,956</b>	<b>37,968</b>	<b>36,333</b>	<b>1,634</b>
<b>DEBT SERVICE:</b>				
TRUST FUND ACCOUNTING	3,600	300	300	-
ARBITRAGE	2,000	-	-	-
DISSEMINATING AGENT	6,000	-	-	-
TRUSTEE FEES	11,315	11,315	11,314	1
<b>TOTAL DEBT SERVICE</b>	<b>22,915</b>	<b>11,615</b>	<b>11,614</b>	<b>1</b>
<b>PHYSICAL ENVIRONMENT</b>				
				597.13
STREETPOLE LIGHTING	50,400	4,200	1,965	2,235
ELECTRICITY (IRRIG & POND PUMPS)	14,400	1,200	679	521
WATER	24,000	2,000	31	1,969
LANDSCAPE MAINTENANCE	177,960	14,830	14,826	4
LANDSCAPE REPLENISHMENT	7,500	6,195	6,195	-
IRRIGATION MAINTENANCE	5,400	400	2,798	(2,398)
POND MAINTENANCE	19,644	1,637	1,187	450
MITIGATION MONITORING	3,240	115	-	115
GATE MAINTENANCE	2,000	1,281	1,281	-
SOLID WASTE DISPOSAL	-	-	-	-
POND EROSION	10,000	-	-	-
CONTINGENCY	5,000	2,950	2,950	-
PET WASTE REMOVAL	2,232	186	201	(15)

**Waterleaf CDD**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2016 Ending October 31, 2016**

	<b>FY2017 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
STORMDRAIN MAINTENANCE	6,000	500	-	500
PAVEMENT REPAIRS	-	-	-	-
FOUNTAIN REPAIR & MAINTENANCE	-	-	-	-
FIELD MANAGER	18,000	734	734	-
FIELD MANAGER TRAVEL	3,000	-	-	-
SIGNAGE	-	-	-	-
SECURITY MONITORING	-	-	300	(300)
NPDES	5,400	450	-	450
<b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>354,176</b>	<b>36,678</b>	<b>33,147</b> <b>(230,030)</b>	<b>3,531</b>
<b>AMENITY CENTER OPERATIONS</b>				
POOL MAINTENANCE CONTRACT	13,200	1,100	1,100	-
POOL MAINTENANCE & REPAIRS	2,500	-	-	-
POOL PERMITS	275	-	-	-
CH ELECTRIC UTILITY	9,000	750	-	750
CH WATER UTILITY	2,400	200	-	200
CH REFUSE SERVICE	2,000	167	-	167
CH CLEANING & MAINT	4,500	375	475	(100)
CH INTERNET	3,000	500	401	99
CH PEST CONTROL	1,740	145	53	92
CH MISCELLANEOUS- ACCESS CARDS	-	-	-	-
CH LANDSCAPE MAINTENANCE	8,000	-	-	-
CH MISCELLANEOUS REPAIRS & MAINT	5,000	-	-	-
MISCELLANEOUS - CONTINGENCY	1,000	1,000	1,570	(570)
<b>TOTAL FIELD OPERATIONS</b>	<b>52,615</b>	<b>4,237</b>	<b>3,599</b>	<b>638</b>
<b>OTHER OPERATION EXPENSES</b>				
CAPITAL IMPROVEMENTS	-	-	6,590	(6,590)
<b>TOTAL OTHER OPERATION EXPENSES</b>	<b>-</b>	<b>-</b>	<b>6,590</b>	<b>(6,590)</b>
<b>TOTAL EXPENDITURES</b>	<b>553,662</b>	<b>90,497</b>	<b>91,282</b>	<b>(785)</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>(90,497)</b>	<b>(20,479)</b>	<b>70,018</b>
FUND BALANCE - BEGINNING	-	-	(21,241)	21,241
<b>FUND BALANCE - ENDING</b>	<b>-</b>	<b>(90,497)</b>	<b>(41,721)</b>	<b>91,259</b>

**Waterleaf CDD**  
**DS - Series 2013 A-1**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2016 Ending October 31, 2016**

	<u>ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
<b>REVENUE</b>				
SPECIAL ASSESSMENT ON ROLL	\$ 242,052	\$ -	\$ -	\$ -
SPECIAL ASSESSMENT OFF ROLL	-	-	-	-
INTEREST--INVESTMENT	-	-	2	2
LESS ASSESSMENTS DISCOUNT	(10,086)	-	-	-
<b>TOTAL REVENUE</b>	<u>231,966</u>	<u>-</u>	<u>2</u>	<u>2</u>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	10,086	-	-	-
INTEREST EXPENSE - 05/01/17	96,750	-	-	-
INTEREST EXPENSE - 11/01/17	95,625	-	-	-
PRINCIPAL EXPENSE - 05/01/17	30,000	-	-	-
<b>TOTAL EXPENDITURES</b>	<u>232,461</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(495)</b>	<b>-</b>	<b>2</b>	<b>2</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
TRANSFERS-IN	-	-	-	-
TRANSFER -OUT (USES)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	(495)	-	2	2
FUND BALANCE - BEGINNING			330,367	330,367
<b>FUND BALANCE - ENDING</b>	<u>\$ (495)</u>	<u>\$ -</u>	<u>\$ 330,369</u>	<u>\$ 330,369</u>



**Waterleaf CDD**  
**DS -Series 2013 A-2**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2016 Ending October 31, 2016**

