



Rizzetta & Company

# **Waterlefe Community Development District**

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**Board of Supervisors' Meeting  
April 17, 2023**

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

**[www.waterlefecdd.org](http://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

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

**WATERLEFE COMMUNITY DEVELOPMENT DISTRICT**  
District Office · Riverview, Florida · (813) 533-2950  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.waterlefecdd.org](http://www.waterlefecdd.org)

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April 12, 2023

**Board of Supervisors  
Waterlefe Community  
Development District**

**REVISED FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterlefe Community Development District will be held on **Monday, April 17, 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. BUSINESS ITEMS**
  - A. Review and Consideration of Financing Options for Golf Course Building Renovations
  - B. Review of Upper Manatee Road Project
  - C. Discussion of Home Purchased by County on Winding Stream
  - D. Consideration of Revised Charter for Capital Planning Committee..... USC**
- 4. STAFF REPORTS**
  - A. Aquatic Maintenance Report and Update..... Tab 1
  - B. Landscape & Irrigation Update
    - 1. Consideration of Landscape Committee Meeting Minutes from March 3, 2023 ..... Tab 2**
    - 2. Landscape Committee Chairman Update..... Tab 3**
      - i. Consideration of Plant and Tree Removal Proposal..... Tab 4**
    3. Field Inspection Report ..... Tab 5
    4. Landscape Contractor Report ..... Tab 6
  - C. Golf Course Update
    - 1. Consideration of Golf Committee Meeting Minutes from February 16, 2023 ..... Tab 7**
    - 2. Director of Golf Course Operations Update ..... Tab 8**
  - D. Safety Committee
    - 1. Consideration of Safety Committee Meeting Minutes from February 14, 2023 ..... Tab 9**
    2. Safety Committee Update
  - E. Capital Planning Committee
  - F. Property Management Update
    - 1. CDD Completed Work Orders Maintenance Report ..... Tab 10**
  - G. MPOA Liaison Update
  - H. District Counsel
  - I. District Engineer
  - J. District Manager
    1. Presentation of Monthly Financial Statement..... Tab 11
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Operations & Maintenance Expenditures for March 2023..... Tab 12**
  - B. Consideration of the Regular Meeting Minutes from March 20, 2023..... Tab 13**

**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

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**Reason for Inspection:** Scheduled-recurring

**Inspection Date:** 2023-04-04

**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](http://SOLITUDELAKEMANAGEMENT.COM)  
888.480.LAKE (5253)

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**MANAGEMENT/COMMENTS SUMMARY****SITE MAP**



## Site: 1

### Comments:

Normal growth observed

Observed small amounts of algae and torpedograss. Native gulf spike rush and duck potato present as well.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 2

### Comments:

Normal growth observed

Minor torpedograss growth observed near native duck potato.

### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



## Site: 3

### Comments:

Normal growth observed

Algae growth observed in pond 3. Native duck potato also present.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae





## Site: 4

### Comments:

Site looks good  
No significant growth observed.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 5

### Comments:

Site looks good  
Minimal torpedograss growth observed. Native duck potato is in good condition.

### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



## Site: 6

### Comments:

Normal growth observed  
Algae growth present in pond 6.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae





## Site: 7

### Comments:

Site looks good  
Minor torpedograss and algae growth observed near perimeter.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 8

### Comments:

Normal growth observed  
Observed small amounts of algae growth near native duck potato along shoreline.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 9

### Comments:

Algae growth observed. Recent treatment of island perimeter is evident.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae





## Site: 10

### Comments:

Normal growth observed

Algae growth present along perimeter. Native duck potato also observed.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 11

### Comments:

Normal growth observed

Minor algae growth observed. Torpedograss growth observed in littoral shelf.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 12

### Comments:

Site looks good

Minimal algae growth observed.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae





## Site: 13

### Comments:

Normal growth observed

Minor algae growth present near perimeter. Alligatorweed and torpedograss observed in littoral shelf.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 14

### Comments:

Normal growth observed

Observed algae and torpedograss in pond 14. Native gulf spike rush present as well.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 15

### Comments:

Site looks good

Minor torpedograss growth present along perimeter and near bulrush in littoral area.

### Action Required:

Routine maintenance next visit

### Target:

Torpedograss





## Site: 16

### Comments:

Site looks good

Small amounts of azolla and torpedograss observed in pond 16.

### Action Required:

Routine maintenance next visit

### Target:

Floating Weeds



## Site: 17

### Comments:

Site looks good

Minor alligatorweed growth present near native rushes.

### Action Required:

Routine maintenance next visit

### Target:

Alligatorweed



## Site: 18

### Comments:

Normal growth observed

Moderate algae growth present. Native gulf spike rush also observed.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae





## Site: 18a

### Comments:

Normal growth observed

Moderate algae growth present.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 19

### Comments:

Normal growth observed

No significant growth observed.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 20

### Comments:

Normal growth observed

Algae growth present near perimeter. Native pickerelweed and duck potato also observed.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae





## Site: 21

### Comments:

Normal growth observed

Minimal torpedograss and algae observed. Native bulrush, gulf spike rush, and duck potato present as well.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 22

### Comments:

Site looks good

No significant growth observed. Water level is low.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 26

### Comments:

Normal growth observed

Algae growth present along perimeter of pond 26.

### 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: Observed small amounts of algae and torpedograss. Native gulf spike rush and duck potato present as well.  
Pond 2: Minor torpedograss growth observed near native duck potato.  
Pond 3: Algae growth observed in pond 3. Native duck potato also present.  
Pond 4: No significant growth observed.  
Pond 5: Minimal torpedograss growth observed. Native duck potato is in good condition.  
Pond 6: Algae growth present in pond 6.  
Pond 7: Minor torpedograss and algae growth observed near perimeter.  
Pond 8: Observed small amounts of algae growth near native duck potato along shoreline.  
Pond 9: Algae growth observed. Recent treatment of island perimeter is evident.  
Pond 10: Algae growth present along perimeter. Native duck potato also observed.  
Pond 11: Minor algae growth observed. Torpedograss growth observed in littoral shelf.  
Pond 12: Minimal algae growth observed.  
Pond 13: Minor algae growth present near perimeter. Alligatorweed and torpedograss observed in littoral shelf.  
Pond 14: Observed algae and torpedograss in pond 14. Native gulf spike rush present as well.  
Pond 15: Minor torpedograss growth present along perimeter and near bulrush in littoral area.  
Pond 16: Small amounts of azolla and torpedograss observed in pond 16.  
Pond 17: Minor alligatorweed growth present near native rushes.  
Pond 18: Moderate algae growth present. Native gulf spike rush also observed.  
Pond 18a: Moderate algae growth present.  
Pond 19: No significant growth observed.  
Pond 20: Algae growth present near perimeter. Native pickerelweed and duck potato also observed.  
Pond 21: Minimal torpedograss and algae observed. Native bulrush, gulf spike rush, and duck potato present as well.  
Pond 22: No significant growth observed. Water level is low.  
Pond 26: Algae growth present along perimeter of pond 26.  
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	Surface algae	Routine maintenance next visit
4	Site looks good	Species non-specific	Routine maintenance next visit
5	Site looks good	Torpedograss	Routine maintenance next visit
6	Normal growth observed	Surface algae	Routine maintenance next visit
7	Site looks good	Surface algae	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	Surface algae	Routine maintenance next visit
12	Site looks good	Surface algae	Routine maintenance next visit
13	Normal growth observed	Species non-specific	Routine maintenance next visit
14	Normal growth observed	Surface algae	Routine maintenance next visit
15	Site looks good	Torpedograss	Routine maintenance next visit
16	Site looks good	Floating Weeds	Routine maintenance next visit
17	Site looks good	Alligatorweed	Routine maintenance next visit
18	Normal growth observed	Surface algae	Routine maintenance next visit
18a	Normal growth observed	Surface algae	Routine maintenance next visit
19	Normal growth observed	Species non-specific	Routine maintenance next visit
20	Normal growth observed	Surface algae	Routine maintenance next visit
21	Normal growth observed	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

# LANDSCAPE COMMITTEE MEETING MINUTES

## March 3, 2023

I. The meeting was called to order at 2:00 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; CDD Liaison, Tom Tosi; General Manager, Steve Dietz; and Executive Assistant, Mary Paige Huisman.

IV. The draft of the minutes from the February 3, 2023, meeting was reviewed. Nancy moved to approve the minutes as written, seconded by Becky, and unanimously approved.

V. PUBLIC COMMENTS: None

VI. "DEED RESTRICTED" SIGNAGE: As directed by the CDD Board of Directors, the committee addressed the MPOA Design Review Board's (DRB) request to add "Deed Restricted Committee" lettering to the main entrance monuments on Upper Manatee River Road (UMRR) at the MPOA's expense. John Valletta, President of the MPOA, and Susan Greene, General Manager of the River Club, were also present for the discussion. Mike shared his very thorough research of new and established communities within a 10-mile radius, including in-person interviews. Of those communities, only the oldest had any reference to being deed restricted on entry signage. At the newest, Esplanade, Mike was told that they had no intention of adding such language to signs because "nobody does that anymore." It was also noted on a photograph of one of Waterlefe's main entry monuments that there is insufficient space for the proposed wording between the raised planter and "Waterlefe." After a 47-minute discussion that included other possible options and the committee voicing its support, Dona moved that the phrase "Deed Restricted Community" not be added to the UMRR monuments. This was seconded by Nancy and unanimously approved. However, the committee decided to recommend to the board to authorize the MPOA to get a free standing sign that can be installed at the MPOA's expense.

### VII. CHAIRMAN REPORT

- A. ArtisTree has completed Ligustrum removal and stump grinding, including the buffer at the intersection of Waterlefe Boulevard (WLB) and Sand Crane South. Sod installation next week will complete this project.
- B. The irrigation repairs are complete, and the next rotation of annuals (the spring mix from Bloom Masters) is scheduled for installation on or about March 8, 2023.
- C. The design for the Rainbow Court median may be available for review on March 31, 2023.
- D. Renovation of the Rainbow Court and Big Bass cul-de-sacs is scheduled for March 15-16.
- E. Ameri-Tree completed the second phase of oak tree trimming. The final cost was \$9,050.
- F. Roundabout
  - 1. The committee agreed to a revision of the Gold Mound proposal to include replacement of all the overgrown liriopie with a single row of 1-gallon Liriopie moscari (Big Blue or Super Blue). The overgrown liriopie in the raised planters at the UMRR entrance is also to be replaced with a single row of Liriopie moscari. Nancy will meet Tim at the roundabout at 9:00 a.m. on March 6 to confirm plant selection, size, and quantities. To expedite progress in this focal point of Waterlefe, committee members agreed to forward the issue to the CDD Board with a request for a NTE amount of \$5000.

2. The standard Bougainvillea nearest Winding Stream continues to be unstable. Per Tim, the branches show evidence of plant viability. We agreed to a wait-and-see approach and will revisit the issue at our next meeting.
  3. Due to age and decline of some plants, a soil analysis will be performed to ensure a proper nutrient balance for the plant life we have selected. Ideally, this will be done before plant replacement referenced in Section VII.F.A. Tim took responsibility for this.
  4. On his cursory inspection of the irrigation nearest Fish Hook, Tim found no evidence of an active leak. He did not cap the head and turn on the system to test for a crack in the underground pipe, but the ground appeared reasonably dry when he was there.
- G. Bird Island Update: Active Bird Island proposals include True Tree at a cost of \$3,800 and White Diamond at a cost of \$3,500. John Toborg weighed in that the owner of Ameri-Tree had reached out saying he had reorganized and is now accepting new business. Given that Ameri-Tree has performed well for Waterlefe in other areas and was our original choice for the Bird Island project at a cost nearly half of that proposed by True Tree and White Diamond, Angela moved and Dona seconded, with unanimous approval, that we reactivate the CDD-approved agreement with Ameri-Tree if they will honor the original terms and can do the job in a timely manner. If not, White Diamond is our second choice.
- H. Winding Stream Berm Update: The design of the Winding Stream berm enhancement was done in 11 sections to simplify discussion. Initial proposals total more than \$20,000, far exceeding the budget of approximately \$7,300. For this reason, this project will be done in stages, beginning with the area nearest the gate just past the comfort station, designated as area 1, and completed as funds are available. Sketches, rough renderings, and quotes were reviewed. A plan will be finalized at our meeting on March 31, 2023, which will then be forwarded to the CDD Board for approval.

VIII. JOHN TOBORG REPORT: For full details, please see the Waterlefe Landscape Inspection Report dated March 2, 2023. Issues specifically discussed at this meeting include:

- A. John is on board with changing the timing of his Landscape Inspection Report to two weeks earlier. This will require him to rework his schedule and may not happen without some hiccups, but he is willing to make the effort.
- B. In ArtisTree's responses to John's report, DATES ARE A MUST to communicate clearly what we can expect.
- C. Turf
  1. Vehicles continue to cause damage to turf, especially in cul-de-sacs. These are to be leveled as soon as they are discovered to ward off disease caused by water pooling in the ruts. It is also imperative that irrigation is checked for damage with each occurrence.
  2. The turf in the cul-de-sac on Sand Crane north is in horrible condition and is to be addressed ASAP as it is a longstanding issue.
  3. Turf issues in Sand Crane south continue.
  4. Replacement of dead turf on Conch Shell west is another longstanding issue and is to be rectified ASAP. Per Tim, this is scheduled in conjunction with turf in areas where Ligustrum were removed.
  5. Multiple places in common areas along WLB continue to be ignored.
- D. Irrigation
  1. At least two irrigation controllers were found to be open. They should be closed and locked.
  2. As stated in Section VIII.B.1., irrigation in areas of tire tracks is to be inspected proactively with each occurrence to prevent irrigation-related stress to plants.

