

***WATERLEAF  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Board of Supervisors  
Meeting***

***Tuesday  
April 5, 2016  
10:00 a.m.***

***At: Metro Development Group  
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

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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 Meeting of the Board of Supervisors of the Waterleaf Community Development District is scheduled for **Tuesday April 5, 2016 at 10:00 a.m. at the Metro Development Offices located at 2502 North Rocky Point Drive, Suite 1050 Tampa, Florida.**

*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,

***Bruce St. Denis***

Bruce St. Denis  
District Manager

# WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday April 5, 2016  
Time: 10:00 a.m.  
Location: Metro Development Offices  
2502 North Rocky Point Drive  
Suite 1050  
Tampa, Florida  
Conference Call No: 712.432.1500  
Code: 434537#

## ***Business Meeting Agenda***

	<b>Exhibit(s)</b>
I. Roll Call	
II. Audience Comments	
III. Administrative Matters	
a. Approval of Minutes of March 1, 2016 Meeting	<b>1</b>
b. Acceptance of Financial Statement	<b>2</b>
IV. Business Matters	
a. Ratification of the Development Acquisition Agreement and Promissory Note	
b. Ratification of the Budget Funding Agreement and Promissory Note	
V. Staff Reports	
a. Manager	
b. Attorney	

**Exhibit(s)**

- c.** Engineer
  
- VI.** Public Comments
  
- VII.** Supervisor Requests
  
- VIII.** Adjournment

# EXHIBIT 1

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**MINUTES OF MEETING  
WATERLEAF  
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Waterleaf Community Development  
11 District was held on Tuesday, February 2, 2016 at 10:00 a.m. at the Metro Development Offices, 2502  
12 North Rocky Point Drive, Suite 1050, Tampa, Florida.

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**FIRST ORDER OF BUSINESS - Roll Call**

17 Mr. St. Denis called the meeting to order.

18 Present and constituting a quorum were:

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Doug Draper	Board Supervisor, Vice Chairman
Lori Price	Board Supervisor, Assistant Secretary
Ted Sanders	Board Supervisor, Assistant Secretary

23 Also present were:

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Bruce St. Denis	District Manager
Mark Straley	District Counsel (via phone)

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**SECOND ORDER OF BUSINESS – Audience Comments**

33 There being none, next item followed.

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**THIRD ORDER OF BUSINESS – Administrative Matters**

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**A. Approval of Minutes of December 12, 2015**

44 Mr. St. Denis presented the December 12, 2015 meeting minutes and asked for comments,  
45 questions or corrections.

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On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved the December 12, 2015 minutes of the Board of Supervisors meeting for the Waterleaf Community Development District.

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**C. Acceptance of December 2015 Financial Statements**

54 Mr. St. Denis presented the December 2015 Financial Statements and asked for comments or  
55 questions.

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On a MOTION by Mr. Draper, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board accepted the Financial Statements of December 2015 for the Waterleaf Community Development District.

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**FOURTH ORDER OF BUSINESS – Business Matters**

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**A. Approval of Resolution 2016-1 Officers**

67 No action taken.

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**B. Critical Intervention Services Service Agreement Ratification**

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On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board ratified the Critical Intervention Services Agreement for the Waterleaf Community Development District.

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**FIFTH ORDER OF BUSINESS – Staff Reports**

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**A. Manager**

83 There being none, the next item followed.

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**B. Attorney**

1           There being none, the next item followed.

2           **C.     Engineer**

3           There being none, the next item followed.

4           **SIXTH ORDER OF BUSINESS – Public Comments**

5           There being none, the next item followed.

6           **SEVENTH ORDER OF BUSINESS – Supervisor Requests**

7           There being none, the next item followed.

8           **SEVENTH ORDER OF BUSINESS – Adjournment**

9           On a MOTION by Mr. Draper, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board  
10          adjourned the meeting for the Waterleaf Community Development District.

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

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

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

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

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

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

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26          **Title:**  **Secretary**       **Assistant Secretary**

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

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# EXHIBIT 2



# Waterleaf Community Development District

Financial Statements  
(Unaudited)