	<u>ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>A2 ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
<b>REVENUE</b>				
SPECIAL ASSESSMENT ON ROLL	\$ -	\$ -	\$ -	\$ -
SPECIAL ASSESSMENT OFF ROLL	324,729	-	-	-
PREPAYMENT	-	-	74,088	74,088
INTEREST	-	-	3	3
LESS ASSESSMENTS DISCOUNT	(13,530)	-	-	-
<b>TOTAL REVENUE</b>	<u>311,199</u>	<u>-</u>	<u>74,091</u>	<u>74,091</u>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	13,530	-	-	-
INTEREST EXPENSE - 05/01/17	130,125	-	-	-
INTEREST EXPENSE - 11/01/17	128,625	-	-	-
PRINCIPAL RETIREMENT - 05/01/17	40,000	-	-	-
<b>TOTAL EXPENDITURES</b>	<u>312,280</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(1,081)</b>	<b>-</b>	<b>74,091</b>	<b>74,091</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
TRANSFERS-IN	-	-	-	-
TRANSFER-OUT (USES)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	(1,081)	-	74,091	74,091
FUND BALANCE - BEGINNING	-	-	682,603	682,603
<b>FUND BALANCE - ENDING</b>	<u>\$ (1,081)</u>	<u>\$ -</u>	<u>\$ 756,694</u>	<u>\$ 756,694</u>

**Waterleaf CDD**  
**2013 A-3 DEBT SERVICE**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2016 Ending October 31, 2016**

	<u>ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>A3 ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
<b>REVENUE</b>				
SPECIAL ASSESSMENT ON ROLL	\$ -	\$ -	\$ -	\$ -
SPECIAL ASSESSMENT OFF ROLL	202,111	-	-	-
PREPAYMENT	-	-	52,132	-
INTEREST--INVESTMENT	-	-	2	2
LESS ASSESSMENTS DISCOUNT	(8,421)	-	-	-
<b>TOTAL REVENUE</b>	<u><b>193,690</b></u>	<u><b>-</b></u>	<u><b>52,134</b></u>	<u><b>2</b></u>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	8,421	-	-	-
INTEREST EXPENSE - 05/01/17	79,560	-	-	-
INTEREST EXPENSE - 11/01/17	79,560	-	-	-
PRINCIPAL RETIREMENT	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<u><b>167,541</b></u>	<u><b>-</b></u>	<u><b>-</b></u>	<u><b>-</b></u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>26,149</b>	<b>-</b>	<b>52,134</b>	<b>2</b>
NET CHANGE IN FUND BALANCE	26,149	-	52,134	2
FUND BALANCE - BEGINNING	-	-	451,511	451,511
<b>FUND BALANCE - ENDING</b>	<u><b>\$ 26,149</b></u>	<u><b>\$ -</b></u>	<u><b>\$ 503,644</b></u>	<u><b>\$ 451,512</b></u>

**Waterleaf CDD**  
**DS - Series 2014**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2016 Ending October 31, 2016**

	<b>FY2017 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENT ON/OFF ROLL (GROSS)	\$ 215,820	\$ -	\$ -	\$ -
SPECIAL ASSESSMENT OFF ROLL	-	-	-	-
INTEREST--INVESTMENT	-	-	1	1
LESS ASSESSMENTS DISCOUNT	(8,993)	-	-	-
<b>TOTAL REVENUE</b>	<b>206,827</b>	<b>-</b>	<b>1</b>	<b>1</b>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	8,993	-	-	-
INTEREST EXPENSE - 05/01/17	77,659	-	-	-
INTEREST EXPENSE - 11/01/17	76,489	-	-	-
PRINCIPAL EXPENSE - 05/01/17	40,000	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>203,141</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>3,686</b>	<b>-</b>	<b>1</b>	<b>1</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
TRANSFER IN	-	-	-	-
TRANSFER OUT (USES)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
NET CHANGE IN FUND BALANCE	3,686	-	1	1
FUND BALANCE - BEGINNING	-	-	175,744	175,744
<b>FUND BALANCE - ENDING</b>	<b>\$ 3,686</b>	<b>\$ -</b>	<b>\$ 175,745</b>	<b>\$ 175,745</b>

# Waterleaf CDD

## DS - Series 2016

### Statement of Revenues, Expenditures and Changes In Fund Balance For The Period Starting October 1, 2016 Ending October 31, 2016

	<u>ACTUAL</u> <u>YEAR-TO-DATE</u>
<b>REVENUE</b>	
SPECIAL ASSESSMENT ON ROLL	\$ -
SPECIAL ASSESSMENT OFF ROLL	-
INTEREST--INVESTMENT	1
LESS ASSESSMENTS DISCOUNT	-
<b>TOTAL REVENUE</b>	<u>1</u>
<b>EXPENDITURES</b>	
COUNTY ASSESSMENT COLLECTION FEES	-
COST OF ISSUANCE	-
INTEREST EXPENSE	-
PRINCIPAL EXPENSE	-
<b>TOTAL EXPENDITURES</b>	<u>-</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>1</b>
<b>OTHER FINANCING SOURCES (USES)</b>	
TRANSFER IN	-
DEBT PROCEEDS	-
TRANSFER OUT (USES)	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>-</u>
NET CHANGE IN FUND BALANCE	1
FUND BALANCE - BEGINNING	204,080
<b>FUND BALANCE - ENDING</b>	<u><u>\$ 204,081</u></u>

**Waterleaf CDD**  
**Series 2013 A & 2014 Capital Projects Fund**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2016 Ending October 31, 2016**

	<b>ACTUAL YEAR-TO-DATE</b>
<b>REVENUE</b>	
INTEREST--INVESTMENT	
DEVELOPER CONTRIBUTION	-
<b>TOTAL REVENUE</b>	-
 <b>EXPENDITURES</b>	
 CONSTRUCTION IN PROGRESS 2014	 -
<b>TOTAL EXPENDITURES</b>	-
 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	 -
 NET CHANGE IN FUND BALANCE	 -
FUND BALANCE - BEGINNING	0
<b>FUND BALANCE - ENDING</b>	<b>\$ 0</b>