E. Trees and shrubs

1. Dying Cocoplum in the Sand Crane north cul-de-sac are to be replaced under warranty.
2. The Dwarf Firebush in the Restoration Terrace cul-de-sac were pruned to about 30 inches and are to be maintained at that height.
3. Gold Dust Crotons and Copperleaf in WLB median are unsightly and need a hard cutback.
4. The Crape Myrtles on WLB at Portside were again pruned incorrectly. Per Tim, this was done off schedule unbeknownst to him, so he was not onsite, as promised. Tim's recourse is to "write up" the offending employees.
5. To encourage new growth and flowers, the Blue Daze is to be cut back within inches of the main stem and lightly fertilized and watered. Overfertilization will decrease blooms.
6. The Foxtail Fern and Blue Daze in beds outside Mossy Branch gates killed by herbicide overspray are still missing. Tim said these were replaced months ago, but they are not there now. Tim will followup.
7. Palms in roundabout are still not trimmed. A date for completion is required.
8. See Section VII.F.B. for description of the unstable Bougainvillea in the roundabout.
9. Medjool Palms in the Maritime and Rainbow medians were not pruned when the previously overlooked palms on the sides of this area were addressed.

F. Cleanup

1. Multiple bed edges are ill defined. Neat bed edges should be routine.
2. The areas of unsightly growth immediately adjacent to the beds outside the Mossy Branch gates are to be mowed with each pass.

- G. Proposals: It has been determined that rather than addressing the Sweet Viburnum hedge along the south wall adjacent to the Mossy Branch gates in a piecemeal fashion, the entire hedge should be replaced. This project must include a full report on the irrigation supplying this area prior to planting a new hedge. Multiple drip lines will be required for this area.

IX. ARTISTREE REPORT: In addition to comments above, Tim expressed his enthusiasm for changing the timing of John's Waterlefe Landscape Inspection Report and agreed this will allow ArtisTree the time to respond meaningfully to the issues, both to John and the Landscape Committee.

X. GENERAL MANAGER UPDATE: In addition to his participation elsewhere, Steve shared that the CDD Board had approved installation of a fountain in pond #2 behind the houses belonging to Michael Taylor and Ron Castle should they choose to move forward in the near-term at their own expense and that Waterlefe would assume responsibility for the ongoing costs of electricity and maintenance. Today's discussion clarified that Mr. Taylor had only offered to circumvent the expense of running power lines under WLB by having a new fountain connected to his house's power supply and that he felt the noise abatement would be worth the increase in his power bill. Dona also added that in her interactions with her neighbor, Mr. Taylor indicated he would not be willing to incur the expense of installation. With this clarification, Mr. Tosi advised that we add this to the project list.

XI. LIASON COMMENTS

- A. Tom continues to be frustrated by the length of the Landscape Committee meetings. Mike pointed out that today's meeting was especially long because of the exhaustive discussion of the special circumstance described in Section VI.
- B. Regarding visual and noise abatement issues related to the Manatee County roadway expansion projects adjacent to Waterlefe, Tom recommended that residents attend public meetings and be outspoken in expressing their concerns. The next public meeting is



Landscape Committee Meeting  
March 3, 2023

scheduled for March 21, 2023, from 6-8 p.m. at Peace Presbyterian Church, 12705 E SR 64, Bradenton, FL 34212.

XII. OTHER BUSINESS/COMMITTEE DISCUSSION

- A. We continue to be concerned about ArtisTree's unresponsiveness and seeming lack of control and communication between Tim and his crew. If changing the timing of John's Landscape Inspection Report does not help, we may want to consider making a change. (Rumor has it that Eric, our previous AE, whose oversight produced excellent results, is back at ArtisTree.)
- B. In anticipation of the usual summer frustration with uncontrolled weeds in the flower beds, Nancy informed us of two products she uses in her own yard with excellent results: the preemergent Barricade 4FL and the herbicide Fusilade suitable for ornamentals. Tom asked if we could issue a mandate for ArtisTree to use these products, as we did with the 8-2-12+ fertilizer. Another option would be to bring this in-house through the golf course maintenance certification.

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

XIV. The Sunshine Law was reiterated to committee members.

XV. The next Landscape Committee meeting is scheduled for Friday, March 31, 2023.

XVI. On motion by Angela, seconded by Mike and unanimously approved, this meeting was adjourned at 5:07 p.m.

03/27/2023:ahp

## Tab 3

## LANDSCAPE COMMITTEE REPORT

I. ArtisTree has installed sod in areas where Ligustrum trees were removed in the WLB median.

II. The Committee has approved plans to install 3 Sago Palms and supporting plantings at the intersection of WLB and Discovery West at a cost of \$2,080.36. Existing plants in this area died. The new plantings are consistent with the other three corners at this high-profile intersection. There is money in the budget for this project.

III. The Committee recommends that we renovate the entire Winding Stream berm between the comfort station and Rainbow Court at a cost of \$20,673. This is a high-profile area that has been neglected for years. Although this project is costly, we have enough money in the budget to cover the expense. We will have roughly \$10,000 left in the budget for the remainder of the fiscal year.

IV. Steve Dietz and Tom Tosi plan to meet with ArtisTree's top managers to discuss performance issues. Field Inspection Reports continue to be long, with numerous recurring items. These issues must be addressed by ArtisTree.

V. Financial Report.

VI. Committee Member Retirement.

We thank the Board for its support.

## Tab 4



DEEPER ROOTS. HIGHER STANDARDS.™

## ArtisTree

Irrigation # RGLAIR-SIS-A914  
Landscape # RGLAN-SL-17  
Sarasota County, Florida

Phone: (941) 488-8897  
Fax: (941) 484-0945  
Web: www.artistree.com

# Sales Quotation

Quotation Number: 23322

Quotation Date: 03/03/2023

Valid Until Date: 04/03/2023

Customer Number: C17067

Printed On: 3/3/2023

Contract Ref No:

Customer Information	Jobsite / Contract Information
<b>Waterlefe Community Dev. District</b> 3434 Colwell Ave. Ste. 200  Tampa FL 33614 USA Attn: John Toborg 813-933-5571	<b>Waterlefe</b> Waterlefe Blvd  Bradenton FL 34212 USA Attn: John Toborg 813-933-5571

### Contract Description:

Quantity	Item Code	Description	Extended
to remove the bushes that we talked about			
5.00 Hour	LD140-PLRE	Plant & Tree Removal Labor Includes Disposal	
Subtotal for to remove the bushes that we talked about			325.00

**Contract Total** **\$325.00**

### Job Summary:

ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_  
Salesperson signature

\_\_\_\_\_  
Owner/Client Signature





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## ArtisTree

Irrigation # RGLAIR-SIS-A914  
Landscape # RGLAN-SL-17  
Sarasota County, Florida

Phone: (941) 488-8897  
Fax: (941) 484-0945  
Web: www.artistree.com

# Sales Quotation

Quotation Number: 23304

Quotation Date: 03/02/2023

Valid Until Date: 04/02/2023

Customer Number: C17067

Printed On: 3/2/2023

Contract Ref No:

Customer Information	Jobsite / Contract Information
<b>Waterlefe Community Dev. District</b> 3434 Colwell Ave. Ste. 200  Tampa FL 33614 USA Attn: John Toborg 813-933-5571	<b>Waterlefe</b> Waterlefe Blvd  Bradenton FL 34212 USA Attn: John Toborg 813-933-5571

### Contract Description:

Quantity	Item Code	Description	Disc	Extended
5.00 Each	SS60417	Crinum Lily- 7 GAL		\$564.95
7.00 Each	SS60976	Philodendron Selloum- 7 GAL		\$790.93
Subtotal for				1,355.88

### Contract Total

\$1,355.88

### Job Summary:

this is for section 1

ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

Salesperson signature

Owner/Client Signature



DEEPER ROOTS. HIGHER STANDARDS.™

## ArtisTree

Irrigation # RGLAIR-SIS-A914  
Landscape # RGLAN-SL-17  
Sarasota County, Florida

Phone: (941) 488-8897  
Fax: (941) 484-0945  
Web: www.artistree.com

# Sales Quotation

Quotation Number: 23305

Quotation Date: 03/02/2023

Valid Until Date: 04/02/2023

Customer Number: C17067

Printed On: 3/8/2023

Contract Ref No:

### Customer Information

Waterlefe Community Dev. District  
3434 Colwell Ave. Ste. 200

Tampa FL 33614  
USA  
Attn: John Toborg  
813-933-5571

### Jobsite / Contract Information

Waterlefe  
Waterlefe Blvd

Bradenton FL 34212  
USA  
Attn: John Toborg  
813-933-5571

### Contract Description:

Quantity	Item Code	Description	Extended
12.00 Each	SS61145	Schefflera 'Trinette'- 7 GAL	
15.00 Each	SS60560	Foxtail Fern- 1 GAL	
5.00 Each	SS60970	Philodendron 'Xanadu'- 3 GAL	
7.00 Each	SS60431	Croton 'Mammy'- 3 GAL	

Subtotal for

1,509.80

### Contract Total

\$1,509.80

### Job Summary:

this is for section 2

ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

Salesperson signature

Owner/Client Signature



DEEPER ROOTS. HIGHER STANDARDS.™

## ArtisTree

Irrigation # RGLAIR-SIS-A914  
Landscape # RGLAN-SL-17  
Sarasota County, Florida

Phone: (941) 488-8897  
Fax: (941) 484-0945  
Web: www.artistree.com

# Sales Quotation

Quotation Number: 23306

Quotation Date: 03/02/2023

Valid Until Date: 04/02/2023

Customer Number: C17067

Printed On: 3/2/2023

Contract Ref No:

Customer Information	Jobsite / Contract Information
Waterlefe Community Dev. District 3434 Colwell Ave. Ste. 200  Tampa FL 33614 USA Attn: John Toborg 813-933-5571	Waterlefe Waterlefe Blvd  Bradenton FL 34212 USA Attn: John Toborg 813-933-5571

### Contract Description:

Quantity	Item Code	Description	Extended
17.00 Each	SS60560	Foxtail Fern- 1 GAL	
Subtotal for			153.68
Contract Total			\$153.68

### Job Summary:

section 3

ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

Salesperson signature

Owner/Client Signature



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## ArtisTree

Irrigation # RGLAIR-SIS-A914  
Landscape # RGLAN-SL-17  
Sarasota County, Florida

Phone: (941) 488-8897  
Fax: (941) 484-0945  
Web: www.artistree.com

# Sales Quotation

Quotation Number: 23307

Quotation Date: 03/02/2023

Valid Until Date: 04/02/2023

Customer Number: C17067

Printed On: 3/2/2023

Contract Ref No:

### Customer Information

Waterlefe Community Dev. District  
3434 Colwell Ave. Ste. 200

Tampa FL 33614  
USA  
Attn: John Toborg  
813-933-5571

### Jobsite / Contract Information

Waterlefe  
Waterlefe Blvd

Bradenton FL 34212  
USA  
Attn: John Toborg  
813-933-5571

### Contract Description:

Quantity	Item Code	Description	Disc	Extended
16.00 Each	SS61145	Schefflera 'Trinette'- 7 GAL		\$1,446.24
15.00 Each	SS60560	Foxtail Fern- 1 GAL		\$135.60
Subtotal for				1,581.84

### Contract Total

\$1,581.84

### Job Summary:

section 4

ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

Salesperson signature

Owner/Client Signature





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## ArtisTree

Irrigation # RGLAIR-SIS-A914  
Landscape # RGLAN-SL-17  
Sarasota County, Florida

Phone: (941) 488-8897  
Fax: (941) 484-0945  
Web: www.artistree.com

# Sales Quotation

Quotation Number: 23308

Quotation Date: 03/02/2023

Valid Until Date: 04/02/2023

Customer Number: C17067

Printed On: 3/2/2023

Contract Ref No:

Customer Information	Jobsite / Contract Information
<b>Waterlefe Community Dev. District</b> 3434 Colwell Ave. Ste. 200  Tampa FL 33614 USA Attn: John Toborg 813-933-5571	<b>Waterlefe</b> Waterlefe Blvd  Bradenton FL 34212 USA Attn: John Toborg 813-933-5571

### Contract Description:

Quantity	Item Code	Description	Disc	Extended
43.00 Each	SS61145	Schefflera 'Trinette'- 7 GAL		\$3,886.77
30.00 Each	SS60560	Foxtail Fern- 1 GAL		\$271.20
Subtotal for				4,157.97

### Contract Total

\$4,157.97

### Job Summary:

section 5

ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

Salesperson signature

Owner/Client Signature



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## ArtisTree

Irrigation # RGLAIR-SIS-A914  
Landscape # RGLAN-SL-17  
Sarasota County, Florida

Phone: (941) 488-8897  
Fax: (941) 484-0945  
Web: www.artistree.com

# Sales Quotation

Quotation Number: 23309

Quotation Date: 03/02/2023

Valid Until Date: 04/02/2023

Customer Number: C17067

Printed On: 3/2/2023

Contract Ref No:

Customer Information	Jobsite / Contract Information
<b>Waterlefe Community Dev. District</b> 3434 Colwell Ave. Ste. 200  Tampa FL 33614 USA Attn: John Toborg 813-933-5571	<b>Waterlefe</b> Waterlefe Blvd  Bradenton FL 34212 USA Attn: John Toborg 813-933-5571

### Contract Description:

Quantity	Item Code	Description	Disc	Extended
30.00 Each	SS60431	Croton 'Mammey'- 3 GAL		\$610.80
15.00 Each	SS60560	Foxtail Fern- 1 GAL		\$135.60
1.00 Each	SS60868	Magnolia 'Little Gem'- 65 GAL		\$958.13
Subtotal for				1,704.53