Period Ending  
February 29, 2016

**Waterleaf CDD  
Balance Sheet  
February 29, 2016**

	<u>GENERAL FUND</u>	<u>----- DS SERIES 2013A -----</u>				<u>CAP PROJ 2014</u>	<u>CONSOLIDATED TOTAL</u>
		<u>2013 A1</u>	<u>2013 A2</u>	<u>2013 A3</u>	<u>DS2014</u>		
<b><u>ASSETS:</u></b>							
CASH	\$ 54,891						\$ 54,891
INVESTMENTS:							
REVENUE FUND	-	279,569	11	8	58,897	-	338,485
CAPITAL INTEREST FUND	-	-	-	50	-	-	50
RESERVE FUND	-	222,688	219,313	185,940	95,206	-	723,146
PREPAYMENT FUND	-	-	322,206	138,655	2,211	-	463,073
CONSTRUCTION FUND	-	-	-	-	-	0	0
ACCOUNTS RECEIVABLE (TECO credit )	4,509	-	-	-	-	-	4,509
RECEIVABLE FROM DEVELOPER	26,619	-	-	-	-	134,810	161,429
ASSESSMENTS RECEIVABLE - ON ROLL	91,271	90,918	-	-	42,646	-	224,835
DUE FROM GF IN TRANSIT	-	9,725	-	-	4,561	-	14,286
DUE FROM OTHER FUNDS	-	12,494	-	-	5,860	-	18,354
UTILITY DEPOSIT	10,190	-	-	-	-	-	10,190
<b>TOTAL ASSETS</b>	<b><u>\$ 187,481</u></b>	<b><u>\$ 615,393</u></b>	<b><u>\$ 541,530</u></b>	<b><u>\$ 324,653</u></b>	<b><u>\$ 209,382</u></b>	<b><u>\$ 134,810</u></b>	<b><u>\$ 2,013,249</u></b>
<b><u>LIABILITIES:</u></b>							
ACCOUNTS PAYABLE	\$ 32,184	\$ -	\$ -	\$ -	\$ -	\$ 134,810	\$ 166,993
DEFERRED REVENUE - ON ROLL	91,271	90,918	-	-	42,646	-	224,835
DUE TO OTHER FUNDS	18,354	-	-	-	-	-	18,354
<b><u>FUND BALANCE:</u></b>							
NONSPENDABLE:							
PREPAID AND DEPOSITS	10,190	-	-	-	-	-	10,190
RESTRICTED FOR:							
DEBT SERVICE		524,475	541,530	324,653	166,735	0	1,557,394
CAPITAL PROJECTS							
UNASSIGNED:	35,482	-	-	-	-	-	35,482
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b><u>\$ 187,481</u></b>	<b><u>\$ 615,393</u></b>	<b><u>\$ 541,530</u></b>	<b><u>\$ 324,653</u></b>	<b><u>\$ 209,382</u></b>	<b><u>\$ 134,810</u></b>	<b><u>\$ 2,013,249</u></b>

**Waterleaf CDD**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2015 Ending February 29, 2016**

	<b>FY2016 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	\$ -	\$ -	\$ 131,879	\$ 131,879
ASSESSMENTS OFF ROLL & DEVELOPER CONTRIBUTION	494,664	224,681	134,717	(89,964)
CH RENTAL REVENUE	-	-	150	150
INTEREST	-	-	157	157
MISCELLANEOUS REVENUE	-	-	20	20
<b>TOTAL REVENUES</b>	<b>494,664</b>	<b>224,681</b>	<b>266,923</b>	<b>42,243</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE:</b>				
BOARD OF SUPERVISORS PAYROLL	12,000	5,000	800	4,200
PAYROLL TAXES	918	383	61	321
PAYROLL SERVICES FEE	600	250	119	131
MANAGEMENT CONSULTING SERVICES	24,000	10,000	10,000	-
ACCOUNTING SERVICES - CONSTRUCTION	-	-	2,500	(2,500)
GENERAL ADMINISTRATIVE	3,600	1,500	1,500	-
BANKING FEES	225	94	80	14
MISCELLANEOUS	500	208	608	(399)
AUDITING	2,400	-	-	-
TRAVEL PER DIEM - MILEAGE	500	208	-	208
INSURANCE (Liability, Property & Casualty)	16,653	16,653	18,025	(1,372)
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	1,500	625	39	586
ENGINEERING SERVICES	5,000	2,083	1,000	1,083
LEGAL SERVICES	5,000	2,083	864	1,219
PERFORMANCE & WARRANTY BOND PREMIUM	5,000	-	-	-
WEBSITE HOSTING	1,995	558	558	-
<b>TOTAL ADMINISTRATIVE</b>	<b>80,066</b>	<b>39,821</b>	<b>36,329</b>	<b>3,492</b>
<b>DEBT SERVICE:</b>				
TRUST FUND ACCOUNTING	3,600	1,500	1,500	-
ARBITRAGE	500	-	-	-
DISSEMINATING AGENT	5,000	5,000	6,000	(1,000)
TRUSTEE FEES	11,315	11,315	11,314	1
<b>TOTAL DEBT SERVICE</b>	<b>20,415</b>	<b>17,815</b>	<b>18,814</b>	<b>(999)</b>
<b>PHYSICAL ENVIRONMENT</b>				
STREETPOLE LIGHTING	35,000	14,583	16,814	(2,231)
ELECTRICITY (IRRIG & POND PUMPS)	7,500	3,125	4,699	(1,574)
WATER	24,000	10,000	-	10,000
LANDSCAPE MAINTENANCE	72,108	30,045	74,132	(44,087)
LANDSCAPE REPLENISHMENT	96,916	40,382	30,482	9,900
IRRIGATION MAINTENANCE	4,320	1,800	1,788	12
POND MAINTENANCE	16,424	6,843	5,635	1,208
MITIGATION MONITORING	-	-	460	(460)
GATE MAINTENANCE	5,000	2,083	-	2,083
SOLID WASTE DISPOSAL	3,720	1,550	-	1,550
POND EROSION	5,000	5,000	12,993	(7,993)
PLANNING & COORDINATION SERVICES	36,000	15,000	15,000	-
FIELD MANAGER / SUPV + TRAVEL EXP	16,800	7,000	5,592	1,408
CONTINGENCY	7,500	3,125	3,839	(714)
NPDES	-	-	2,250	(2,250)
<b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>330,288</b>	<b>140,537</b>	<b>173,684</b>	<b>(33,147)</b>
<b>AMENITY CENTER OPERATIONS</b>				
POOL MAINTENANCE CONTRACT	7,200	3,000	5,500	(2,500)
POOL MAINTENANCE & REPAIRS	3,500	1,458	450	1,008