**Waterleaf CDD**  
**Series 2016 Capital Projects Fund**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2016 Ending October 31, 2016**

	<u>ACTUAL</u> <u>YEAR-TO-DATE</u>
<b>REVENUE</b>	
INTEREST--INVESTMENT	16
DEVELOPER CONTRIBUTION	-
<b>TOTAL REVENUE</b>	<u>16</u>
<b>EXPENDITURES</b>	
CONSTRUCTION IN PROGRESS 2014	360,946
<b>TOTAL EXPENDITURES</b>	<u>360,946</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(360,930)</b>
<b>OTHER FINANCING SOURCES (USES)</b>	
BOND PROCEEDS	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>-</u>
NET CHANGE IN FUND BALANCE	(360,930)
FUND BALANCE - BEGINNING	2,380,064
<b>FUND BALANCE - ENDING</b>	<u><u>\$ 2,019,134</u></u>

**WATERLEAF CDD**  
**BANK RECONCILIATION**  
**October 31, 2016**

	<u>BU</u>
<b>Balance Per Bank Statement</b>	\$ 19,048.38
Less: Outstanding Checks	(15,828.05)
<b><i>Adjusted Bank Balance</i></b>	<b><u>\$ 3,220.33</u></b>
<b>Beginning Cash Balance Per Books</b>	\$3,804.68
Cash Receipts	36,245.31
Cash Disbursements & fees	(36,829.66)
<b><i>Balance Per Books</i></b>	<b><u>\$ 3,220.33</u></b>

**WATERLEAF CDD  
CHECK REGISTER  
FY2017**

Date	Num	Name	Memo	Debit	Credit	Balance
<b>EOY 9-30-2016 Balance</b>						<b>3,804.68</b>
10/06/2016	2450	HILLSBOROUGH COUNTY BOCC	8/16-9/15 - 13151 Waterleaf Vista Blvd		76.61	3,728.07
10/13/2016			Key Fobs	20.00		3,748.07
10/14/2016			GF 2017-01	32,703.00		36,451.07
10/14/2016	2452	Critical Intervention Services Inc	Camera Monitoring (6) October		300.00	36,151.07
10/14/2016	2453	DPFG			14,600.00	21,551.07
10/14/2016	2454	Egis Insurance Advisors, LLC	Insurance FY 2017		17,803.00	3,748.07
10/14/2016	2455	TAMPA ELECTRIC			3,048.32	699.75
10/20/2016	2457	FL DEPT OF REVENUE	3rd Qtr Sales Tax 2016		17.50	682.25
10/20/2016	2458	American Access Controls			454.50	227.75
10/25/2016			Tax Collections - Excess	3,522.31		3,750.06
10/26/2016	2459	Union Park CDD	Reimburse Union Park CDD for Brighthouse Invoice		69.73	3,680.33
10/31/2016	2461	HAMILTON ENGINEERING SURVEYING, INC	Mitigation Monitoring		460.00	3,220.33
<b>TOTAL</b>				<b>36,245.31</b>	<b>36,829.66</b>	<b>3,220.33</b>



# EXHIBIT 4

# Waterleaf Community Development District

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2016

Waterleaf CDD  
Balance Sheet  
November 30, 2016

	GENERAL FUND	----- DS SERIES 2013A -----			DS2014	DS2016A	CAP PROJ 2014	CAP PROJ 2016	CONSOLIDATED TOTAL
		2013 A1	2013 A2	2013 A3					
<b>ASSETS:</b>									
CASH	\$ 67,336	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,336
INVESTMENTS:									
REVENUE FUND	-	9,509	6	4	2	-	-	-	9,520
CAPITAL INTEREST FUND	-	-	-	-	-	3	-	-	3
RESERVE FUND	-	222,688	51,252	171,510	95,206	131,963	-	-	672,618
PREPAYMENT FUND	-	-	234,877	54,787	2,211	-	-	-	291,876
COST OF ISSUANCE (2016)	-	-	-	-	-	3,948	-	-	3,948
CONSTRUCTION FUND	-	-	-	-	-	-	0	2,091,735	2,091,735
RECEIVABLE FROM DEVELOPER	3,557	-	-	-	-	-	17,214	-	20,771
ASSESSMENTS RECEIVABLE - ON ROLL	220,950	196,645	-	-	92,239	-	-	-	509,834
ASSESSMENTS RECEIVABLE - OFF ROLL	121,985	-	224,661.70	133,808	94,288	326,263	-	-	901,006
DUE FROM GF	-	27,068	-	-	12,696	-	-	-	39,764
UTILITY DEPOSIT	9,898	-	-	-	-	-	-	-	9,898
<b>TOTAL ASSETS</b>	<b>\$ 423,727</b>	<b>\$ 455,908</b>	<b>\$ 510,797</b>	<b>\$ 360,109</b>	<b>\$ 296,642</b>	<b>\$ 462,177</b>	<b>\$ 17,214</b>	<b>\$ 2,091,735</b>	<b>\$ 4,618,309</b>
<b>LIABILITIES:</b>									
ACCOUNTS PAYABLE	\$ 58,539	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,214	\$ 134,160	\$ 209,912
DEFERRED REVENUE - ON ROLL	220,950	196,645	-	-	92,239	-	-	-	509,834
DEFERRED REVENUE - OFF ROLL	121,985	-	224,662	133,808	94,288	326,263	-	-	901,006
DUE TO DEVELOPER	1,852	-	-	-	-	-	-	-	1,852
SALES TAX PAYABLE	66	-	-	-	-	-	-	-	66
DUE TO OTHER FUNDS	39,764	-	-	-	-	-	-	-	39,764
<b>FUND BALANCE:</b>									
NONSPENDABLE:									
PREPAID AND DEPOSITS	9,898	-	-	-	-	-	-	-	9,898
RESTRICTED FOR:									
DEBT SERVICE		259,264	286,135	226,301	110,115	135,915	0	1,957,576	2,975,305
UNASSIGNED:	(29,328)	-	-	-	-	-	-	-	(29,328)
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 423,727</b>	<b>\$ 455,908</b>	<b>\$ 510,797</b>	<b>\$ 360,109</b>	<b>\$ 296,642</b>	<b>\$ 462,177</b>	<b>\$ 17,214</b>	<b>\$ 2,091,735</b>	<b>\$ 4,618,309</b>