**\$1,704.53**

### Contract Total

#### Job Summary:

section 6

ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

Salesperson signature

Owner/Client Signature



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## ArtisTree

Irrigation # RGLAIR-SIS-A914  
Landscape # RGLAN-SL-17  
Sarasota County, Florida

Phone: (941) 488-8897  
Fax: (941) 484-0945  
Web: www.artistree.com

# Sales Quotation

Quotation Number: 23310

Quotation Date: 03/02/2023

Valid Until Date: 04/02/2023

Customer Number: C17067

Printed On: 3/2/2023

Contract Ref No:

Customer Information	Jobsite / Contract Information
Waterlefe Community Dev. District 3434 Colwell Ave. Ste. 200  Tampa FL 33614 USA Attn: John Toborg 813-933-5571	Waterlefe Waterlefe Blvd  Bradenton FL 34212 USA Attn: John Toborg 813-933-5571

### Contract Description:

Quantity	Item Code	Description	Disc	Extended
3.00 Each	SS60976	Philodendron Selloum- 7 GAL		\$338.97
29.00 Each	SS61145	Schefflera 'Trinette'- 7 GAL		\$2,621.31
Subtotal for				2,960.28
Contract Total				\$2,960.28

Job Summary:  
section 7

ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

Salesperson signature

Owner/Client Signature





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## ArtisTree

Irrigation # RGLAIR-SIS-A914  
Landscape # RGLAN-SL-17  
Sarasota County, Florida

Phone: (941) 488-8897  
Fax: (941) 484-0945  
Web: www.artistree.com

# Sales Quotation

Quotation Number: 23311

Quotation Date: 03/02/2023

Valid Until Date: 04/02/2023

Customer Number: C17067

Printed On: 3/2/2023

Contract Ref No:

Customer Information	Jobsite / Contract Information
<b>Waterlefe Community Dev. District</b> 3434 Colwell Ave. Ste. 200  Tampa FL 33614 USA Attn: John Toborg 813-933-5571	<b>Waterlefe</b> Waterlefe Blvd  Bradenton FL 34212 USA Attn: John Toborg 813-933-5571

### Contract Description:

Quantity	Item Code	Description	Disc	Extended
12.00 Each	SS61145	Schefflera 'Trinette'- 7 GAL		\$1,084.68
15.00 Each	SS60431	Croton 'Mammey'- 3 GAL		\$305.40
30.00 Each	SS60560	Foxtail Fern- 1 GAL		\$271.20
4.00 Each	SS60602	Ginger - Variegated 7 GAL		\$451.96
<b>Subtotal for</b>				<b>2,113.24</b>
<b>Contract Total</b>				<b>\$2,113.24</b>

### Job Summary:

section 8

ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

Salesperson signature

Owner/Client Signature



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## ArtisTree

Irrigation # RGLAIR-SIS-A914  
Landscape # RGLAN-SL-17  
Sarasota County, Florida

Phone: (941) 488-8897  
Fax: (941) 484-0945  
Web: www.artistree.com

# Sales Quotation

Quotation Number: 23312

Quotation Date: 03/02/2023

Valid Until Date: 04/02/2023

Customer Number: C17067

Printed On: 3/2/2023

Contract Ref No:

Customer Information	Jobsite / Contract Information
<b>Waterlefe Community Dev. District</b> 3434 Colwell Ave, Ste. 200  Tampa FL 33614 USA Attn: John Toborg 813-933-5571	<b>Waterlefe</b> Waterlefe Blvd  Bradenton FL 34212 USA Attn: John Toborg 813-933-5571

### Contract Description:

Quantity	Item Code	Description	Extended
15.00 Each	SS61145	Schefflera 'Trinette'- 7 GAL	
Subtotal for			1,355.85
<b>Contract Total</b>			<b>\$1,355.85</b>

### Job Summary:

section 9

ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

Salesperson signature

Owner/Client Signature



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## ArtisTree

Irrigation # RGLAIR-SIS-A914  
Landscape # RGLAN-SL-17  
Sarasota County, Florida

Phone: (941) 488-8897  
Fax: (941) 484-0945  
Web: www.artistree.com

# Sales Quotation

Quotation Number: 23313

Quotation Date: 03/02/2023

Valid Until Date: 04/02/2023

Customer Number: C17067

Printed On: 3/2/2023

Contract Ref No:

Customer Information	Jobsite / Contract Information
<b>Waterlefe Community Dev. District</b> 3434 Colwell Ave. Ste. 200  Tampa FL 33614 USA Attn: John Toborg 813-933-5571	<b>Waterlefe</b> Waterlefe Blvd  Bradenton FL 34212 USA Attn: John Toborg 813-933-5571

### Contract Description:

Quantity	Item Code	Description	Disc	Extended
7.00 Each	SS60602	Ginger - Variegated 7 GAL		\$790.93
6.00 Each	SS60976	Philodendron Selloum- 7 GAL		\$677.94
Subtotal for				1,468.87
Contract Total				\$1,468.87

### Job Summary:

10  
ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

Salesperson signature

Owner/Client Signature





DEEPER ROOTS. HIGHER STANDARDS.™

## ArtisTree

Irrigation # RGLAIR-SIS-A914  
Landscape # RGLAN-SL-17  
Sarasota County, Florida

Phone: (941) 488-8897  
Fax: (941) 484-0945  
Web: www.artistree.com

# Sales Quotation

Quotation Number: 23314

Quotation Date: 03/02/2023

Valid Until Date: 04/02/2023

Customer Number: C17067

Printed On: 3/2/2023

Contract Ref No:

Customer Information	Jobsite / Contract Information
<b>Waterlefe Community Dev. District</b> 3434 Colwell Ave. Ste. 200  Tampa FL 33614 USA Attn: John Toborg 813-933-5571	<b>Waterlefe</b> Waterlefe Blvd  Bradenton FL 34212 USA Attn: John Toborg 813-933-5571

### Contract Description:

Quantity	Item Code	Description	Disc	Extended
1.00 Each	SS60868	Magnolia 'Little Gem'- 65 GAL		\$958.13
3.00 Each	SS60417	Crinum Lily- 7 GAL		\$338.97
10.00 Each	SS60431	Croton 'Mammey'- 3 GAL		\$203.60
45.00 Each	SS60560	Foxtail Fern- 1 GAL		\$406.80
10.00 Each	SS60886	Mexican Heather- 1 GAL		\$79.00
<b>Subtotal for</b>				<b>1,986.50</b>

### Contract Total

**\$1,986.50**

### Job Summary:

section 11

ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

Salesperson signature

Owner/Client Signature



SECTION 1 – TOTAL ESTIMATED COST \$1,355.88, PLUS COST OF MEXICAN HEATHER





SECTION 2 – ESTIMATED COST \$1,945.28 (including 5 Xanadu and 8 crotons)





SECTION 6 – TOTAL COST \$1,704.53





SECTION 11, TOTAL COST \$1,986.50



## Tab 5



# WATERLEFE

## LANDSCAPE INSPECTION REPORT



March 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 April, all Bahia turf shall receive an application of soluble nitrogen. Also, all St. Augustine shall receive an application of soluble nitrogen.

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. (Pic 1)



2. Inspect some of the Mammy Crotons on the outside of the Mossy Branch gates – several are leafless. Do these need to be selectively pruned?
3. I feel the Hong Kong Orchids along UMRR could use further trimming to shape them up into more compact shapes.
4. The Allamanda and Plumbago along UMRR were to have been selectively pruned the week of March 13<sup>th</sup>. It does not appear this took place.
5. Are replacement for these Gold Dust Crotons included in the recent proposals for replacements? (Pic 5>)

6. I feel the newly planted annuals are spaced too far apart. This is not an impressive annual color planting where people stop. (Pic 6)



7. By what date will the new Crape Myrtle be installed on the outbound lanes next to the guardhouse?





# WLBld. at UMRR, Sand Crane North, Conch Shell West

8. Is this sidewalk wet often simply due to runoff, or do we have slow leaking valves or sprayheads? (Pic 8)



14. In addition to not being mowed, I still feel this "newer" turf should look much better than it does. There are also Nutsedge weeds that need treated. (Pic 14)



9. Blue Daze throughout the property was to have been cut back to the main stem the week of March 13<sup>th</sup>. This did not take place.

10. There remain a lot of Gold Dust Crotons that are basically leafless. Does AT anticipate these flushing out new growth? (Pic 10)



15. There is still no new turf on Conch Shell west. It was scheduled for the week of March 13<sup>th</sup>. (Pics 15 a & b)



11. Many Foxtail Ferens still contain a lot of dead winter growth.

12. The Wedelia bed on the south side of Conch Shell east is quickly becoming very weedy.

13. The turf on Sand Crane north appears to have not been mowed for well over a week.





# Sand Crane South, Restoration, South Wall Mossy Branch

16. AT believes the spring will allow this dead turf on Sand Crane south to recover more quickly. I feel AT needs to cut this turf out and replace at their cost. (Pic 16)

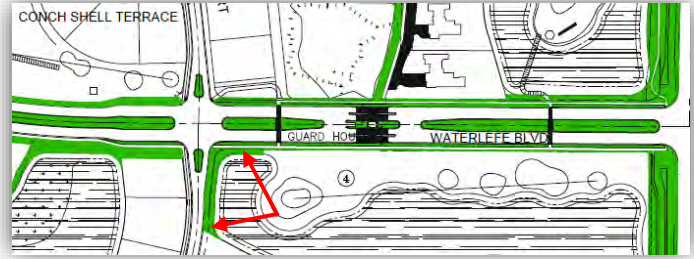


17. Remove the dead growth in the Split-Leaf Philodendron in Sand Crane south.

18. Turf appeared very dry on Restoration. Upon further investigation, I determined this controller was dead. It is a solar powered controller – solar collector charges a NiMH contained within the controller. To determine if it is the battery, a 9V battery can be installed. If the controller then shows a display, the problem is the battery pack. If not, there is another problem. (Pic 18)



19. The Sand Crane south outbound buffer still has dead grassy weeds and the back side of the WLBlvd. buffer at this same pond is not being line trimmed. (see below)



20. There are completely defoliated Magnificent Crotons on the western tip of the first median driving from Sand Crane to Portside. These should be rejuve cut.
21. Dead growth needs to be removed from the Elephant East on the WLBlvd. medians. I would not be hesitant to cut these back to alternating heights like we did after last winter.
22. Hand pull tall weeds on the Portside median.

23. There remains no bed definition on the Sweet Viburnum hedge along the south wall east of the Mossy Branch gates. Last month's reply was "ok", but no date provided. (Pic 23)



24. There are 10" tall dog fennel outside the Mossy Branch gates in the ROW. This area has been missed for a while.





# Mossy Branch Gatee, South Wall, Foggy Morn North, River Basin

25. AT has stated there is no water source to provide irrigation to the Sweet Viburnum hedge along the south wall west of the Mossy Branch gates. (Item 27, March 2<sup>nd</sup> report) Then how are we watering the newer landscape on the outbound side of the Mossy Branch gates? At the area where the wall meets the gate plantings, there is a sliced dripline which appears to continue to the wall area. Is this part of the problem? (Pics 25a & b)



26. Item 24 from March 2<sup>nd</sup> report and previous reports – missing Gold Dust and Mammy Croton. These are still missing, and AT will “look at this”.

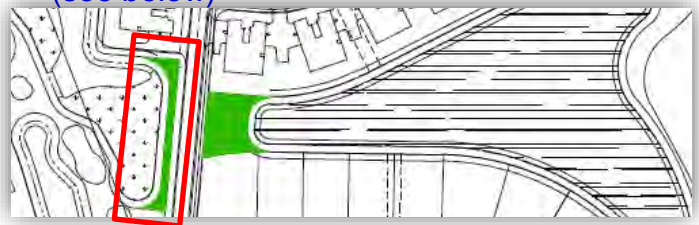
27. I'd still like to see more of a terracing in the median plant materials. Most are all being maintained at the same height.

28. The dry condition of the turf adjacent to the northern-most home on Foggy Morn before getting to Discovery (Item 28, March 2<sup>nd</sup> report), according to AT, was due to drought conditions, yet an herbicide was applied. Why is the resident's grass much greener? **Upon further investigation, this controller was also dead and not displaying any information. However, this controller didn't even have a NiMH battery installed – it had a 9V battery. This is not why these controllers were installed. These were meant to charge a rechargeable NiMH battery, so they are always powered. 9V batteries need to be replaced MUCH more often than NiMH batteries. This needs to be changed out and even these batteries need to be replaced occasionally. (Pic 28)**



29. Remove dead Split-Leaf Philodendron leaves from the ground at River Basin north.

30. According to our current maintenance exhibit, the west side of River Basin between the road and water is CDD-maintained. If this is the case, this irrigation zone needs attention as several heads are not popping up or turning. (see below)





# Misty Pond, WLBlvd. Annuals, Discovery East

31. Pick up Areca Palm debris beneath the buffer behind the first home entering Misty Pond.

32. Inspect the Gold Mound at the lift station on WLBlvd. for severe defoliation. Diagnose and treat accordingly.

33. This annual bed at the WLBlvd. median at Discovery are not thriving. What is the watering frequency and duration here? And again, I feel the spacing is too great. (Pic 33)



34. This is another area of turf I feel AT needs to cut out and replace on the WLBlvd. ROW between Discovery and Portside. (Pic 34)



35. The Bougainvillea is getting as tall as the Silver Buttonwood at Discovery east cul-de-sac. (Pic 35>)

36. We've tolerated this turf on Discovery East since the Magnolia, Bougainvillea and Silver Buttonwood were installed 2 seasons ago. I feel it is past time for it to be replaced. (Pic 36)



37. Many of these annuals near the 1 to 2 crossing need to be replaced. What is the watering frequency and duration here? And again, I feel the spacing is too great. (Pic 37>)

38. Make sure the newly rejuve cut Dw. Firebush on the WLBlvd. median outside golf course maintenance is getting plenty of irrigation to encourage new uniform growth.