**Waterleaf CDD**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2015 Ending February 29, 2016**

	<b>FY2016 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
POOL PERMITS	275	-	-	-
CH ELECTRIC UTILITY	14,400	6,000	2,852	3,148
CH WATER UTILITY	10,500	4,375	-	4,375
CH REFUSE SERVICE	2,100	875	-	875
CH CLEANING & MAINT	5,520	2,300	1,200	1,100
CH INTERNET	2,280	950	717	233
CH PEST CONTROL	1,020	425	725	(300)
CH LANDSCAPE MAINTENANCE	8,100	3,375	-	3,375
CH MISCELLANEOUS REPAIRS & MAINT	7,000	2,917	-	2,917
MISCELLANEOUS - CONTINGENCY	2,000	833	-	833
<b>TOTAL FIELD OPERATIONS</b>	<b>63,895</b>	<b>26,508</b>	<b>11,444</b>	<b>15,064</b>
<b>TOTAL EXPENDITURES</b>	<b>494,664</b>	<b>224,681</b>	<b>240,271</b>	<b>(15,590)</b>
<b>OTHER REVENUE &amp; ( EXPENSES):</b>				
FUNDING FOR CONSTRUCTION EXP	-	-	3,200	3,200
CONSTRUCTION RELATED EXPENSES	-	-	(3,200)	(3,200)
<b>TOTAL OTHER</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>26,652</b>	<b>26,652</b>
FUND BALANCE - BEGINNING	20,732	20,732	19,020	1,712
<b>FUND BALANCE - ENDING</b>	<b>20,732</b>	<b>20,732</b>	<b>45,672</b>	<b>28,364</b>

Total Assessments budget at gross, budget to date at Net and Actuals are net.

**Waterleaf CDD**  
**DS - Series 2013 A-1**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2015 Ending February 29, 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	\$ -	\$ -	\$ 131,370	\$ 131,370
SPECIAL ASSESSMENT OFF ROLL	242,052	40,347	40,347	-
INTEREST--INVESTMENT	-	-	9	9
LESS ASSESSMENTS DISCOUNT	(10,086)	-	-	-
<b>TOTAL REVENUE</b>	<u><b>231,967</b></u>	<u><b>40,347</b></u>	<u><b>171,726</b></u>	<u><b>131,379</b></u>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	10,086	-	-	-
INTEREST EXPENSE	97,688	97,688	97,688	-
INTEREST EXPENSE (FY17 : Nov1. 2016)	97,688	-	-	-
PRINCIPAL EXPENSE	25,000	-	-	-
<b>TOTAL EXPENDITURES</b>	<u><b>230,462</b></u>	<u><b>97,688</b></u>	<u><b>97,688</b></u>	<u><b>-</b></u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>1,505</b>	<b>(57,341)</b>	<b>74,039</b>	<b>131,379</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
TRANSFERS-IN	-	-	7,074	7,074
TRANSFER -OUT (USES)	-	-	(18,940)	(18,940)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u><b>-</b></u>	<u><b>-</b></u>	<u><b>(11,866)</b></u>	<u><b>(11,866)</b></u>
NET CHANGE IN FUND BALANCE	1,505	(57,341)	62,173	119,513
FUND BALANCE - BEGINNING			462,302	462,302
<b>FUND BALANCE - ENDING</b>	<u><u><b>\$ 1,505</b></u></u>	<u><u><b>\$ (57,341)</b></u></u>	<u><u><b>\$ 524,475</b></u></u>	<u><u><b>\$ 581,816</b></u></u>