**Waterleaf CDD**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2016 Ending November 30, 2016**

	<b>FY2017 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
ASSESSMENTS - ON ROLL (NET)	\$ 553,662	\$ -	\$ 28,813	\$ 28,813
ASSESSMENTS OFF ROLL	-	-	108,108	108,108
ASSESSMENTS OFF ROLL - DEVELOPER	-	-	-	-
ASSESSMENTS VIA LOT CLOSINGS	-	-	-	-
CH RENTAL REVENUE	-	-	50	50
MISCELLANEOUS REVENUE	-	-	-	-
INTEREST	-	-	-	-
GATE ACCESS CARDS	-	-	70	70
<b>TOTAL REVENUES</b>	<b>553,662</b>	<b>-</b>	<b>137,041</b>	<b>137,041</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE:</b>				
BOARD OF SUPERVISORS PAYROLL	8,000	1,333	-	1,333
PAYROLL TAXES	612	102	-	102
PAYROLL SERVICES FEE	457	76	10	66
MEETING ROOM RENTAL	200	-	-	-
MANAGEMENT CONSULTING SERVICES	24,000	4,000	4,000	-
PLANNING & COORDINATING SERVICES	36,000	6,000	6,000	-
ACCOUNTING SERVICES - CONSTRUCTION	9,000	9,000	9,000	-
GENERAL ADMINISTRATIVE	3,600	600	600	-
BANKING FEES	225	38	-	38
MISCELLANEOUS	500	125	-	125
AUDITING	5,500	-	-	-
TRAVEL PER DIEM - MILEAGE	250	42	-	42
INSURANCE (Liability, Property & Casualty)	18,517	18,517	17,803	714
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	1,200	1,432	1,432	-
ENGINEERING SERVICES	5,000	3,078	3,078	-
LEGAL SERVICES	5,000	1,493	1,493	-
PERFORMANCE & WARRANTY BOND PREMIUM	5,000	-	-	-
WEBSITE HOSTING	720	120	120	-
<b>TOTAL ADMINISTRATIVE</b>	<b>123,956</b>	<b>46,131</b>	<b>43,711</b>	<b>2,420</b>
<b>DEBT SERVICE:</b>				
TRUST FUND ACCOUNTING	3,600	600	600	-
ARBITRAGE	2,000	-	-	-
DISSEMINATING AGENT	6,000	-	-	-
TRUSTEE FEES	11,315	11,315	11,314	1
<b>TOTAL DEBT SERVICE</b>	<b>22,915</b>	<b>11,915</b>	<b>11,914</b>	<b>1</b>
<b>PHYSICAL ENVIRONMENT</b>				
				597.13
STREETPOLE LIGHTING	50,400	8,400	5,952	2,448
ELECTRICITY (IRRIG & POND PUMPS)	14,400	2,400	1,664	736
WATER	24,000	4,000	118	3,882
LANDSCAPE MAINTENANCE	177,960	29,660	29,653	7
LANDSCAPE REPLENISHMENT	7,500	7,295	7,295	-
IRRIGATION MAINTENANCE	5,400	1,400	2,798	(1,398)
POND MAINTENANCE	19,644	3,274	2,374	900
MITIGATION MONITORING	3,240	115	-	115
GATE MAINTENANCE	2,000	1,281	1,281	-
SOLID WASTE DISPOSAL	-	-	-	-
POND EROSION	10,000	-	-	-
CONTINGENCY	5,000	5,000	13,850	(8,850)
PET WASTE REMOVAL	2,232	372	402	(30)

**Waterleaf CDD**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2016 Ending November 30, 2016**

	<b>FY2017 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
STORMDRAIN MAINTENANCE	6,000	1,000	-	1,000
PAVEMENT REPAIRS	-	-	-	-
FOUNTAIN REPAIR & MAINTENANCE	-	-	-	-
FIELD MANAGER	18,000	1,668	1,668	-
FIELD MANAGER TRAVEL	3,000	328	328	-
SIGNAGE	-	-	-	-
SECURITY MONITORING	-	-	600	(600)
NPDES	5,400	900	-	900
<b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>354,176</b>	<b>67,093</b>	<b>67,982</b>	<b>(890)</b>
			<b>(195,195)</b>	
<b>AMENITY CENTER OPERATIONS</b>				
POOL MAINTENANCE CONTRACT	13,200	2,200	2,200	-
POOL MAINTENANCE & REPAIRS	2,500	-	-	-
POOL PERMITS	275	-	-	-
CH ELECTRIC UTILITY	9,000	1,500	-	1,500
CH WATER UTILITY	2,400	400	-	400
CH REFUSE SERVICE	2,000	333	-	333
CH CLEANING & MAINT	4,500	750	950	(200)
CH INTERNET	3,000	500	575	(75)
CH PEST CONTROL	1,740	290	106	184
CH MISCELLANEOUS- ACCESS CARDS	-	-	-	-
CH LANDSCAPE MAINTENANCE	8,000	-	-	-
CH MISCELLANEOUS REPAIRS & MAINT	5,000	-	-	-
MISCELLANEOUS - CONTINGENCY	1,000	1,000	1,570	(570)
<b>TOTAL FIELD OPERATIONS</b>	<b>52,615</b>	<b>6,973</b>	<b>5,401</b>	<b>1,573</b>
<b>OTHER OPERATION EXPENSES</b>				
CAPITAL IMPROVEMENTS	-	-	6,590	(6,590)
<b>TOTAL OTHER OPERATION EXPENSES</b>	<b>-</b>	<b>-</b>	<b>6,590</b>	<b>(6,590)</b>
<b>TOTAL EXPENDITURES</b>	<b>553,662</b>	<b>132,111</b>	<b>135,598</b>	<b>(3,486)</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>(132,111)</b>	<b>1,443</b>	<b>133,554</b>
FUND BALANCE - BEGINNING	-	-	(20,873)	20,873
<b>FUND BALANCE - ENDING</b>	<b>-</b>	<b>(132,111)</b>	<b>(19,430)</b>	<b>154,428</b>