39. Remove all palm debris off the WLBlvd. medians between Discovery and Field Brook.





# Field Brook, WLBlvd.,

40. Tip the Jatropha on the WLBlvd. median near the Field Brook entrance. Train so this is full and compact.

41. I turned on the irrigation controller at the Field Brook cul-de-sac. The first zone is underneath the Dw. Firebush. If it is a spray zone, only two spray heads were putting out water at the front of the cul-de-sac under the plants. If it is a spray zone, there are slices in the tubes that need to be repaired. In the second zone, a spray zone around the perimeter, not one single head was extending above the turf and all water was running across the asphalt to the curb and gutter. When was the last time this was inspected? (Pic 41>)



42. This does not look like Botryosphaeria (Botrot) ... unless I missed the initial symptoms. However, this Tree Ligustrum limb on the WLBlvd. median between Field Brook and the roundabout needs to be trimmed back several inches into healthy wood and treated with a preventative fungicide. (Pic 42>)

43. Not only were the Crape Myrtles on the WLBlvd. median at Portside hat-racked again, but since then, the two other Crape Myrtles on the WLBlvd. median between Field Brook and the roundabout were hat-racked again. (Pic 43>)

44. AT has stated the two Ribbon Palms were trimmed on the roundabout. If so, much dead material was left behind. (Pic 44>)





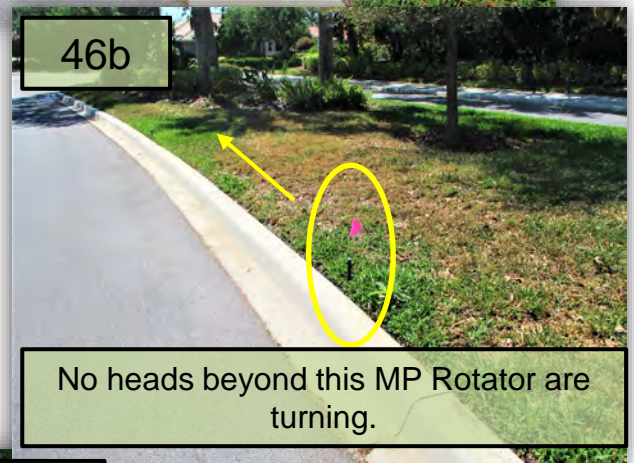
# Roundabout, WLBlvd. To Field Brook



45. I kicked on the controller for the roundabout and flagged a couple heads – one rotor not turning (and adjacent Potato Vine is drying up) and another rotor turning 360° and spending a lot of time watering the landscape instead of the turf. Rotors are not suitable for landscape. (Pic 45a & b)



46. I also flagged several MP Rotator heads on the WLBlvd. median between Field Brook and the roundabout that were either not popping up, popping up but not spraying anything out or popping up and not turning. Some other were not turning a full 180° but stopping short of the curb causing turf to stress. In all areas where MP Rotators were not operating properly, turf and plants were dying. (Pics 46a, b & c)





# WLBld. Field Brook To Roundabout, Rainbow Lift Station

47. On the WLBld. median just south of the roundabout, there is another Tree Ligustrum with Botrot symptoms. Cut this limb(s) back several inches into healthy wood and treat with a preventative fungicide. This, though, will lead to a major portion of the tree being removed and we will probably end up removing the entire tree. (Pic 47)



48. The two annual beds at the golf cart crossing leading to Hole 10, are being irrigated by a total of four 90° spray heads in the corners of the curbs. I do not feel this is the right pattern to be using here – two end strips and one side strip in each bed would be better. (Pic 48)



49. The missing/damaged plants on the Whooping Crane median were supposed to have been corrected by March 13<sup>th</sup>. They have not been.

50. Is an abundance of water being supplied to the re-staked Bougainvillea on the roundabout? These roots have been damaged and exposed for a lengthy time and need to be pampered.

51. AT still needs to clean up the entire perimeter of the lift station near Rainbow. Shrubs are overgrown, palm debris and other landscape debris is littering the ground and there is a downed palm trunk that needs to be disposed of. Spilt-Leaf Philodendron also need to be cut away from the residential side property line. (Pics 51a & b & c>)



52. We must keep the entire sidewalk in front of the lift station near Rainbow completely clear at all times, including keeping Viburnum cut back and mulch removed from concrete. (Pic 52>)





# Rainbow Ct., Roundabout Perimeter, Golf Club Parking Lot

53. There appears to be one spray head behind the annuals on the Rainbow Ct. median that mostly shoots over the annuals. They may get other coverage with another zone, but not very much. This should be re-configured. The curb and gutter needs to be cleaned up. (Pic 53>)



54. AT has stated they are “working on this” regarding the Spanish Moss and the dead Flax Lily on the Winding Stream berm. It has been in at least three reports. (Pic 54>)

55. Again, AT is wanting to provide a proposal to replace the roundabout perimeter turf on the Fish Hook side – why should the District have to pay for turf that AT allowed to die. This was brought to their attention months ago and continued to worsen with no apparent

treatments. (Pic 55)



56. Prune the Petite Salmon Oleanders in the golf club parking lot to promote a full, compact growth habit.





## **Tab 6**

**From:** Tim Drumgool <[timd@artistree.com](mailto:timd@artistree.com)>

**Sent:** Friday, April 7, 2023 9:00 AM

**To:** John Toborg <[JToborg@rizzetta.com](mailto:JToborg@rizzetta.com)>; Steve Dietz <[sdietz@waterlefebl.com](mailto:sdietz@waterlefebl.com)>; Mary Paige Huisman <[mphuisman@waterlefebl.com](mailto:mphuisman@waterlefebl.com)>; Matthew E. Huber <[MHuber@rizzetta.com](mailto:MHuber@rizzetta.com)>

**Cc:** Tim Drumgool <[timd@artistree.com](mailto:timd@artistree.com)>

**Subject:** [EXTERNAL]toborg report

**NOTICE: This email originated from outside of the organization.**

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

- 1] we will maintain all of Waterlefe property
- 2] I made a irrigation adjustment, waiting to see if this helps, if not I will cut them back
- 3] I am assuming this will be done by Amiratree
- 4] this has been done
- 5] no
- 6] we have added some more to these beds
- 7] I will try to have this done by the end of this rotation
- 8] this is just runoff from the flowers being watered daily
- 9] I will do this on this rotation
- 10] yes, I do
- 11] week of the 10<sup>th</sup>
- 12] I will have this weeded
- 13] it has been mowed
- 14] I have had the weeds treated and will fertilize this turf
- 15] this has been installed
- 16] we had to replace the 1in. valves in this area
- 17] week of the 10<sup>th</sup>
- 18] replaced the valve here in this area
- 19] I will make sure they weed eat this weekly and have the weeds treated
- 20] week of the 10<sup>th</sup>
- 21] week of the 10<sup>th</sup>
- 22] week of the 10<sup>th</sup>
- 23] I will ask the mow team to take care of this
- 24] will take care of this
- 25] the outbound is a different zone we fixed the drip line
- 26] will give you a proposal to replace
- 27] ok
- 28] we need to replace this 6 station controller
- 29] week of the 10<sup>th</sup>
- 30] we can not locate the zone or a valve in this area
- 31] week of the 10<sup>th</sup>
- 32] we have treated them with a fungicide this will help them
- 33] we have replaced the broken head here and it is now looking good
- 34] will investigate why this turf failed. If I find that we were liable then I will replace at no cost
- 35] I will trim this during the week of the 10<sup>th</sup>

36] I can provide a quote for this  
37] we have added more in they are getting watered 2 times a day at 7 mins per  
38] all coverage is good on them  
39] week of the 10<sup>th</sup>  
40] week of the 10<sup>th</sup>  
41] we have replaced 1 spray to get the pressure back up  
42] I have had these treated with a fungicide and then we will cut them back to good wood  
43] I do not feel this is a hat rack  
44] I will have the dead cut out  
45] we have adjusted 1 rotor here all is good now  
46] we will replace 15 mp rotors heads  
47] we have treated this with a fungicide and will cut it back to good wood  
48] I just got 4 months out of the last flower rotation I feel this coverage is good and the flowers are  
look good .i made no changes here  
49] I gave the committee a proposal for these plants  
50] yes this is getting proper water  
51] this has been taken cleaned up  
52] we have done this  
53] this bed has proper coverage there are 2 more heads in front of the flowers  
54] yes, we pull moss out during every rotation  
55] we did not allow this to die. I cannot control insects and fungus we treat as they appear. We have  
treated this area with both insecticide and fungicide  
56] week of the 10<sup>th</sup>

I hope everyone has a very happy Easter !!!

Tim Drumgool/Account Executive  
ArtisTree Landscape Maintenance & Design  
941.488.8897 x609 / 941.483.9157 fax  
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## **Tab 7**

Waterlefe Community Development District  
Golf Committee Minutes  
February 16<sup>th</sup>, 2023

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

**A quorum was established.**

**Absent:** Bonnie Tyler

**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 @ 12:04pm by Mr. Dietz

**Public Comments:** No public comments.

**Business Administration:**

**Consideration of the Meeting Minutes from January 12th, 2022:**

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

**Financial Review:**

- December finalized financials were reported on. January is almost finalized and we hope to have January and February finalized by the March meeting. January preliminary numbers and February MTD were also reported.

**Business Items:** Steve updated the committee on the cart lease RFP; the CDD board chose EZGO, who is our current fleet provider. The fleet is to be decreased to 80 carts. There was discussion on the pairing of golfers and making sure staff is properly trained on how to address this. Steve also gave an update on the building renovations and the current next steps.

**Staff Reports:**

**Golf Course Maintenance:**

- New Superintendent Chris Noll was introduced to the committee. Chris also updated that he has already hired a new assistant superintendent.
- Chris reported on the course conditions with the recent pre-emergent application for weeds. He also discussed the speeds of the greens.
- Chris reported on and there was committee discussion of the upcoming greens renovations. The first round of killing off the greens is set to be applied. Chris informed committee it will only be completed by staff that are licensed to spray to ensure proper safety for both staff and golfers.

**Marketing Report:**

- Sasha updated on the current membership count with 272 members, which half are referrals from other members. Sasha



Waterlefe Community Development District  
Golf Committee Minutes  
February 16<sup>th</sup>, 2023

reviewed competitive course's current dues and fees. There was discussion on if there will be any increase in dues post renovations and if there would be a need for any membership cap.

- Sasha reported on upcoming marketing events; at an upcoming Pirates game she will have a table out to promote Waterlefe.

**Pro Shop:**

- Mark reported on recent events. Superbowl skins, Ryder cup and ladies member-member all went well with good participation. Mark also mentioned the upcoming Callaway Demo Day.
- Committee discussed reciprocals for this summer and some of the courses that will be allowing groups to book in advance.
- Committee also discussed staffing retention during the renovations and training when bringing staff back.

**Grille Room:**

- Jessica reported on recent events. Fridays every week have been very busy for them. Member Management and Superbowl Skins went very smoothly; staff is getting ready for upcoming member guest events.

**Fact Finding Subcommittee:**

- Steve reported on a net income summary showing what financials may look like post renovation reflecting the current membership numbers.

**Operations Subcommittee:**

- Operations committee is still looking for one more committee member. It was discussed what the duties of the subcommittee entail.

**Communications:**

- A communication on the upcoming spraying of the greens will be coming out to residents and members.

**WMGA:**

- Mr. Ambrose reviewed the events of this year and their participation numbers.

**WWGA:**

- No Report.

**Liaison Comments:**

- No Report.

**Additional Discussion:** Bob Buchanan gave an update on the youth program.

**Adjournment:**

- B. Vernal motioned for adjournment; S. Smith seconded. It was moved to adjourn the meeting @ 1:51PM.