**Waterleaf CDD**  
**DS -Series 2013 A-2**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2015 Ending February 29, 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	238,472	238,472	-
INTEREST	-	-	11	11
LESS ASSESSMENTS DISCOUNT	(13,530)	-	-	-
<b>TOTAL REVENUE</b>	<u><b>311,199</b></u>	<u><b>238,472</b></u>	<u><b>238,483</b></u>	<u><b>11</b></u>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	13,530	-	-	-
INTEREST EXPENSE	130,125	54,938	54,938	-
INTEREST EXPENSE (Nov1, 2016)	130,125	-	-	-
PRINCIPAL PREPAYMENT	-	-	150,000	150,000
<b>TOTAL EXPENDITURES</b>	<u><b>273,780</b></u>	<u><b>54,938</b></u>	<u><b>204,938</b></u>	<u><b>150,000</b></u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>37,419</b>	<b>183,535</b>	<b>33,545</b>	<b>(149,989)</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
TRANSFERS-IN	-	-	6,032	6,032
TRANSFER-OUT (USES)	-	-	(7,074)	(7,074)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u><b>-</b></u>	<u><b>-</b></u>	<u><b>(1,042)</b></u>	<u><b>(1,042)</b></u>
<b>NET CHANGE IN FUND BALANCE</b>	<b>37,419</b>	<b>183,535</b>	<b>32,503</b>	<b>(151,031)</b>
FUND BALANCE - BEGINNING	-	-	509,027	509,027
<b>FUND BALANCE - ENDING</b>	<u><u><b>\$ 37,419</b></u></u>	<u><u><b>\$ 183,535</b></u></u>	<u><u><b>\$ 541,530</b></u></u>	<u><u><b>\$ 357,995</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, 2015 Ending February 29, 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	56,871	56,871	-
INTEREST--INVESTMENT	-	-	8	8
LESS ASSESSMENTS DISCOUNT	(8,421)			
<b>TOTAL REVENUE</b>	<b><u>193,690</u></b>	<b><u>56,871</u></b>	<b><u>56,879</u></b>	<b><u>8</u></b>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	8,421	-	-	-
INTEREST EXPENSE	79,560	79,560	79,560	-
INTEREST EXPENSE (Nov 2016)	79,560	-	-	-
PRINCIPAL EXPENSE	-	-	50,000	50,000
<b>TOTAL EXPENDITURES</b>	<b><u>167,541</u></b>	<b><u>79,560</u></b>	<b><u>129,560</u></b>	<b><u>50,000</u></b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>26,150</b>	<b>(22,689)</b>	<b>(72,681)</b>	<b>(49,992)</b>
NET CHANGE IN FUND BALANCE	26,150	(22,689)	(72,681)	(49,992)
FUND BALANCE - BEGINNING			397,335	397,335
				-
<b>FUND BALANCE - ENDING</b>	<b><u>\$ 26,150</u></b>	<b><u>\$ (22,689)</u></b>	<b><u>\$ 324,653</u></b>	<b><u>\$ 347,342</u></b>

**Waterleaf CDD**  
**DS - Series 2014**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2015 Ending February 29, 2016**

	<b>FY2016 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 ROLL	\$ -	\$ -	\$ 61,621	\$ 61,620.56
SPECIAL ASSESSMENT OFF ROLL	215,820	65,771	65,771	-
INTEREST--INVESTMENT	-	-	3	3
LESS ASSESSMENTS DISCOUNT	(8,993)	-	-	-
<b>TOTAL REVENUE</b>	<b>206,827</b>	<b>65,771</b>	<b>127,395</b>	<b>61,623</b>
<b>EXPENDITURES</b>				
COUNTY ASSESSMENT COLLECTION FEES	8,993	-	-	-
INTEREST EXPENSE (FY2016)	78,683	78,683	78,683	-
INTEREST EXPENSE (Nov 2016)	77,659	-	-	-
PRINCIPAL EXPENSE	35,000	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>200,335</b>	<b>78,683</b>	<b>78,683</b>	<b>-</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>6,493</b>	<b>(12,911)</b>	<b>48,712</b>	<b>61,623</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
TRANSFER IN	-	-	12,908	12,908
TRANSFER OUT (USES)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>12,908</b>	<b>12,908</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>6,493</b>	<b>(12,911)</b>	<b>61,620</b>	<b>74,531</b>
FUND BALANCE - BEGINNING	-	-	-	-
FUND BALANCE APPROPRIATED FY15	-	-	105,115	105,115
<b>FUND BALANCE - ENDING</b>	<b>\$ 6,493</b>	<b>\$ (12,911)</b>	<b>\$ 166,735</b>	<b>\$ 179,646</b>



**Waterleaf CDD**  
**Series 2013 A & 2014 Capital Projects Fund**  
**Statement of Revenues, Expenditures and Changes In Fund Balance**  
**For The Period Starting October 1, 2015 Ending February 29, 2016**

	<b>ACTUAL YEAR-TO-DATE</b>
<b>REVENUE</b>	
INTEREST--INVESTMENT	
DEVELOPER CONTRIBUTION	310,037
<b>TOTAL REVENUE</b>	<b>310,037</b>
 <b>EXPENDITURES</b>	
 CONSTRUCTION IN PROGRESS 2014	 310,037
	-
<b>TOTAL EXPENDITURES</b>	<b>310,037</b>
 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	 -
 <b>OTHER FINANCING SOURCES (USES)</b>	
TRANSFER IN FROM ANOTHER FUND	-
PY ADJUSTMENTS	
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	-
 NET CHANGE IN FUND BALANCE	 -
FUND BALANCE - BEGINNING	0
<b>FUND BALANCE - ENDING</b>	<b>\$ 0</b>