**Waterleaf CDD**  
**DS - Series 2013 A-1**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2016 Ending November 30, 2016**

	<u>ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
<b>REVENUE</b>				
SPECIAL ASSESSMENT ON ROLL	\$ 242,052	\$ -	\$ 25,643	\$ 25,643
SPECIAL ASSESSMENT OFF ROLL	-	-	-	-
INTEREST--INVESTMENT	-	-	3	3
LESS ASSESSMENTS DISCOUNT	(10,086)	-	-	-
<b>TOTAL REVENUE</b>	<u>231,966</u>	<u>-</u>	<u>25,647</u>	<u>25,647</u>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	10,086	-	-	-
INTEREST EXPENSE - 11/01/16	-	-	96,750	96,750
INTEREST EXPENSE - 05/01/17	96,750	-	-	-
INTEREST EXPENSE - 11/01/17	95,625	-	-	-
PRINCIPAL EXPENSE - 05/01/17	30,000	-	-	-
<b>TOTAL EXPENDITURES</b>	<u>232,461</u>	<u>-</u>	<u>96,750</u>	<u>96,750</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	(495)	-	(71,103)	(71,103)
<b>OTHER FINANCING SOURCES (USES)</b>				
TRANSFERS-IN	-	-	-	-
TRANSFER -OUT (USES)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	(495)	-	(71,103)	(71,103)
FUND BALANCE - BEGINNING			330,367	330,367
<b>FUND BALANCE - ENDING</b>	<u>\$ (495)</u>	<u>\$ -</u>	<u>\$ 259,264</u>	<u>\$ 259,264</u>

**Waterleaf CDD**  
**DS -Series 2013 A-2**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2016 Ending November 30, 2016**

	<u>ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>A2 ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
<b>REVENUE</b>				
SPECIAL ASSESSMENT ON ROLL	\$ -	\$ -	\$ -	\$ -
SPECIAL ASSESSMENT OFF ROLL	324,729	-	-	-
PREPAYMENT	-	-	74,088	74,088
INTEREST	-	-	6	6
LESS ASSESSMENTS DISCOUNT	(13,530)	-	-	-
<b>TOTAL REVENUE</b>	<u><b>311,199</b></u>	<u><b>-</b></u>	<u><b>74,095</b></u>	<u><b>74,095</b></u>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	13,530	-	-	-
PRINCIPAL PREPAYMENT	-	-	440,000	440,000
INTEREST EXPENSE - 11/01/16	-	-	30,563	30,563
INTEREST EXPENSE - 05/01/17	130,125	-	-	-
INTEREST EXPENSE - 11/01/17	128,625	-	-	-
PRINCIPAL RETIREMENT - 05/01/17	40,000	-	-	-
<b>TOTAL EXPENDITURES</b>	<u><b>312,280</b></u>	<u><b>-</b></u>	<u><b>470,563</b></u>	<u><b>470,563</b></u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(1,081)</b>	<b>-</b>	<b>(396,468)</b>	<b>(396,468)</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
TRANSFERS-IN	-	-	-	-
TRANSFER-OUT (USES)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u><b>-</b></u>	<u><b>-</b></u>	<u><b>-</b></u>	<u><b>-</b></u>
NET CHANGE IN FUND BALANCE	(1,081)	-	(396,468)	(396,468)
FUND BALANCE - BEGINNING	-	-	682,603	682,603
<b>FUND BALANCE - ENDING</b>	<u><u><b>\$ (1,081)</b></u></u>	<u><u><b>\$ -</b></u></u>	<u><u><b>\$ 286,135</b></u></u>	<u><u><b>\$ 286,135</b></u></u>

**Waterleaf CDD**  
**2013 A-3 DEBT SERVICE**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2016 Ending November 30, 2016**

	<u>ADOPTED BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>A3 ACTUAL YEAR-TO-DATE</u>	<u>VARIANCE FAVORABLE (UNFAVORABLE)</u>
<b>REVENUE</b>				
SPECIAL ASSESSMENT ON ROLL	\$ -	\$ -	\$ -	\$ -
SPECIAL ASSESSMENT OFF ROLL	202,111	-	-	-
PREPAYMENT	-	-	52,132	-
INTEREST--INVESTMENT	-	-	4	4
LESS ASSESSMENTS DISCOUNT	(8,421)	-	-	-
<b>TOTAL REVENUE</b>	<u><b>193,690</b></u>	<u><b>-</b></u>	<u><b>52,136</b></u>	<u><b>4</b></u>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	8,421	-	-	-
PRINCIPAL PREPAYMENT	-	-	205,000	205,000
INTEREST EXPENSE - 11/01/16	-	-	72,345	72,345
INTEREST EXPENSE - 05/01/17	79,560	-	-	-
INTEREST EXPENSE - 11/01/17	79,560	-	-	-
PRINCIPAL RETIREMENT	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<u><b>167,541</b></u>	<u><b>-</b></u>	<u><b>277,345</b></u>	<u><b>277,345</b></u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>26,149</b>	<b>-</b>	<b>(225,209)</b>	<b>(277,341)</b>
NET CHANGE IN FUND BALANCE	26,149	-	(225,209)	(277,341)
FUND BALANCE - BEGINNING	-	-	451,511	451,511
<b>FUND BALANCE - ENDING</b>	<u><u><b>\$ 26,149</b></u></u>	<u><u><b>\$ -</b></u></u>	<u><u><b>\$ 226,301</b></u></u>	<u><u><b>\$ 174,169</b></u></u>