## Tab 8





## FEBRUARY FINANCIAL NOTES

### REVENUE:

**Month:** Up \$32,339 (8%) to budget  
**Year-to-Date:** Up \$355,230 (22%) to budget  
**Prior Year:** Down \$36,058 (8%) to prior year

### COST OF GOODS SOLD:

**Month:** Up \$2,556 (7%) to budget  
**Year-To-Date:** Up \$43,464 (28%) to budget  
**Prior Year:** Down \$4,774 (11%) to prior year

### GROSS PROFIT:

**Month:** Up \$29,783 (8%) to budget  
**Year-to-Date:** Up \$311,766 (22%) to budget  
**Prior Year:** Down \$31,284 (7%) to prior year

### PAYROLL:

**Month:** Down \$733 (1%) to budget  
**Year-to-Date:** Up \$15,696 (3%) to budget  
**Prior Year:** Up \$16,783 (19%) to prior year

### COMBINED EXPENSES:

**Month:** Down \$32,402 (25%) to budget  
**Year-to-Date:** Down \$10,753 (2%) to budget  
**Prior Year:** Down \$17,493 (15%) to prior year

### NET INCOME:

**Month:** Up \$62,918 to budget  
**Year-To-Date:** Up \$306,823 to budget  
**Prior Year:** Down \$30,574 to prior year

### PUBLIC ROUNDS:

**Month:** Down 325 to budget while the per round average was \$5 more to budget  
**Year-to-Date:** Up 2,670 to budget while the per round average was \$14 more to budget  
**Prior Year:** Down 766 to prior year while the per round average was \$5 more to prior year

### TOTAL ROUNDS:

**Month:** Down 234 to budget while the per round average was even to budget  
**Year-to-Date:** Up 5,005 to budget while the per round average was \$11 more to budget  
**Prior Year:** Down 902 to prior year while the per round average was even to prior year

**Waterlefe Income Statement**  
Actual vs. Budget as of February 28, 2023

	February Actual	February Budget	MTD Budget Variance FAV / (UNFAV)	YTD Actual	YTD Budget	YTD Budget Variance FAV / (UNFAV)
<b>Combined Revenue</b>						
Pro Shop	385,354	354,706	30,648	1,748,127	1,423,306	324,821
Restaurant	38,982	37,291	1,691	196,545	166,136	30,409
Admin	30	30	-	150	150	-
<b>Total Revenues</b>	<b>424,366</b>	<b>392,027</b>	<b>32,339</b>	<b>1,944,822</b>	<b>1,589,592</b>	<b>355,230</b>
<b>Combined COGS</b>						
Pro Shop	20,813	19,026	(1,787)	107,709	85,669	(22,040)
Restaurant	16,957	16,188	(769)	93,386	71,962	(21,424)
<b>Total COGS</b>	<b>37,770</b>	<b>35,214</b>	<b>(2,556)</b>	<b>201,095</b>	<b>157,631</b>	<b>(43,464)</b>
<b>Gross Profit</b>	<b>386,596</b>	<b>356,813</b>	<b>29,783</b>	<b>1,743,727</b>	<b>1,431,961</b>	<b>311,766</b>
<b>Combined Salaries</b>						
Pro Shop	25,700	30,278	4,578	123,659	146,156	22,497
Restaurant	15,466	13,196	(2,270)	68,529	65,980	(2,549)
Maintenance	42,304	44,526	2,222	225,443	222,630	(2,813)
G&A	21,740	17,943	(3,797)	138,476	105,645	(32,831)
<b>Total Payroll</b>	<b>105,210</b>	<b>105,943</b>	<b>733</b>	<b>556,107</b>	<b>540,411</b>	<b>(15,696)</b>
<b>Combined Expenses</b>						
Pro Shop	16,109	15,233	(876)	70,259	70,856	597
Restaurant	3,746	6,157	2,411	22,248	28,792	6,544
Maintenance	11,075	36,480	25,405	183,636	194,750	11,114
G&A (Add Other Expenses)	68,277	73,739	5,462	373,733	366,231	(7,502)
<b>Total Expenses</b>	<b>99,207</b>	<b>131,609</b>	<b>32,402</b>	<b>649,876</b>	<b>660,629</b>	<b>10,753</b>
<b>Other Income</b>						
Interest Income	-	-	-	-	-	-
Other Income	-	-	-	-	-	-
<b>Total Other Income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Income / (Loss)</b>	<b>182,179</b>	<b>119,261</b>	<b>62,918</b>	<b>537,744</b>	<b>230,921</b>	<b>306,823</b>

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	2,341	2,250	91	11,105	8,750	2,355
Passport & Trail Fees\$/Rounds	41	43	\$ (2)	55	47	\$ 8
Public Rounds	2,475	2,800	(325)	11,370	8,700	2,670
Green Fees & Cart Rental \$/Round	84	79	\$ 5	71	57	\$ 14
Total Rounds	4,816	5,050	(234)	22,655	17,650	5,005
Passport & Public Revenue/Round	\$ 63	63	\$ -	\$ 63	52	\$ 11
Total \$/Round	\$ 80	70	\$ 10	\$ 77	61	\$ 16

	RESIDENT			NON RESIDENT		
Passport Members	ACTUAL MTD	BUDGET MTD		ACTUAL MTD	BUDGET MTD	
Executive Family	45	45	-	13	0	13
Executive Single	52	75	(23)	49	0	49
Tenured Family	30	27	3	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)	10	0	10
Young Professional	1	8	(7)	10	0	10
Medallion Family	0	0	-	0	0	-
Medallion Single	0	0	-	0	0	-
Total	154	190	(36)	118	0	118
Combnied Total	272	190				



**Waterlefe Income Statement**  
Actual vs. Prior Year as of February 28, 2023

	February Actual	February Prior Year	MTD PY Variance FAV / (UNFAV)	YTD Actual	YTD Prior Year	YTD PY Variance FAV / (UNFAV)
<b>Combined Revenue</b>						
Pro Shop	385,354	419,396	(34,042)	1,748,127	1,607,370	140,757
Restaurant	38,982	40,998	(2,016)	196,545	187,437	9,108
Admin	30	30	-	150	150	-
<b>Total Revenues</b>	<b>424,366</b>	<b>460,424</b>	<b>(36,058)</b>	<b>1,944,822</b>	<b>1,794,957</b>	<b>149,865</b>
<b>Combined COGS</b>						
Pro Shop	20,813	25,323	4,510	107,709	115,007	7,298
Restaurant	16,957	17,221	264	93,386	83,384	(10,002)
<b>Total COGS</b>	<b>37,770</b>	<b>42,544</b>	<b>4,774</b>	<b>201,095</b>	<b>198,391</b>	<b>(2,704)</b>
<b>Gross Profit</b>	<b>386,596</b>	<b>417,880</b>	<b>(31,284)</b>	<b>1,743,727</b>	<b>1,596,566</b>	<b>147,161</b>
<b>Combined Salaries</b>						
Pro Shop	25,700	25,898	198	123,659	124,957	1,298
Restaurant	15,466	11,792	(3,674)	68,529	54,609	(13,920)
Maintenance	42,304	34,299	(8,005)	225,443	181,176	(44,267)
G&A	21,740	16,438	(5,302)	138,476	96,358	(42,118)
<b>Total Payroll</b>	<b>105,210</b>	<b>88,427</b>	<b>(16,783)</b>	<b>556,107</b>	<b>457,100</b>	<b>(99,007)</b>
<b>Combined Expenses</b>						
Pro Shop	16,109	15,234	(875)	70,259	72,517	2,258
Restaurant	3,746	6,028	2,282	22,248	28,286	6,038
Maintenance	11,075	27,874	16,799	183,636	192,668	9,032
G&A (Add Other Expenses)	68,277	67,564	(713)	373,733	352,008	(21,725)
<b>Total Expenses</b>	<b>99,207</b>	<b>116,700</b>	<b>17,493</b>	<b>649,876</b>	<b>645,479</b>	<b>(4,397)</b>
<b>Other Income</b>						
Interest Income	-	-	-	-	-	-
Other Income	-	-	-	-	-	-
<b>Total Other Income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Income / (Loss)</b>	<b>182,179</b>	<b>212,753</b>	<b>(30,574)</b>	<b>537,744</b>	<b>493,987</b>	<b>43,757</b>

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	2,341	2,477	(136)	11,105	11,618	(513)
Passport & Trail Fees\$/Rounds	41	42	\$ (1)	55	50	\$ 5
Public Rounds	2,475	3,241	(766)	11,370	12,513	(1,143)
Green Fees & Cart Rental \$/Round	84	79	\$ 5	71	63	\$ 8
Total Rounds	4,816	5,718	(902)	22,655	24,317	(1,662)
Passport & Public Revenue/Round	\$ 63	63	\$ -	\$ 63	57	\$ 6
Total \$/Round	\$ 80	73	\$ 7	\$ 77	66	\$ 11

	RESIDENT			NON RESIDENT		
Passport Members	ACTUAL MTD	PRIOR YEAR		ACTUAL MTD	PRIOR YEAR	
Executive Family	45	42	3	13	6	7
Executive Single	52	38	14	49	36	13
Tenured Family	30	27	3	15	13	2
Tenured Single	22	20	2	17	12	5
Junior Executive Family	3	2	1	4	4	-
Junior Executive Single	1	1	-	10	10	-
Young Professional	1	1	-	10	3	7
Medallion Family	0	0	-	0	0	-
Medallion Single	0	0	-	0	0	-
Total	154	131	23	118	84	34
Combined Total	272	215				

	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	Budget	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	382,486	109,520	109,520	109,520	109,520	109,520	109,520	2,787,733	2,195,287	592,446
Restaurant	36,121	37,563	41,332	42,547	38,982	38,666	-	-	-	-	-	-	235,211	204,802	30,409
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	421,182	109,550	109,550	109,550	109,550	109,550	109,550	3,023,304	2,400,449	622,855
Combined COGS															
Pro Shop	13,876	21,354	32,091	19,575	20,813	20,344	-	-	-	-	-	-	128,053	106,013	(22,040)
Restaurant	16,204	21,008	20,466	18,751	16,957	16,657	-	-	-	-	-	-	110,043	88,619	(21,424)
Total COGS	30,080	42,362	52,557	38,326	37,770	37,001	-	-	-	-	-	-	238,096	194,632	(43,464)
Gross Profit	290,235	305,107	374,906	386,883	386,596	384,181	109,550	109,550	109,550	109,550	109,550	109,550	2,785,208	2,205,817	579,391
Combined Payroll															
Pro Shop	21,327	25,551	25,553	25,528	25,700	38,283	16,523	16,523	16,523	16,523	21,225	16,873	266,132	288,629	22,497
F&B	11,335	12,731	14,170	14,827	15,466	19,794	7,398	7,398	7,398	7,398	11,096	7,398	136,409	133,860	(2,549)
Maintenance	41,842	45,931	47,312	48,054	42,304	64,802	49,793	49,793	49,793	49,793	72,088	50,408	611,913	609,100	(2,813)
G&A	22,969	23,227	21,448	49,092	21,740	25,323	17,943	17,943	17,943	17,943	24,773	18,493	278,837	246,006	(32,831)
Total Payroll	97,473	107,440	108,483	137,501	105,210	148,202	91,657	91,657	91,657	91,657	129,182	93,172	1,293,291	1,277,595	(15,696)
Combined Expenses															
Pro Shop	23,582	11,753	12,367	6,448	16,109	12,025	3,266	4,935	4,435	2,935	2,485	2,510	102,850	103,447	597
Restaurant	5,247	3,948	3,452	5,855	3,746	5,438	650	650	650	650	650	650	31,586	38,130	6,544
Maintenance	38,967	38,310	48,493	46,791	11,075	32,830	65,705	125,430	63,180	64,305	48,180	72,850	656,116	658,480	2,364
G&A	73,301	60,412	72,568	99,175	68,277	73,858	63,269	61,459	57,969	58,869	63,095	65,895	818,147	802,121	(16,026)
Total Expenses	141,097	114,423	136,880	158,269	99,207	124,151	132,890	192,474	126,234	126,759	114,410	141,905	1,608,699	1,602,178	(6,521)
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
All Expenses (including COGS)	268,650	264,225	297,920	334,096	242,187	309,354	224,547	284,131	217,891	218,416	243,592	235,077	3,140,086	3,074,405	(65,681)
Net Income From Operations	51,665	83,244	129,543	91,113	182,179	111,828	(114,997)	(174,581)	(108,341)	(108,866)	(134,042)	(125,527)	(116,782)	(673,956)	557,174

Calculated Data															
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	2022/2023 Budget	2021-2022 Budget	Budget Diff (Unfav)/Fav
Round Information															
Outings & Events Rounds	180	-	-	-	-	-	-	-	-	-	-	-	180	200	20
Outings & Events \$\$/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	2,400	-	-	-	-	-	-	13,505	13,400	(105)
Passport & Trail Fees\$/Rounds	61	54	73	48	41	57	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	115	78	(37)
Public Play Rounds	2,193	1,886	2,378	2,438	2,475	3,000	-	-	-	-	-	-	14,370	14,500	130
Green Fees & Cart Rental \$/Round	54	67	68	78	84	69	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	70	64	(6)
Total Rounds	4,115	4,039	4,509	5,176	4,816	5,400	-	-	-	-	-	-	28,055	28,100	45
Passport & Public Revenue/Round	57	60	70	62	63	64	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	89	68	(21)
Total \$/Round	69	77	86	74	80	71	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	99	78	(21)



## Tab 9

# Waterlefe Community Development District

## Safety Committee Minutes

February 14<sup>th</sup>, 2023

**Present:** Sue Bryant, Tony Maddaloni, and Dom Paturno

**A quorum was established.**

**Absent:** Amber Browne and Kathy McElligott

**Other Attendees:** Steve Dietz (CDD GM & Golf Club GM), Mary Paige Huisman (Executive Assistant), and Ruth Harenchar (CDD Liaison)

**Call to Order:** Meeting was called to order @ 10:04AM by Mr. Dietz

**Public Comments:** There was committee discussion on parking on Portside Terrace lately. There was also discussion of a new crime app residents can use to see any crime in or around the area. It was decided staff would include updates on these two items in the upcoming life report.

### **Business Administration:**

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

### **Business Items:**

**Cart Crossing Mirror Discussion:** Steve updated the committee that there has been a resident who voiced concern over the mirror at the #3 to #4 cart path crossing. The resident is concerned with the potential exposure it could bring the community. After committee discussion it was decided that the safety of golfers, residents and visitors takes precedence over the potential exposure. There was also committee discussion on the cart crossing at #17 to #18 where there is difficult visibility for drivers especially if golfers do not properly abide by the stop sign.

**Speeding Communication and Data Discussion:** Staff and the committee have not received a lot of feedback from the speeding data that was reviewed. Some feedback that has been given is residents asking what the issue is and if there is a speeding issue on Portside. Committee discussed that they want to continue to monitor the data and educate residents on traffic behaviors.

**Mossy Branch Parking Discussion:** Committee discussed the Mossy Branch parking and how it is an issue similar to Portside. It was noted that residents that were previously parking on the roadway consistently have adjusted their parking habits making the road more visible. It was discussed that vendors tend to park on the road however and specific vendors like Artistree can be asked to not park on Mossy Branch and park on Portside when working out there.

**Additional Committee Discussion:** Steve gave an update on the roadway expansion and noted that the CDD is working with the county on an interlocal agreement for the Winding Stream and Mossy Branch gates. It was

# Waterlefe Community Development District

## Safety Committee Minutes

February 14<sup>th</sup>, 2023

decided in the meantime the committee and staff would look into possible signage to go outside of the Mossy Branch gate.