**WATERLEAF CDD  
BANK RECONCILIATION  
February 29, 2016**

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<b>Balance Per Bank Statement</b>	\$ 94,469.62
Less: Outstanding Checks	(39,578.20)
<b><i>Adjusted Bank Balance</i></b>	<b><u>\$ 54,891.42</u></b>

<b>Beginning Cash Balance Per Books</b>	\$65,092.69
Cash Receipts	30,991.44
Cash Disbursements & fees	(41,192.71)
<b><i>Balance Per Books</i></b>	<b><u>\$ 54,891.42</u></b>

**WATERLEAF CDD  
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Date	Num	Name	Memo	Debit	Credit	Balance
<b>EOY Balance 9-30-2015</b>						<b>4,690.35</b>
10/01/2015		Deposit	O & M	1,480.00		6,170.35
10/01/2015		Deposit	GF 2015-14,15	49,069.52		55,239.87
10/01/2015		Deposit	CF 2015-38,48,49	28,310.76		83,550.63
10/01/2015	2121	Egis Insurance Advisors, LLC	Insurance FY 2016		17,393.00	66,157.63
10/02/2015	2122	BSB DESIGN	2015-49 CF		188.33	65,969.30
10/02/2015	2123	HEIDT DESIGN	CF 2015-48		2,051.72	63,917.58
10/02/2015	2124	DPFG	CDD/Field Mgmt - Oct		5,600.00	58,317.58
10/02/2015	2125	FLORIDA NATIVES NURSERY, INC.	Wetland Svcs		4,540.00	53,777.58
10/02/2015	2126	Genesis	Storm Drain		580.00	53,197.58
10/02/2015	2127	TAMPA ELECTRIC	Electricity		6,130.20	47,067.38
10/02/2015	2128	VALLEYCREST LANDSCAPE DEVEL	Landscape Maint - Sept		14,826.32	32,241.06
10/05/2015		Deposit	O & M	9,831.37		42,072.43
10/06/2015	2129	DPFG Field Services, Inc.	9/13-10/24 - Field P/R		1,080.00	40,992.43
10/06/2015	2130	TAMPA ELECTRIC	5/18-9/17 - Waterleaf PH 3 - SL		762.88	40,229.55
10/13/2015	2131	CRS Building Corp	2015-38 CF		26,070.71	14,158.84
10/15/2015		Deposit	CF 2015-50,52,53,54,55	74,302.40		88,461.24
10/16/2015	2132	Cistech, Inc.	Construction		9,748.21	78,713.03
10/16/2015	2133	GameTime	Construction		55,866.48	22,846.55
10/16/2015	2134	HAMILTON ENGINEERING SURVEYING, II	2015-53 CF		8,112.71	14,733.84
10/16/2015	2135	Moore Art Expressions	2015-54 CF		575.00	14,158.84
10/19/2015	2136	FLORIDA DEPT OF ECONOMIC OPPORTL	Annual Filing Fee FY 2016		175.00	13,983.84
10/20/2015	2137	TAMPA ELECTRIC	Electricity		1,969.62	12,014.22
10/20/2015	2138	AQUATIC SYSTEMS, INC	Lake & Wetland - Oct		787.00	11,227.22
10/20/2015	2139	Atlas Professional Services, Inc.	Web Site		78.17	11,149.05
10/20/2015	2140	DPFG	Performance & Warranty Bond-Tracking		2,500.00	8,649.05
10/20/2015	2141	Genesis	Storm Drain Cleanout - Sept		575.00	8,074.05
10/22/2015	ACH10221	Deluxe Business Prod	Business Products - checks		68.22	8,005.83
10/22/2015		Deposit	CF 2015-18	1,912.63		9,918.46
10/22/2015		Deposit	CF 2015-51, 56, 57	15,600.55		25,519.01
10/23/2015	2142	Danielle Fence Mfg. Co., Inc.	Construction		11,995.00	13,524.01
10/23/2015	2143	HAMILTON ENGINEERING SURVEYING, II	2015-57 CF		1,518.22	12,005.79
10/23/2015	2144	Onsight Signage & Visual Solutions	Construction		2,087.33	9,918.46
10/23/2015	2145	VOID	VOID		0.00	9,918.46
10/23/2015	2146	TAMPA ELECTRIC	Electricity		4,373.63	5,544.83
10/27/2015	2147	CRS Building Corp	2015-38 CF		1,912.63	3,632.20
10/28/2015	2148	STRALEY & ROBIN	Legal Svcs thru 10/15/15		105.00	3,527.20
10/28/2015		Deposit	2013A-1 DS Assessment	6,996.50		10,523.70
10/28/2015		Deposit	Deposit-Tax Coll	368.53		10,892.23
10/29/2015		Deposit	Deposit-Tax Coll	38.56		10,930.79
10/30/2015		Deposit	Series 2013A-1 DS Assessment	5,996.98		16,927.77
10/30/2015	W1030201	WATERLEAF CDD C/O US BANK	DS 2013A-1		5,996.98	10,930.79
10/31/2015		Bank United	WT Service Charge		25.00	10,444.92
<b>EOM Balance</b>				<b>193,907.80</b>	<b>187,692.36</b>	<b>10,444.92</b>
11/01/2015	2149	STEVE FAISON	Mileage - Oct		178.91	10,266.01
11/05/2015		Deposit	GF 2016-01, 02	64,036.36		74,302.37
11/05/2015		Deposit	CF 2015-58,60	16,563.40		90,865.77
11/06/2015	2158	HEIDT DESIGN	Construction		913.40	89,952.37
11/06/2015	2159	Lee & Sharon Jones	2015-60 CF		15,650.00	74,302.37
11/06/2015	2150	American Access Controls	Gate Repairs		2,819.29	71,483.08
11/06/2015	2151	AQUATIC SYSTEMS, INC	Lake & Wetland - Sept		221.00	71,262.08
11/06/2015	2152	DPFG	CDD Mgmt - Nov		5,600.00	65,662.08