**Waterleaf CDD**  
**DS - Series 2014**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2016 Ending November 30, 2016**

	<b>FY2017 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
SPECIAL ASSESSMENT ON/OFF ROLL (GROSS)	\$ 215,820	\$ -	\$ 12,028	\$ 12,028
SPECIAL ASSESSMENT OFF ROLL	-	-	-	-
INTEREST--INVESTMENT	-	-	2	2
LESS ASSESSMENTS DISCOUNT	(8,993)	-	-	-
<b>TOTAL REVENUE</b>	<b>206,827</b>	<b>-</b>	<b>12,030</b>	<b>12,030</b>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	8,993	-	-	-
INTEREST EXPENSE - 11/01/16	-	-	77,659	77,659
INTEREST EXPENSE - 05/01/17	77,659	-	-	-
INTEREST EXPENSE - 11/01/17	76,489	-	-	-
PRINCIPAL EXPENSE - 05/01/17	40,000	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>203,141</b>	<b>-</b>	<b>77,659</b>	<b>77,659</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>3,686</b>	<b>-</b>	<b>(65,629)</b>	<b>(65,629)</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
TRANSFER IN	-	-	-	-
TRANSFER OUT (USES)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
NET CHANGE IN FUND BALANCE	3,686	-	(65,629)	(65,629)
FUND BALANCE - BEGINNING	-	-	175,744	175,744
<b>FUND BALANCE - ENDING</b>	<b>\$ 3,686</b>	<b>\$ -</b>	<b>\$ 110,115</b>	<b>\$ 110,115</b>

# Waterleaf CDD

## DS - Series 2016

### Statement of Revenues, Expenditures and Changes In Fund Balance For The Period Starting October 1, 2016 Ending November 30, 2016

	<u>ACTUAL</u> <u>YEAR-TO-DATE</u>
<b>REVENUE</b>	
SPECIAL ASSESSMENT ON ROLL	\$ -
SPECIAL ASSESSMENT OFF ROLL	-
INTEREST--INVESTMENT	2
LESS ASSESSMENTS DISCOUNT	-
<b>TOTAL REVENUE</b>	<u>2</u>
<b>EXPENDITURES</b>	
COUNTY ASSESSMENT COLLECTION FEES	-
COST OF ISSUANCE	-
INTEREST EXPENSE	68,168
PRINCIPAL EXPENSE	-
<b>TOTAL EXPENDITURES</b>	<u>68,168</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(68,165)</b>
<b>OTHER FINANCING SOURCES (USES)</b>	
TRANSFER IN	-
DEBT PROCEEDS	-
TRANSFER OUT (USES)	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>-</u>
NET CHANGE IN FUND BALANCE	(68,165)
FUND BALANCE - BEGINNING	204,080
<b>FUND BALANCE - ENDING</b>	<u><u>\$ 135,915</u></u>

**Waterleaf CDD**  
**Series 2013 A & 2014 Capital Projects Fund**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2016 Ending November 30, 2016**

	<b>ACTUAL YEAR-TO-DATE</b>
<b>REVENUE</b>	
INTEREST--INVESTMENT	
DEVELOPER CONTRIBUTION	-
<b>TOTAL REVENUE</b>	-
 <b>EXPENDITURES</b>	
 CONSTRUCTION IN PROGRESS 2014	-
<b>TOTAL EXPENDITURES</b>	-
 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	-
 NET CHANGE IN FUND BALANCE	-
FUND BALANCE - BEGINNING	0
<b>FUND BALANCE - ENDING</b>	<b>\$ 0</b>

**Waterleaf CDD**  
**Series 2016 Capital Projects Fund**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2016 Ending November 30, 2016**

	<u>ACTUAL</u> <u>YEAR-TO-DATE</u>
<b>REVENUE</b>	
INTEREST--INVESTMENT	32
DEVELOPER CONTRIBUTION	300
<b>TOTAL REVENUE</b>	<u>332</u>
<b>EXPENDITURES</b>	
CONSTRUCTION IN PROGRESS 2014	414,700
<b>TOTAL EXPENDITURES</b>	<u>414,700</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>(414,368)</b>
<b>OTHER FINANCING SOURCES (USES)</b>	
BOND PROCEEDS	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>-</u>
NET CHANGE IN FUND BALANCE	(414,368)
FUND BALANCE - BEGINNING	2,371,944
<b>FUND BALANCE - ENDING</b>	<u><u>\$ 1,957,576</u></u>

**WATERLEAF CDD  
BANK RECONCILIATION  
November 30, 2016**

BU

<b>Balance Per Bank Statement</b>	\$ 131,248.67
Less: Outstanding Checks	(63,912.68)
<b><i>Adjusted Bank Balance</i></b>	<b><u>\$ 67,335.99</u></b>

<b>Beginning Cash Balance Per Books</b>	\$3,220.33
Cash Receipts	138,431.83
Cash Disbursements & fees	(74,316.17)
<b><i>Balance Per Books</i></b>	<b><u>\$ 67,335.99</u></b>