**Liaison Comments:** No Report.

**Adjournment:** S. Bryant made a motion to adjourn the meeting with a second by T. Maddaloni. Meeting was adjourned at 10:56am.



## **Tab 10**

CDD Maintenance Log

Date	Time in	Time out	Work completed
Work Orders			
23-Mar	10:00	10:30	reset starter on fountain
24-Mar	12:00	12:30	changed photocell for lights at front entrance
27-Mar	9:00	9:30	reset starter on fountain
29-Mar	11:30	12:30	caulked pillars at front entrance
Projects			
Regular Maintenance			
4-Mar	9:30	11:00	blow off nature walks, heavy cleanup needed
11-Mar	8:00	11:00	blow off nature walks, light pruning checks
18-Mar	9:30	11:00	blow off nature walks
25-Mar	9:00	10:15	blow off nature walks

# Waterlefe CDD

Date M-Y: Mar-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					
			0.00					
			0.00					
			0.00					
TOTAL			0.00	0.00	0.00	0.00	0.00	



## **Tab 11**



Rizzetta & Company

# **Waterlefe Community Development District**

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**Financial Statements  
(Unaudited)**

**February 28, 2023**

**Prepared by: Rizzetta & Company, Inc.**

[waterlefecdd.org](http://waterlefecdd.org)  
[rizzetta.com](http://rizzetta.com)

**Waterlefe Community Development District**

Balance Sheet

As of 02/28/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Enterprise Fund	Enterprise Reserve	Fixed Assets Group	Long-Term Debt
<b>Assets</b>								
Cash In Bank	709,784	2,627	16,377	728,789	1,973,339	0	0	0
Investments	325,279	1,341,842	632,485	2,299,605	0	503,678	0	0
Accounts Receivable	142,896	0	23,684	166,581	218,856	0	0	0
Allowance for Uncollectible Accounts	(69,186)	0	0	(69,187)	0	0	0	0
Prepaid Expenses	0	0	0	0	102,489	0	0	0
Inventory	0	0	0	0	252,406	0	0	0
Refundable Deposits	720	0	0	720	10,849	0	0	0
Due From Other	103,141	36,777	0	139,918	0	0	0	0
Fixed Assets	0	0	0	0	7,940,859	0	14,265,228	0
Amount Available in Debt Service	0	0	0	0	0	0	0	672,546
Amount To Be Provided Debt Service	0	0	0	0	0	0	0	3,152,454
<b>Total Assets</b>	<b>1,212,634</b>	<b>1,381,246</b>	<b>672,546</b>	<b>3,266,426</b>	<b>10,498,798</b>	<b>503,678</b>	<b>14,265,228</b>	<b>3,825,000</b>
<b>Liabilities</b>								
Accounts Payable	109,908	0	0	109,908	202,306	0	0	0
Deferred Revenue	0	0	0	0	434,165	0	0	0
Accrued Expenses	17,790	0	0	17,790	0	0	0	0
Other Current Liabilities	521	0	0	521	58,017	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	271,802	0	0	3,825,000
<b>Total Liabilities</b>	<b>130,846</b>	<b>0</b>	<b>0</b>	<b>130,846</b>	<b>1,103,581</b>	<b>0</b>	<b>0</b>	<b>3,825,000</b>
<b>Fund Equity &amp; Other Credits</b>								
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	775,322	22,681	373,741	1,171,745	534,951	2,794	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>1,081,787</b>	<b>1,381,246</b>	<b>672,546</b>	<b>3,135,580</b>	<b>9,395,217</b>	<b>503,678</b>	<b>14,265,228</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>1,212,634</b>	<b>1,381,246</b>	<b>672,546</b>	<b>3,266,426</b>	<b>10,498,798</b>	<b>503,678</b>	<b>14,265,228</b>	<b>3,825,000</b>

See Notes to Unaudited Financial Statements



**Waterlefe Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	643	(643)
Special Assessments				
Tax Roll	1,362,126	1,362,126	1,369,064	(6,938)
Contributions & Donations from Private Sources				
MPOA - Amenities Services	63,454	63,454	50,417	13,037
Other Misc. Revenues				
Miscellaneous Revenue	0	0	5,725	(5,725)
Key/Access/Transponder Revenue	7,500	3,125	5,323	(2,198)
<b>Total Revenues</b>	<b>1,433,080</b>	<b>1,428,705</b>	<b>1,431,172</b>	<b>(2,467)</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	14,000	5,833	5,800	34
<b>Total Legislative</b>	<b>14,000</b>	<b>5,833</b>	<b>5,800</b>	<b>34</b>
Financial & Administrative				
Administrative Services	9,176	3,824	3,824	0
District Management	29,490	12,287	12,287	0
District Engineer	40,000	16,667	12,018	4,649
Disclosure Report	1,000	1,000	1,000	0
Trustees Fees	6,883	6,883	6,568	315
Assessment Roll	5,569	5,569	5,569	(1)
Financial & Revenue Collections	5,569	2,320	2,321	0
Property Management	75,000	75,000	75,000	0
Accounting Services	20,155	8,398	5,878	2,520
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	625	589	36
Miscellaneous Mailings	500	209	0	209
Dues, Licenses & Fees	500	500	175	325
Website Hosting, Maintenance, Backup & Email	4,500	1,930	1,269	661
<b>Total Financial &amp; Administrative</b>	<b>217,628</b>	<b>144,698</b>	<b>134,548</b>	<b>10,150</b>
Legal Counsel				
District Counsel	65,000	27,083	32,848	(5,765)
<b>Total Legal Counsel</b>	<b>65,000</b>	<b>27,083</b>	<b>32,848</b>	<b>(5,765)</b>

See Notes to Unaudited Financial Statements

**Waterlefe Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Law Enforcement				
Off Duty Deputy	10,000	4,167	2,260	1,907
Total Law Enforcement	10,000	4,167	2,260	1,907
Security Operations				
Guard & Gate Facility Maintenance & Repair	15,000	6,250	11,906	(5,657)
Security Services & Patrols	146,000	60,833	54,861	5,973
Guardhouse Maintenance	1,500	625	668	(43)
Total Security Operations	162,500	67,708	67,435	273
Electric Utility Services				
Utility Services	23,000	9,583	11,211	(1,628)
Total Electric Utility Services	23,000	9,583	11,211	(1,628)
Water-Sewer Combination Services				
Utility Services	23,500	9,792	12,420	(2,628)
Total Water-Sewer Combination Services	23,500	9,792	12,420	(2,628)
Stormwater Control				
Aquatic Maintenance	41,268	17,195	18,930	(1,735)
Lake/Pond Bank Maintenance & Repair	150,000	62,500	158,667	(96,167)
Wetland Monitoring & Maintenance	2,000	833	0	833
Fountain Service Repair & Maintenance	5,000	2,084	3,055	(971)
Aquatic Plant Replacement	2,000	833	0	833
Stormwater System Maintenance	1,000	417	0	417
Total Stormwater Control	201,268	83,862	180,652	(96,790)
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	1,041	0	1,042
Landscape Maintenance	203,728	84,887	79,873	5,013
Ornamental Lighting & Maintenance	5,000	2,083	5,315	(3,232)
Landscape Replacement Plants, Shrubs, Trees	62,500	26,042	18,755	7,287
Landscape Inspection Services	10,500	4,375	4,375	0
Landscape - Annuals/Flowers	30,360	12,650	7,912	4,738
Holiday Decorations	20,000	20,000	18,700	1,300
Landscape - Miscellaneous	10,000	4,167	0	4,167
Landscape - Mulch	35,000	14,583	17,850	(3,267)
Irrigation Repair	6,000	2,500	6,941	(4,441)
Total Other Physical Environment	394,951	181,691	168,224	13,467

See Notes to Unaudited Financial Statements

**Waterlefe Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Road & Street Facilities				
Sidewalk Maintenance & Repair	15,000	6,250	27,790	(21,540)
Parking Lot Repair & Maintenance	500	208	0	208
Street Sign Repair & Replacement	1,000	417	0	417
Roadway Repair & Maintenance	202,000	84,167	600	83,567
Total Road & Street Facilities	218,500	91,042	28,390	62,652
Parks & Recreation				
Pedestrian Bridge/Boardwalk Maintenance	9,500	3,958	6,805	(2,848)
Total Parks & Recreation	9,500	3,958	6,805	(2,848)
Contingency				
Miscellaneous Contingency	20,733	8,639	5,257	3,383
Capital Projects - Golf Course	67,500	28,125	0	28,125
Contingency - Golf Course Committee	5,000	2,083	0	2,083
Total Contingency	93,233	38,847	5,257	33,591
Total Expenditures	1,433,080	668,264	655,850	12,415
Total Excess of Revenues Over(Under) Expenditures	0	760,441	775,322	(14,881)
Fund Balance, Beginning of Period	0	0	306,465	(306,465)
Total Fund Balance, End of Period	0	760,441	1,081,787	(321,346)



**Waterlefe Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	19,763	(19,763)
Special Assessments				
Tax Roll	31,141	31,141	31,141	0
Total Revenues	31,141	31,141	50,904	(19,763)
<b>Expenditures</b>				
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	18,000	20,500
Total Contingency	242,850	242,850	30,245	212,605
Total Expenditures	242,850	242,850	30,245	212,605
Total Excess of Revenues Over(Under) Expenditures	(211,709)	(211,709)	20,659	(232,368)
<b>Total Other Financing Sources(Uses)</b>				
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	2,022	(2,022)
Total Gain or Loss on Investments	0	0	2,022	(2,022)
Total Other Financing Sources(Uses)	211,709	211,709	2,022	209,687
Fund Balance, Beginning of Period	0	0	1,358,565	(1,358,565)
Total Fund Balance, End of Period	0	0	1,381,246	(1,381,246)

**Waterlefe Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	2,513	(2,513)
Special Assessments				
Tax Roll	263,542	263,542	263,502	40
Total Revenues	<u>263,542</u>	<u>263,542</u>	<u>266,015</u>	<u>(2,473)</u>
<b>Expenditures</b>				
Debt Service				
Interest	93,542	93,542	43,831	49,710
Principal	170,000	170,000	0	170,000
Total Debt Service	<u>263,542</u>	<u>263,542</u>	<u>43,831</u>	<u>219,710</u>
Total Expenditures	<u>263,542</u>	<u>263,542</u>	<u>43,831</u>	<u>219,710</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>222,184</u>	<u>(222,184)</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>424,888</u>	<u>(424,888)</u>

**Waterlefe Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	929	(929)
Special Assessments				
Tax Roll	185,800	185,800	186,406	(607)
Total Revenues	<u>185,800</u>	<u>185,800</u>	<u>187,335</u>	<u>(1,536)</u>
<b>Expenditures</b>				
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>151,557</u>	<u>(151,557)</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>247,658</u>	<u>(247,658)</u>



**Waterlefe Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Golf Course Revenues				
Driving Range	29,000	23,000	25,256	(2,256)
Initiation Fees	30,000	30,000	146,811	(116,811)
Food	91,326	73,776	100,457	(26,681)
Passport Dues	879,675	377,495	609,594	(232,099)
Deferred Revenue Adjustment	0	0	(147,853)	147,853
Green Fees	604,100	463,100	549,169	(86,069)
Cart Rental Sales Public	319,000	253,000	253,880	(880)
Cart Rental Sales Member	57,888	47,520	60,920	(13,400)
Merchandise	147,526	119,176	155,029	(35,853)
Rental - Clubs	10,875	8,625	10,255	(1,630)
Trail Fees	101,225	86,390	85,066	1,324
Rental - Memberships	2,000	1,000	0	1,000
Liquor	77,276	62,426	69,210	(6,784)
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	908	336	572
Beverage Cart Liquor	18,266	14,756	18,784	(4,028)
Beverage Cart Sales	2,810	2,270	2,753	(483)
Catering Patio/Lefe Room	14,000	12,000	5,005	6,995
Vendor Rebates	360	150	150	0
<b>Total Revenues</b>	<b>2,400,451</b>	<b>1,589,592</b>	<b>1,944,822</b>	<b>(355,230)</b>

**Expenditures**

## Financial &amp; Administrative

Promotional Advertising	68,100	40,300	41,231	(931)
Classified Ads/Employment	2,400	1,000	803	197
Accounting Services	27,000	11,250	7,875	3,375
Auditing Services	5,250	2,000	0	2,000
Supplies	3,600	1,500	1,184	316
Telephone	3,640	1,540	1,680	(140)
Cleaning Supplies	1,200	500	147	353
Postage & Delivery	1,200	500	180	320
Licenses, Fees & Permits	125	0	0	0
Employee - Salaries	218,182	94,300	123,033	(28,733)
Employee - Payroll Taxes	13,524	6,244	7,693	(1,449)
Employee - Health Insurance	14,300	5,500	5,750	(250)
Employee - Incentives and Bonuses	0	0	2,000	(2,000)
Employee - Payroll Processing Fees	106,423	48,410	37,275	11,135
Personal Property Taxes	8,500	8,500	8,573	(73)
Property Insurance	57,600	24,000	26,372	(2,372)
Bank Fees	57,611	38,150	54,923	(16,773)