**WATERLEAF CDD  
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<b>Date</b>	<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
11/06/2015	2153	Genesis	Storm Drain		845.00	64,817.08
11/06/2015	2154	GRANDVIEW BOTANICALS LANDSCAPE	Mow Retention Ponds- Oct		850.00	63,967.08
11/06/2015	2155	STRALEY & ROBIN	Legal Svcs thru 9/15/15		1,038.50	62,928.58
11/06/2015	2156	U S Bank - Trust Services	Trustee Fees		8,081.25	54,847.33
11/06/2015	2157	VALLEYCREST LANDSCAPE DEVELOPM	Landscape Misc.		44,581.32	10,266.01
11/12/2015		Deposit	Deposit	1,809.50		12,075.51
11/13/2015	2160	Atlas Professional Services, Inc.	Web Site - Nov		60.00	12,015.51
11/13/2015		Deposit	CF 2015-59, 62	24,466.28		36,481.79
11/13/2015	2161	The Fishel Company	2015-62 CF		3,667.28	32,814.51
11/13/2015	2162	VALLEYCREST LANDSCAPE DEVELOPM	2015-59 CF		20,799.00	12,015.51
11/18/2015	2163	Michael Matthews	Fence Repairs		930.00	11,085.51
11/20/2015		Deposit	GF 2016-03	29,707.17		40,792.68
11/20/2015	2164	American Access Controls	Gate Transmitters		2,831.35	37,961.33
11/20/2015	2165	AQUATIC SYSTEMS, INC	Lake & Pond Maint - Nov		787.00	37,174.33
11/20/2015	2166	DPFG Field Services, Inc.	9/26-11/21 - Field Admin		1,110.00	36,064.33
11/20/2015	2167	Dun Rite Construction Services Inc	Remove Sidewalk		3,200.00	32,864.33
11/20/2015	2168	Earth Tech Property Solutions	Pest Control		145.00	32,719.33
11/20/2015	2169	GRANDVIEW BOTANICALS LANDSCAPE	Mowing Retention Ponds,Drainage		850.00	31,869.33
11/20/2015	2170	HALLELUJAH POOLS	Pool Maint		2,725.00	29,144.33
11/20/2015	2171	U S Bank - Trust Services	Trustee Fees - 2014A		3,232.50	25,911.83
11/20/2015	2172	VALLEYCREST LANDSCAPE DEVELOPM	Landscape Maint - Nov		14,826.32	11,085.51
11/20/2015		Deposit	CF 2015-63, 64	14,850.30		25,935.81
11/20/2015	2173	GameTime	2015-63 CF		1,185.15	24,750.66
11/20/2015	2174	Onsight Signage & Visual Solutions	2015-64 CF		13,665.15	11,085.51
11/25/2015		Deposit	CF 2015-65,66	7,697.50		18,783.01
11/25/2015	2175	VALLEYCREST LANDSCAPE DEVELOPM	2015-66 CF		6,952.50	11,830.51
11/25/2015	2176	WILLIS OF ALABAMA, INC	CF 2015-65		745.00	11,085.51
11/30/2015		Deposit	Tax Collections	21,171.44		32,256.95
<b>TOTAL</b>				<b>180,301.95</b>	<b>158,489.92</b>	<b>32,256.95</b>
12/01/2015	2177	DPFG	CDD Mgmt - Dec		5,600.00	27,117.82
12/01/2015	2178	DPFG Field Services, Inc.	11/22-12/19 - P/R		927.00	26,190.82
12/08/2015		Deposit	GF 2016-04	3,510.00		29,700.82
12/08/2015		Deposit	Tax Collections	74,160.52		103,861.34
12/08/2015		Deposit	CF 2015-68 & 69	14,595.00		118,456.34
	2179	Dun Rite Construction Services Inc	CF 2015-68		9,875.00	108,581.34
	2180	HEIDT DESIGN	CF 2015-69		4,720.00	103,861.34
12/09/2015	2181	Atlas Professional Services, Inc.	Web Site Set Up		240.00	103,621.34
12/09/2015	2182	Dun Rite Construction Services Inc	Sidewalks		3,000.00	100,621.34
12/09/2015	2183	VALLEYCREST LANDSCAPE DEVELOPM	Misc. Svcs		270.00	100,351.34
12/09/2015	2184	Bright House	12/2-1/1 - 13151 Waterleaf Vista Blvd		68.93	100,282.41
12/11/2015		Deposit	CF 2015-70	22,797.50		123,079.91
12/11/2015	2185	Permacast, LLC	CF 2015-70		22,797.50	100,282.41
12/10/2015	2186	AQUATIC SYSTEMS, INC	Lake & Pond Maint - Dec		787.00	99,495.41
12/10/2015	2187	Earth Tech Property Solutions	Pest Control		145.00	99,350.41
12/10/2015	2188	Genesis	Storm Drain		480.00	98,870.41
12/10/2015	2189	Panther Trace CDD	Clubhouse Rental		25.00	98,845.41
12/10/2015	2190	TAMPA BAY TIMES	Legal Ad		38.72	98,806.69
12/10/2015	2191	TAMPA ELECTRIC	Electricity		5,545.00	93,261.69
12/10/2015	2192	VALLEYCREST LANDSCAPE DEVELOPM	Landscape Enhancement		675.00	92,586.69
12/17/2015		Deposit	O & M (Builder)	740.00		93,326.69
12/18/2015		Deposit	Tax Collection	172,783.37		266,110.06
12/30/2015	ACH12302	Paychex	BOS Mtg - 12/10/15 - Fees		40.95	266,069.11