**WATERLEAF CDD  
CHECK REGISTER  
FY2017**

Date	Num	Name	Memo	Debit	Credit	Balance
<b>EOY 9-30-2016 Balance</b>						<b>3,804.68</b>
10/06/2016	2450	HILLSBOROUGH COUNTY BOCC	8/16-9/15 - 13151 Waterleaf Vista Blvd		76.61	3,728.07
10/13/2016		Deposit	Key Fobs	20.00		3,748.07
10/14/2016		Deposit	GF 2017-01	32,703.00		36,451.07
10/14/2016	2452	Critical Intervention Services Inc	Camera Monitoring (6) October		300.00	36,151.07
10/14/2016	2453	DPPFG	Const. Acctng Svs, CDD Field Mgmt - Oct		14,600.00	21,551.07
10/14/2016	2454	Egis Insurance Advisors, LLC	Insurance FY 2017		17,803.00	3,748.07
10/14/2016	2455	TAMPA ELECTRIC	Electricity		3,048.32	699.75
10/20/2016	2457	FL DEPT OF REVENUE	3rd Qtr Sales Tax 2016		17.50	682.25
10/20/2016	2458	American Access Controls	Repair Exit Gate		454.50	227.75
10/25/2016		HILLSBOROUGH COUNTY TAX COLLECTOR	Tax Collections - Excess	3,522.31		3,750.06
10/26/2016	2459	Union Park CDD	Reimburse Union Park CDD for Brighthouse Invoice		69.73	3,680.33
10/31/2016	2461	HAMILTON ENGINEERING SURVEYING, INC	Mitigation Monitoring		460.00	3,220.33
<b>TOTAL</b>				<b>36,245.31</b>	<b>36,829.66</b>	<b>3,220.33</b>
11/09/2016		DEPOSIT	GF 2017-02	38,079.86		41,300.19
11/09/2016		DEPOSIT	Rentals/Misc	60.00		41,360.19
11/10/2016	2463	American Access Controls	Repair Exit Gate		1,204.84	40,155.35
11/10/2016	2464	AQUATIC SYSTEMS, INC	Lake & Pond Maint - October		787.00	39,368.35
11/10/2016	2465	Bright House	Cable/Internet		244.04	39,124.31
11/10/2016	2466	Brightview Landscape Services	Storm Clean up & Irrigation Repairs		4,657.64	34,466.67
11/10/2016	2467	DPPFG Field Services, Inc.	9/25-10/22 - Field P/R		934.00	33,532.67
11/10/2016	2468	GRANDVIEW BOTANICALS LANDSCAPE CO	Mowing Retention Ponds - October		400.00	33,132.67
11/10/2016	2469	HALLELUJAH POOLS	Pool Maint - October		1,725.00	31,407.67
11/10/2016	2470	TAMPA ELECTRIC	Electricity		5,159.77	26,247.90
11/10/2016	2471	U S Bank - Trust Services	Trustee Fees		8,081.25	18,166.65
11/10/2016	2472	VENTURESIN.COM, INC.	Web Site Hosting - October		60.00	18,106.65
11/10/2016	2473	Brightview Landscape Services	Landscape Maint - September		14,826.32	3,280.33
11/10/2016		Deposit	Key Fobs	40.00		3,320.33
11/10/2016	2474	Danielle Fence Mfg. Co., Inc.	Replace Gate Lock		1,200.00	2,120.33
11/10/2016	111016PX	Paychex	Service Fee		10.00	2,110.33
11/16/2016	2475	STANTEC CONSULTING SERVICES	Engineering Svcs thru 6/17-16		836.00	1,274.33
11/16/2016		Deposit	Tax Collections - 11/1-11/13/16	13,870.67		15,145.00
11/20/2016		Deposit	Tax Collections - 11/14-11/20/16	52,613.74		67,758.74
11/23/2016	2476	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing Fee		175.00	67,583.74
11/28/2016		Deposit	GF 2017-04	33,767.56		101,351.30
11/29/2016	2477	AQUATIC SYSTEMS, INC	Lake & Pond Maint - November		787.00	100,564.30
11/29/2016	2478	Bright House	Cable/Internet		243.61	100,320.69
11/29/2016	2479	Brightview Landscape Services	Tree Removal		1,125.00	99,195.69
11/29/2016	2480	DPPFG	CDD/Field Mgmt - November		5,600.00	93,595.69
11/29/2016	2481	DPPFG Field Services, Inc.	10/23-11/16 - Field P/R		934.00	92,661.69
11/29/2016	2482	Dun Rite Construction Services Inc	Removal of Entry Feature/Replace Walks		9,400.00	83,261.69
11/29/2016	2483	GRANDVIEW BOTANICALS LANDSCAPE CO	Mowing Retention Ponds		400.00	82,861.69
11/29/2016	2484	HALLELUJAH POOLS	Pool Maint - November		1,575.00	81,286.69
11/29/2016	2485	HEIDT DESIGN	Maintenance Exhibit		1,860.00	79,426.69
11/29/2016	2486	HILLSBOROUGH COUNTY BOCC	Utilities		62.16	79,364.53
11/29/2016	2487	Onsight Signage & Visual Solutions	Trash Cans		4,449.00	74,915.53
11/29/2016	2488	Poop 911	Pet Waste Removal - October		201.00	74,714.53
11/29/2016	2489	STANTEC CONSULTING SERVICES	Engineering Svcs thru 10/14/16		482.00	74,232.53
11/29/2016	2490	STRALEY ROBIN VERICKER	Legal Svcs thru 10/15/16		2,213.29	72,019.24
11/29/2016	2491	TAMPA BAY TIMES	Legal Ad		1,090.00	70,929.24
11/29/2016	2492	Terminix	Pest Control - October		53.00	70,876.24
11/29/2016	2493	U S Bank - Trust Services	Trustee Fee - 2014A		3,232.50	67,643.74
11/29/2016	2494	VENTURESIN.COM, INC.	Web Site Hosting - November		60.00	67,583.74
11/29/2016	2495	STRALEY ROBIN VERICKER	Legal Svcs thru 9/15/16		247.75	67,335.99
<b>TOTAL</b>				<b>138,431.83</b>	<b>74,316.17</b>	<b>67,335.99</b>