See Notes to Unaudited Financial Statements

**Waterlefe Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Dues, Licenses & Fees	925	650	1,203	(553)
Cable & Internet	1,500	625	480	145
Training & Education	1,050	700	0	700
R&M - IT/Data/Phone	3,600	1,500	1,456	44
Total Financial & Administrative	595,730	287,169	321,858	(34,689)
Food & Beverage				
COGS - Food	59,000	48,036	65,525	(17,488)
COGS - Liquor	29,618	23,926	27,861	(3,936)
Supplies	14,893	11,638	13,300	(1,662)
Licenses, Fees & Permits	823	823	273	550
Employee - Salaries	116,986	58,645	57,090	1,555
Employee - Payroll Taxes	7,254	3,999	7,881	(3,882)
Employee - Health Insurance	9,620	4,070	3,558	512
Utility Services	3,400	2,300	1,952	348
Cable & Internet	2,192	1,057	1,825	(768)
Uniforms & Laundry	354	91	340	(249)
Training & Education	600	250	316	(66)
Repair & Maintenance - Equipment	8,357	6,255	1,941	4,314
R&M - Building & Land	6,898	6,128	2,208	3,920
R&M - IT/Data/Phone	613	250	93	157
Total Food & Beverage	260,608	167,468	184,163	(16,695)
Pro Shop				
COGS - Merchandise	101,793	82,231	103,277	(21,046)
COGS - Freight	4,220	3,438	4,434	(996)
Supplies	43,859	32,859	30,252	2,607
Telephone	1,075	350	350	0
Employee - Salaries	263,208	134,327	110,426	23,901
Employee - Payroll Taxes	16,321	8,776	9,582	(806)
Employee - Health Insurance	9,100	3,500	3,651	(151)
Utility Services	14,214	9,110	8,839	271
Utility - Water & Sewer	2,747	1,258	1,636	(378)
Trash Removal	3,342	1,387	794	593
Dues, Licenses & Fees	15,025	11,206	11,252	(46)
Security System	975	300	2,280	(1,980)
Uniforms & Laundry	3,753	3,678	756	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	4,212	9,696	(5,484)
R&M - IT/Data/Phone	4,910	2,460	6,345	(3,885)
R&M - Carts Pro Shop	2,072	1,267	671	596
Total Pro Shop	498,089	303,128	304,420	(1,292)

Golf Course Maintenance

See Notes to Unaudited Financial Statements

**Waterlefe Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Supplies	4,800	2,000	3,184	(1,184)
Telephone	1,750	700	315	385
Employee - Salaries	558,542	203,865	200,836	3,029
Employee - Payroll Taxes	34,628	13,788	16,260	(2,472)
Employee - Health Insurance	15,930	6,125	8,347	(2,222)
Utility Services	36,000	15,000	14,967	33
Utility - Water & Sewer	4,800	2,000	3,375	(1,375)
Trash Removal	4,500	1,875	1,799	76
Chemicals	103,200	36,000	30,018	5,982
Gas, Diesel Fuel and Oil	28,800	12,000	13,624	(1,624)
Course Accessories	9,200	7,500	6,490	1,010
Fertilizer Maintenance	107,500	37,500	35,217	2,283
Sand, Gravel, Drain Tile Maintenance	50,000	14,500	4,060	10,440
Seed & Sod Maintenance	12,000	12,000	10,167	1,833
Landscape Maintenance	37,450	7,200	2,300	4,900
Dues, Licenses & Fees	1,200	200	430	(230)
Security System	500	250	0	250
Cable & Internet	780	325	430	(105)
Uniforms & Laundry	8,000	3,500	3,330	170
Training & Education	600	250	0	250
Equipment Lease	18,000	7,500	16,250	(8,750)
Repair & Maintenance - Equipment	32,400	13,500	19,575	(6,075)
R&M - Building & Land	4,800	2,000	2,148	(148)
R&M - Pumps & Wells Maintenance	4,800	2,000	2,574	(574)
R&M - Irrigation Maintenance	41,100	6,750	3,596	3,154
R&M - Grounds Maintenance	86,300	10,200	9,787	413
R&M - Course Projects	60,000	0	0	0
Total Golf Course Maintenance	1,267,580	418,528	409,079	9,449
Depreciation-Other Than Buildings				
Depreciation & Amortization	452,400	188,500	190,351	(1,851)
Total Depreciation-Other Than Buildings	452,400	188,500	190,351	(1,851)
Total Expenditures	3,074,407	1,364,793	1,409,871	(45,078)
Total Excess of Revenues Over(Under) Expenditures	(673,956)	224,799	534,951	(310,152)
Fund Balance, Beginning of Period	0	0	8,860,266	(8,860,266)
Total Fund Balance, End of Period	(673,956)	224,799	9,395,217	(9,170,418)

See Notes to Unaudited Financial Statements



**Waterlefe Community Development District**

## Statement of Revenues and Expenditures

As of 02/28/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 02/28/2023	Year To Date 02/28/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,794	(2,794)
Total Revenues	<u>0</u>	<u>0</u>	<u>2,794</u>	<u>(2,794)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>2,794</u>	<u>(2,794)</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>503,678</u>	<u>(503,678)</u>

**Waterlefe CDD**  
**Investment Summary**  
**February 28, 2023**

<u>Account</u>	<u>Investment</u>	<u>Balance as of February 28, 2023</u>
State Board of Administration	Local Government Investment Pool	\$ 279
The Bank of Tampa	Money Market	5,195
The Bank of Tampa ICS Program:		
First Republic Bank	Money Market	71,232
Five Star Bank	Money Market	248,573
<b>Total General Fund Investments</b>		<b>\$ 325,279</b>
FL CLASS General Fund Reserve	FL Class General Fund Reserve - 4.7269% Monthly	\$ 247,202
FL CLASS Enhanced Cash Reserve	FL Class Enhanced Cash Reserve - 4.3838% Monthly	1,019,112
The Bank of Tampa ICS Capital Reserve Program:		
First Republic Bank	Money Market	75,528
<b>Total Reserve Fund Investments</b>		<b>\$ 1,341,842</b>
US S2012 Capital Improvement Refunding Prepayment	First American Treasury Obligation Fund Class Z	\$ 33,626
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	241,465
US 2016 Benefit Special Assessment Prepayment	First American Government Obligation Fund Class Y	14,973
US 2016 Benefit Special Assessment Reserve	First American Government Obligation Fund Class Y	45,797
US 2016 Benefit Special Assessment Revenue	First American Government Obligation Fund Class Y	170,288
US 2016 Benefit Special Assessment Purchase Price Fund	First American Government Obligation Fund Class Y	
<b>Total Debt Service Fund Investments</b>		<b>\$ 632,485</b>
The Bank of Tampa ICS Capital Reserve Program:		
EagleBank	Money Market	\$ 248,623
First Republic Bank	Money Market	6,323
NexBank	Money Market	248,732
<b>Total Enterprise Reserve Fund Investments</b>		<b>\$ 503,678</b>

**Waterlefe Community Development District**  
**Summary A/R Ledger**  
**From 02/01/2023 to 02/28/2023**

	Fund ID	Fund Name	Customer name	Document num- ber	Date created	Balance Due	AR Account
<b>700, 2661</b>							
	700-001	700 General Fund	Manatee County Tax Collector	AR00000180	10/01/2022	73,709.86	12110
	700-001	700 General Fund	Waterlefe Master Property Owners Assoc	AR00000326	07/31/2022	69,186.32	11510
<b>Sum for 700, 2661</b>						<b>142,896.18</b>	
<b>700, 2663</b>							
	700-200	700 Debt Service Fund S2012	Manatee County Tax Collector	AR00000180	10/01/2022	13,871.32	12110
<b>Sum for 700, 2663</b>						<b>13,871.32</b>	
<b>700, 2664</b>							
	700-201	700 Debt Service Fund S2016	Manatee County Tax Collector	AR00000180	10/01/2022	9,812.85	12110
<b>Sum for 700, 2664</b>						<b>9,812.85</b>	
<b>Sum for 700</b>						<b>166,580.35</b>	
<b>Sum Total</b>						<b>166,580.35</b>	

See Notes to Unaudited Financial Statements



**Waterlefe Community Development District**  
**Summary A/P Ledger**  
**From 02/1/2023 to 02/28/2023**

	<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>700, 2661</b>						
	700 General Fund	02/24/2023	AmeriTree, Inc.	3505	Tree Maintenance 02/23	9,050.00
	700 General Fund	02/06/2023	Andrew Omar Quijano	1773	Pressure Washing Service 02/23	3,450.00
	700 General Fund	02/06/2023	Crosscreek Environmental, Inc.	12908	Bank Repairs 02/23	84,372.00
	700 General Fund	02/28/2023	Gate Pros, Inc.	8706	Gate Service Call 02/23	145.00
	700 General Fund	02/28/2023	Gate Pros, Inc.	8687	Gate Service Call 02/23	995.00
	700 General Fund	02/22/2023	Manatee County Utilities Department	MCUD CDD 02/23-700 AUTOPAY	MCUD Summary 02/23	2,405.54
	700 General Fund	02/28/2023	Persson, Cohen & Mooney, P.A.	3250	Legal Services 02/23	2,030.00
	700 General Fund	02/28/2023	Persson, Cohen & Mooney, P.A.	3249	Legal Services 02/23	4,611.01
	700 General Fund	02/28/2023	Persson, Cohen & Mooney, P.A.	3319	Legal Services 02/23	1,534.00
	700 General Fund	02/27/2023	Solitude Lake Management, LLC	PSI-52419	Fountain #1 Repairs 02/23	703.24
	700 General Fund	02/01/2023	Solitude Lake Management, LLC	PSI-49703	Fountain Maintenance 02/23	172.48
	700 General Fund	02/01/2023	Solitude Lake Management, LLC	PSI-05765	PACL Pond 18 09/23	440.00
	<b>Sum for 700, 2661</b>					<b>109,908.27</b>
<b>700, 2666</b>						
	700 Enterprise Fund	12/01/2022	Acushnet Company	914620863	Merchandise 12/22	1,008.00
	700 Enterprise Fund	12/01/2022	Acushnet Company	914620863	Merchandise 12/22	16.76
	700 Enterprise Fund	12/12/2022	Acushnet Company	914685667	Merchandise 12/22	1,386.00
	700 Enterprise Fund	12/12/2022	Acushnet Company	914685667	Merchandise 12/22	18.68
	700 Enterprise Fund	12/12/2022	Acushnet Company	914685681	Merchandise 12/22	2,642.00
	700 Enterprise Fund	12/12/2022	Acushnet Company	914685681	Merchandise 12/22	48.83
	700 Enterprise Fund	11/01/2022	Acushnet Company	914441017	Merchandise 10/22	37.97
	700 Enterprise Fund	11/01/2022	Acushnet Company	914441017	Merchandise 10/22	2,541.50
	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	10/05/2022	Acushnet Company	914315977	Merchandise 10/22	2.73
	700 Enterprise Fund	10/05/2022	Acushnet Company	914315977	Merchandise 10/22	78.00
	700 Enterprise Fund	10/03/2022	Acushnet Company	914298008	Merchandise 10/22	15.78
	700 Enterprise Fund	10/03/2022	Acushnet Company	914298008	Merchandise 10/22	546.00
	700 Enterprise Fund	10/01/2022	Acushnet Company	914263532	Merchandise 09/22	32.16
	700 Enterprise Fund	10/01/2022	Acushnet Company	914263532	Merchandise 09/22	1,014.00
	700 Enterprise Fund	10/01/2022	Acushnet Company	914228844	Merchandise 09/22	20.95
	700 Enterprise Fund	10/01/2022	Acushnet Company	914228844	Merchandise 09/22	936.00
	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	02/13/2023	Acushnet Company	914973933	Merchandise 02/23	1,224.00
	700 Enterprise Fund	02/01/2023	Acushnet Company	914894266	Merchandise 01/23	27.65
	700 Enterprise Fund	02/01/2023	Acushnet Company	914894266	Merchandise 01/23	2,028.00
	700 Enterprise Fund	01/17/2023	Acushnet Company	914825519	Merchandise 01/23	31.38
	700 Enterprise Fund	01/17/2023	Acushnet Company	914825519	Merchandise 01/23	1,014.00
	700 Enterprise Fund	01/17/2023	Acushnet Company	914825644	Merchandise 01/23	130.48
	700 Enterprise Fund	01/17/2023	Acushnet Company	914825644	Merchandise 01/23	4,980.00
	700 Enterprise Fund	01/05/2023	Acushnet Company	914786386	Merchandise 01/23	23.54
	700 Enterprise Fund	01/05/2023	Acushnet Company	914786386	Merchandise 01/23	1,500.00
	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