**WATERLEAF CDD  
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Date	Num	Name	Memo	Debit	Credit	Balance
12/30/2015	20000	IRA D. DRAPER	BOS Mtg - 12/10/15		183.87	265,885.24
12/30/2015	20002DD	Lori Price	BOS Mtg - 12/10/15		183.87	265,701.37
12/30/2015	20001	Michael Lawson	BOS Mtg - 12/10/15		184.70	265,516.67
12/30/2015	ACH12302	Paychex	BOS Mtg - 12/10/15		124.06	265,392.61
12/30/2015	20003	THEODORE SANDERS	BOS Mtg - 12/10/15		184.70	265,207.91
<b>TOTAL</b>				<b>288,586.39</b>	<b>56,096.30</b>	<b>265,207.91</b>
01/01/2016	2193	DPFG	CDD/Field Mgmt - Jan		5,600.00	259,607.91
01/01/2016	2194	TAMPA ELECTRIC	Electricity		5,170.00	254,437.91
01/04/2016		Deposit	Rental	75.00		254,512.91
01/05/2016	2195	WATERLEAF CDD C/O US BANK	Tax Collection Distribution		167,611.59	86,901.32
01/05/2016	2196	Metro Development Group, LLC	Ph Reimbursement		40.91	86,860.41
01/05/2016	2197	AQUATIC SYSTEMS, INC	Lake & Pond Maint - Jan		787.00	86,073.41
01/05/2016	2198	Bright House	1/1-2/2 - 13151 Waterleaf Vista Blvd		69.56	86,003.85
01/05/2016	2199	Genesis	Storm Drain		285.00	85,718.85
01/05/2016	2200	HALLELUJAH POOLS	Pool Maint - Dec		1,475.00	84,243.85
01/05/2016	2201	TAMPA ELECTRIC	Electricity		5,615.90	78,627.95
01/06/2016	2202	Poop 911	Pet Waste Removal - Dec		71.60	78,556.35
01/06/2016	2203	Earth Tech Property Solutions	Pest Control		145.00	78,411.35
01/07/2016		Deposit	Tax Collections	24,048.31		102,459.66
01/07/2016	2204	Atlas Professional Services, Inc.	Web Site Hosting - Dec		60.00	102,399.66
01/07/2016	2205	Bright House	12/16-1/15 - 13151 Waterleaf Vista Blvd		154.28	102,245.38
01/07/2016	2206	Genesis	Misc.		85.00	102,160.38
01/07/2016	2207	HALLELUJAH POOLS	Pool Maint - Jan		1,475.00	100,685.38
01/07/2016	2208	HAMILTON ENGINEERING SURVEYING, II	Engineering Svcs - Nov		1,000.00	99,685.38
01/07/2016	2209	STRALEY & ROBIN	Legal Svcs thru 12/15/15		64.45	99,620.93
01/07/2016	2210	VALLEYCREST LANDSCAPE DEVELOPMENT	Landscape		15,973.32	83,647.61
01/07/2016	2211	Genesis	NPDES/Storm Drain		630.00	83,017.61
01/12/2016	2212	VOID	VOID		0.00	83,017.61
01/12/2016	2213	VALLEYCREST LANDSCAPE DEVELOPMENT	Landscape Maint - Jan		14,826.32	68,191.29
01/15/2016		Deposit	Tax Interest	14.39		68,205.68
01/19/2016	2214	Atlas Professional Services, Inc.	Web Site Hosting - Jan		60.00	68,145.68
01/19/2016	2215	Bright House	1/16-2/15 - Cable/Internet		180.28	67,965.40
01/19/2016	2216	DPFG Field Services, Inc.	12/20-1/16 - P/R		948.00	67,017.40
01/19/2016		ADP	ADP fee		77.90	66,939.50
01/20/2016	2217	STEVE FAISON	Travel - Oct		222.95	66,716.55
01/20/2016	2218	STEVE FAISON	Travel - Nov		267.85	66,448.70
01/20/2016	2219	STEVE FAISON	Travel - Dec		256.01	66,192.69
01/21/2016	2220	Egis Insurance Advisors, LLC	Insurance		632.00	65,560.69
01/21/2016	2221	VOID	VOID		0.00	65,560.69
01/21/2016	243	Bank United	Wire transfer fee		25.00	65,535.69
01/21/2016		Deposit	CF 2015-71,74, 75, 76, 77	23,056.60		88,592.29
01/21/2016	2222	Danielle Fence Mfg. Co., Inc.	2015-74 CF		11,995.00	76,597.29
01/21/2016	2223	FAULKNER ENGINEERING SERVICES, INC	2015-77 CF		286.04	76,311.25
01/21/2016	2224	HEIDT DESIGN	2015-76 CF		201.25	76,110.00
01/21/2016	2225	Onsight Signage & Visual Solutions	2015-71 CF		3,239.75	72,870.25
01/21/2016	2226	The Fishel Company	2015-75 CF		7,334.56	65,535.69
01/21/2016		Deposit	CF 20415-79	8,566.20		74,101.89
01/21/2016	01212016	The Fishel Company	2015-79 CF		8,566.20	65,535.69
01/25/2016	2227	STRALEY & ROBIN	Legal Svcs thru 1/15/16		443.00	65,092.69
<b>TOTAL</b>				<b>55,760.50</b>	<b>255,875.72</b>	<b>65,092.69</b>
02/01/2016	2229	DPFG	CDD/Field Mgmt - Feb		5,600.00	59,492.69
02/01/2016		Deposit	Pool Fob	10.00		59,502.69