# EXHIBIT 5

# **DISCLOSURE SERVICES, LLC**

## **DISSEMINATION AGREEMENT Waterleaf Community Development District**

October 4, 2016

Board of Supervisors  
**Waterleaf Community Development District**

Dear Supervisors:

**DISCLOSURE SERVICES, LLC** ("Dissemination Agent") hereby agrees with the Waterleaf Community Development District (the "District") to act as the District's Dissemination Agent. The duties of the Dissemination Agent are set forth in this Dissemination Agreement (the "Agreement"). The purpose of this Agreement is to facilitate the District's compliance with the Securities and Exchange Commission's (the "SEC's") Rule 15c2-12(b)(5) (the "Rule") related to continuing disclosure. The Dissemination Agent is acting as an independent contractor for purposes of facilitating the District's Rules obligations and is not an agent of the District. Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Continuing Disclosure Agreements.

1. **Duties:** The Dissemination Agent shall have only such duties as are specifically set forth in the Continuing Disclosure Agreements.
2. **Fees:** The Dissemination Agent will be responsible for all out-of-pocket expenses. The annual fee for the Dissemination Agent's services under this Agreement is \$5,000 for the District's 2013 Bonds, \$1,000 each for the Series 2014 and Series 2015 Bonds, plus \$1,000 for each additional bond issue of the District, subject to these disclosure requirements.
3. **Assignment:** The Dissemination Agent reserves the right to engage a third party for the purpose of carrying out the services outlined in this Agreement.
4. **Termination:** Both the District and the Dissemination Agent will have the right to terminate this Agreement upon 30 days prior written notice.
5. **Representation of the District:** The District represents and warrants that it will not withhold any information necessary for the Dissemination Agent to carry out its duties under this Agreement and that it will supply all information requested by the Dissemination Agent.



# DISCLOSURE SERVICES, LLC

---

---

Page 2

6. **Indemnification**: To the extent permitted by law, the District will indemnify the Dissemination Agent for any action or actions brought by Owners as a result of the failure (including omission and misrepresentation) of the District to meet its requirements under this Agreement and the Continuing Disclosure Agreement as determined by a court of competent jurisdiction. To the extent permitted by law, the Dissemination Agent will indemnify the District for any action or actions brought by Owners as a result of the Dissemination Agent's gross negligence or willful misconduct as determined by a court of competent jurisdiction.
  
7. **Responsibility for Information**: The District acknowledges and agrees that the information to be collected and disseminated by the Dissemination Agent will be produced by the District. The Dissemination Agent's duties are those of collection and collation and not of authorship or production, consequently the Dissemination Agent shall have no responsibility for the content of the information disseminated by it and any and all securities law liabilities, including compliance with the Rule, will remain with the District.
  
8. **Agreement Governed by Florida Law**: The terms and conditions of this Agreement shall be governed by the laws of the State of Florida.

This Agreement shall be effective upon the District's acceptance hereof.

Very truly yours,

**DISCLOSURE SERVICES, LLC**



Robert Gardner  
Manager

*Approved and Accepted:*

Waterleaf Community Development District

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



### **Real Estate Consulting Services:**

Land Secured Public Financing  
School District  
Reimbursement and Credit  
Fiscal Impact  
Service Districts  
Municipal District Services  
Development Impact Fee  
Redevelopment District  
Affordable Housing Financing  
Other Public Financing  
Compliance  
Entitlement Analysis  
Cash Flow Feasibility Analysis

Disclosure Services  
Engineering Services  
Project Management Services  
Capital Markets Group  
Property Tax Appeals  
CDD Management Services  
Look Back Diagnostic Review  
Lender Services  
Asset Management Services  
Portfolio Management Services  
Economic Impact  
Market Analysis

**[www.dpf.com](http://www.dpf.com)**

#### **Orange County, CA**

27127 Calle Arroyo, Suite 1910  
San Juan Capistrano, CA 92675  
P: (949) 388-9269  
F: (949) 388-9272

#### **Sacramento, CA**

4380 Auburn Blvd.  
Sacramento, CA 95841  
P: (916) 480-0305  
F: (916) 480-0499

#### **Las Vegas, NV**

3277 E. Warm Springs Road,  
Suite 100  
Las Vegas, NV 89120  
P: (702) 478-9277  
F: (702) 629-5497

#### **Boise, ID**

950 West Bannock, 11th Floor  
Boise, ID 83702  
P: (208) 319-3576  
F: (208) 439-7339

#### **Phoenix, AZ**

3302 East Indian School Road  
Phoenix, AZ 85018  
P: (602) 381-3226  
F: (602) 381-1203

#### **Austin, TX**

8140 Exchange Drive  
Austin, TX 78754  
P: (512) 732-0295  
F: (512) 732-0297

#### **Orlando, FL**

1060 Maitland Center Commons,  
Suite 340  
Maitland, FL 32751  
P: (321) 263-0132  
F: (321) 263-0136

#### **Tampa, FL**

15310 Amberly Drive, Suite 175  
Tampa, FL 33647  
P: (813) 374-9104  
F: (813) 374-9106

#### **Research Triangle, NC**

1340 Environ Way, Suite 328  
Chapel Hill, NC 27517  
P: (919) 321-0232  
F: (919) 869-2508

#### **Charleston, SC**

4000 S. Faber Place Drive, Suite 300  
N. Charleston, SC 29405  
P: (843) 277-0021  
F: (919) 869-2508