**WATERLEAF CDD  
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<b>Date</b>	<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
02/03/2016	2231	SITE MASTERS OF FLORIDA, LLC	Excavation/Erosion		7,200.00	52,302.69
02/05/2016		Deposit	Tax Collection	30,896.44		83,199.13
02/12/2016		Deposit	Key Fobs	10.00		83,209.13
02/15/2016	2232	Metro Development Group, LLC	Phone Reimbursement		33.02	83,176.11
02/15/2016	2233	STEVE FAISON	Travel - Jan		296.69	82,879.42
02/15/2016	2234	TAMPA ELECTRIC	Electricity		892.20	81,987.22
02/17/2016		Deposit	Rental	75.00		82,062.22
02/19/2016	2235	Atlas Professional Services, Inc.	Web Site Hosting - Feb		60.00	82,002.22
02/19/2016	2236	DPFG Field Services, Inc.	1/17-2/13 - Field P/R		960.00	81,042.22
02/19/2016	2237	DPFG	Mass Mailing		514.60	80,527.62
02/22/2016	2241	WATERLEAF CDD C/O US BANK	Tax Distribution		14,286.02	66,241.60
02/22/2016	2242	HAMILTON ENGINEERING SURVEYING, II	Wetland Maint		460.00	65,781.60
02/22/2016	2243	AQUATIC SYSTEMS, INC	Lake & Pond Maint - Feb		787.00	64,994.60
02/22/2016	2244	Bright House	Cable/Internet		243.84	64,750.76
02/22/2016	2245	Earth Tech Property Solutions	Pest Control		145.00	64,605.76
02/22/2016	2246	Genesis	NPDES/Storm Drain		1,137.50	63,468.26
02/22/2016	2247	HALLELUJAH POOLS	Pool Maint - Feb		1,475.00	61,993.26
02/22/2016	2248	Poop 911	Pet Waste Removal - Jan		155.13	61,838.13
02/22/2016	2249	VALLEYCREST LANDSCAPE DEVELOPMENT	Landscape Misc		423.00	61,415.13
02/29/2016	2250	Earth Tech Property Solutions	Pest Control		145.00	61,270.13
02/29/2016	2251	Genesis	NPDES/Storm Drain		1,285.00	59,985.13
02/29/2016	2252	Poop 911	Pet Waste Removal		185.20	59,799.93
02/29/2016	2253	STRALEY & ROBIN	Legal Svcs thru 2/15/16		251.60	59,548.33
02/29/2016	2254	TAMPA ELECTRIC	Electricity		4,626.91	54,921.42
02/29/2016		Bank United	Service Charge		30.00	54,891.42
<b>TOTAL</b>				<b>30,991.44</b>	<b>41,192.71</b>	<b>54,891.42</b>



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