**Waterlefe Community Development District**  
**Summary A/P Ledger**  
**From 02/1/2023 to 02/28/2023**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
700 Enterprise Fund	02/01/2023	Adidas America, Inc.	6158670586	Merchandise 02/23	1,388.50
700 Enterprise Fund	01/17/2023	Adidas America, Inc.	6158757185	Uniforms 01/23	42.19
700 Enterprise Fund	02/01/2023	Ahead, LLC	INV0550202	Merchandise 01/23	574.08
700 Enterprise Fund	02/14/2023	Ahead, LLC	INV0551274	Merchandise 02/23	8.41
700 Enterprise Fund	02/01/2023	Ahead, LLC	INV0549572	Merchandise 01/23	558.18
700 Enterprise Fund	02/14/2023	Ahead, LLC	INV0551274	Merchandise 02/23	29.15
700 Enterprise Fund	02/01/2023	Ahead, LLC	INV0549572	Merchandise 01/23	30.78
700 Enterprise Fund	02/01/2023	Ahead, LLC	INV0550202	Merchandise 01/23	23.59
700 Enterprise Fund	02/01/2023	Ahead, LLC	INV0548640	Uniforms 01/23	56.90
700 Enterprise Fund	02/16/2023	Brewers Landscape Services, Inc.	24691	Flowers for Lady Members/Guests 02/23	27.00
700 Enterprise Fund	02/01/2023	Bridgestone Golf, Inc.	INV-1003143101	Merchandise 02/23	57.58
700 Enterprise Fund	02/09/2023	Bridgestone Golf, Inc.	INV-1003144847	Merchandise 02/23	3,075.00
700 Enterprise Fund	02/09/2023	Bridgestone Golf, Inc.	INV-1003144846	Merchandise 02/23	1,239.00
700 Enterprise Fund	02/09/2023	Bridgestone Golf, Inc.	INV-1003144846	Merchandise 02/23	57.58
700 Enterprise Fund	02/01/2023	Bridgestone Golf, Inc.	INV-1003143101	Merchandise 02/23	1,239.00
700 Enterprise Fund	02/09/2023	Bridgestone Golf, Inc.	INV-1003144847	Merchandise 02/23	116.64
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	11/15/2022	Callaway Golf Company	935667568	Merchandise 11/22	1,122.60
700 Enterprise Fund	11/15/2022	Callaway Golf Company	935667568	Merchandise 11/22	75.00
700 Enterprise Fund	11/16/2022	Callaway Golf Company	935674589	Merchandise 11/22	103.20
700 Enterprise Fund	11/16/2022	Callaway Golf Company	935674589	Merchandise 11/22	11.72
700 Enterprise Fund	11/22/2022	Callaway Golf Company	935687815	Merchandise	215.00
700 Enterprise Fund	11/22/2022	Callaway Golf Company	935687815	Merchandise	12.83
700 Enterprise Fund	12/01/2022	Callaway Golf Company	935705946	Merchandise	90.30
700 Enterprise Fund	12/01/2022	Callaway Golf Company	935705946	Merchandise	12.12
700 Enterprise Fund	12/01/2022	Callaway Golf Company	935713723	Merchandise 12/22	198.18
700 Enterprise Fund	12/01/2022	Callaway Golf Company	935713723	Merchandise 12/22	12.00
700 Enterprise Fund	01/01/2023	Callaway Golf Company	935734170	Merchandise 12/22	272.55
700 Enterprise Fund	01/01/2023	Callaway Golf Company	935734170	Merchandise 12/22	14.84
700 Enterprise Fund	12/15/2022	Callaway Golf Company	935750883	Merchandise 12/22	95.82
700 Enterprise Fund	12/15/2022	Callaway Golf Company	935750883	Merchandise 12/22	11.65
700 Enterprise Fund	12/19/2022	Callaway Golf Company	935758208	Merchandise 12/22	120.30
700 Enterprise Fund	01/01/2023	Callaway Golf Company	935773140	Merchandise 12/22	864.48
700 Enterprise Fund	01/01/2023	Callaway Golf Company	935773140	Merchandise 12/22	20.62
700 Enterprise Fund	02/01/2023	Callaway Golf Company	935828267	Merchandise 01/23	95.82

**Waterlefe Community Development District**  
**Summary A/P Ledger**  
**From 02/1/2023 to 02/28/2023**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
700 Enterprise Fund	02/01/2023	Callaway Golf Com- pany	935828267	Merchandise 01/23	13.37
700 Enterprise Fund	01/16/2023	Callaway Golf Com- pany	935842772	Merchandise 01/23	987.93
700 Enterprise Fund	01/16/2023	Callaway Golf Com- pany	935842772	Merchandise 01/23	21.61
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	02/01/2023	Callaway Golf Com- pany	935866208	Merchandise 01/23	1,373.42
700 Enterprise Fund	02/01/2023	Callaway Golf Com- pany	935866208	Merchandise 01/23	23.29
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	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	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	02/23/2023	Cintas Corporation	4147511919	Uniforms 02/23	135.50
700 Enterprise Fund	02/25/2023	Copy Concepts Inc.	79101760	Lease 500-50056897	284.38
700 Enterprise Fund	02/20/2023	Crowder Bros. Ace Hardware, Inc.	848653/12	Supplies 02/23	94.10
700 Enterprise Fund	02/16/2023	Crowder Bros. Ace Hardware, Inc.	848632/12	Supplies 02/23	11.06
700 Enterprise Fund	02/21/2023	Crowder Bros. Ace Hardware, Inc.	848658/12	Supplies 02/23	91.96
700 Enterprise Fund	02/14/2023	Edison Oil Company	272019	Oil 02/23	1,777.05
700 Enterprise Fund	02/14/2023	ESD Waste2Water, Inc.	135232	R&M 02/23	400.00
700 Enterprise Fund	02/21/2023	Federal Express	8-045-97088	Postage 02/23	15.67
700 Enterprise Fund	02/07/2023	FireMaster	0001039460	Kitchen Maintenance 02/23	235.00
700 Enterprise Fund	02/24/2023	Florida Power & Light Company	GC FPL Summary 02/23	GC FPL Summary 02/23	3,115.61
700 Enterprise Fund	02/24/2023	Florida Power & Light Company	GC FPL Summary 02/23	GC FPL Summary 02/23	1,789.91
700 Enterprise Fund	02/19/2023	Frontier Florida, LLC	020415-5 02/23	Cable 02/23	85.98
700 Enterprise Fund	02/14/2023	Global Golf Sales, Inc.	INV/2023/03929	Supplies 02/23	231.73
700 Enterprise Fund	02/28/2023	Global HR Research, Inc.	17581687 02/23	Classified Ads 02/23	120.27
700 Enterprise Fund	02/21/2023	Golf Ventures, Inc.	PINV0123425	Supplies 02/23	54.00
700 Enterprise Fund	02/06/2023	Graphic Design & Ev- erything Elsa, Inc.	23GDEE018	Graphic Design 02/23	100.00
700 Enterprise Fund	02/14/2023	Heritage Landscape Supply Group	0008645772-019	Chemicals 02/23	89.50
700 Enterprise Fund	02/01/2023	Heritage Landscape Supply Group	0009105944-001 CM	Credit - Chemicals 01/23	(1,238.40)
700 Enterprise Fund	02/21/2023	Jeanette Miller	2677		180.00
700 Enterprise Fund	02/15/2023	Maintenance Too Pa- per Company, Inc.	219116	Supplies 02/23	359.49
700 Enterprise Fund	02/27/2023	Maintenance Too Pa- per Company, Inc.	219335-1	Supplies 02/23	87.50
700 Enterprise Fund	02/23/2023	Maintenance Too Pa- per Company, Inc.	219335	Supplies 02/23	688.63
700 Enterprise Fund	02/23/2023	Maintenance Too Pa- per Company, Inc.	219335	Supplies 02/23	336.54



**Waterlefe Community Development District**  
**Summary A/P Ledger**  
**From 02/1/2023 to 02/28/2023**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
700 Enterprise Fund	02/15/2023	Maintenance Too Paper Company, Inc.	219116	Supplies 02/23	236.56
700 Enterprise Fund	02/22/2023	Manatee County Utilities Department	GC MCUD Summary 02/23	GC MCUD Summary 02/23	612.92
700 Enterprise Fund	02/22/2023	Manatee County Utilities Department	GC MCUD Summary 02/23	GC MCUD Summary 02/23	200.66
700 Enterprise Fund	02/22/2023	Manatee County Utilities Department	GC MCUD Summary 02/23	GC MCUD Summary 02/23	359.83
700 Enterprise Fund	02/22/2023	Manatee County Utilities Department	GC MCUD Summary 02/23	GC MCUD Summary 02/23	407.38
700 Enterprise Fund	02/28/2023	Mary Paige Huisman	Petty Cash 02/23	Petty Cash 02/23	49.44
700 Enterprise Fund	02/28/2023	Mary Paige Huisman	Petty Cash 02/23	Petty Cash 02/23	35.15
700 Enterprise Fund	02/28/2023	Mary Paige Huisman	Petty Cash 02/23	Petty Cash 02/23	20.00
700 Enterprise Fund	02/28/2023	Mary Paige Huisman	Petty Cash 02/23	Petty Cash 02/23	19.99
700 Enterprise Fund	02/28/2023	Mary Paige Huisman	Petty Cash 02/23	Petty Cash 02/23	675.31
700 Enterprise Fund	02/13/2023	Media Advantage, LLC	9849	Promotional Ad 02/23	950.00
700 Enterprise Fund	02/28/2023	Monarch Deli Provisions LLC	819334	Food 02/23	507.27
700 Enterprise Fund	02/21/2023	Monarch Deli Provisions LLC	819288	Food 02/23	750.88
700 Enterprise Fund	02/10/2023	Orkin	239244474	Service 02/23	275.00
700 Enterprise Fund	02/16/2023	PFG Florida	7946285	Food & Supplies 02/23	1,066.03
700 Enterprise Fund	02/16/2023	PFG Florida	7946285	Food & Supplies 02/23	79.32
700 Enterprise Fund	02/23/2023	PFG Florida	7948732	Tournament 02/23	2,029.01
700 Enterprise Fund	02/13/2023	PFG Florida	7945087	Food & Supplies 02/23	329.49
700 Enterprise Fund	02/13/2023	PFG Florida	7945087	Food & Supplies 02/23	1,056.72
700 Enterprise Fund	02/20/2023	PFG Florida	7947405	Food 02/23	1,868.44
700 Enterprise Fund	02/15/2023	Postnet FL171	260133	Supplies 02/23	65.00
700 Enterprise Fund	02/22/2023	Postnet FL171	260604	Supplies 02/23	54.69
700 Enterprise Fund	02/15/2023	Postnet FL171	250133	Supplies 02/23	65.00
700 Enterprise Fund	02/22/2023	Postnet FL171	260534	Supplies 02/23	892.60
700 Enterprise Fund	02/24/2023	Publix Super Markets Inc	0489836209	Food 02/23	18.96
700 Enterprise Fund	02/24/2023	Publix Super Markets Inc	0489830923	Food 02/23	78.75
700 Enterprise Fund	02/19/2023	Publix Super Markets Inc	0391505210	Supplies 02/23	13.99
700 Enterprise Fund	02/10/2023	Publix Super Markets Inc	0383669701	Supplies 02/23	19.77
700 Enterprise Fund	02/26/2023	Publix Super Markets Inc	0493645824	Food 02/23	79.22
700 Enterprise Fund	02/01/2023	Publix Super Markets Inc	079821N067643	Food 02/23	280.47
700 Enterprise Fund	02/01/2023	Publix Super Markets Inc	0394464326	Food 02/23	141.12
700 Enterprise Fund	02/01/2023	Realtor Association of Sarasota and Manatee	020123 Realtor	Dues ID#281541771	250.00
700 Enterprise Fund	02/05/2023	Running With Scissors, LLC	3375	Embroidery 02/23	15.00
700 Enterprise Fund	02/28/2023	Sasha Jarquin	Marketing Expenses 02/23	Marketing Expenses 02/23	1,975.82
700 Enterprise Fund	10/17/2022	SiteOne Landscape Supply, LLC	124147473-0012	Accessories 10/22	967.20
700 Enterprise Fund	02/24/2023	Southern Glazers Wine and Spirits, LLC	1269553	Liquor 02/23	1,275.35
700 Enterprise Fund	09/06/2022	Srixon/Cleveland/XXIO	7135991 SO	Merchandise 09/22	16.80
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	02/01/2023	Srixon/Cleveland/XXIO	7280484 SO	Merchandise 01/23	50.40
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 02/1/2023 to 02/28/2023**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
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	12/12/2022	Srixon/Cleveland/XXIO	7229549 SO	Merchandise	993.60
700 Enterprise Fund	02/10/2023	Taylor Made Golf Company, Inc.	36452763	Merchandise 02/23	16.16
700 Enterprise Fund	02/10/2023	Taylor Made Golf Company, Inc.	36452763	Merchandise 02/23	221.34
700 Enterprise Fund	02/10/2023	TECO Peoples Gas	211012186048 02/23	Gas/Utility 02/23	364.21
700 Enterprise Fund	02/09/2023	The CIT Group	74097	Merchandise 02/23	44.00
700 Enterprise Fund	02/09/2023	The CIT Group	74097	Merchandise 02/23	11.00
700 Enterprise Fund	02/26/2023	The Huntington National Bank	8192412	Lease 008-0600265-107	164.57
700 Enterprise Fund	02/20/2023	The Huntington National Bank	8181367	Lease 008-0600265-108/303	2,552.40
700 Enterprise Fund	08/01/2022	TravisMathew, LLC	90701685 CM	Merchandise - Credit 04/22	(1,530.00)
700 Enterprise Fund	02/27/2023	UMR Sports Inc.	022723 UMR	Banner 02/23	500.00
700 Enterprise Fund	02/22/2023	Venture Tree Service, LLC	3748	Debris Removal 02/23	1,150.00
700 Enterprise Fund	02/17/2023	VIP Networks, Inc.	17729	Troubleshoot 02/23	105.00
700 Enterprise Fund	02/28/2023	Waterlefe Master POA Inc.	Y007004 02/23	Tournament 02/23	4,200.00
700 Enterprise Fund	02/07/2023	Wells Fargo Financial Leasing, Inc.	5023850504	Equip Lease	3,369.64
700 Enterprise Fund	02/28/2023	Wesco Turf, Inc.	41124709	Repair 02/23	524.77
700 Enterprise Fund	02/24/2023	Wesco Turf, Inc.	39603032	Rental 02/23	1,250.00
700 Enterprise Fund	02/24/2023	Wesco Turf, Inc.	41124300	Repairs 02/23	94.13
700 Enterprise Fund	02/21/2023	Wesco Turf, Inc.	41123679	Repairs 02/23	103.98
700 Enterprise Fund	02/06/2023	Wesco Turf, Inc.	41121263	Repairs 02/23	347.93
700 Enterprise Fund	02/28/2023	Wesco Turf, Inc.	60009840	Repairs 02/23	109.33
700 Enterprise Fund	11/18/2022	Wilson Sporting Goods Co.	4539753539	Merchandise 11/22	276.00
700 Enterprise Fund	11/18/2022	Wilson Sporting Goods Co.	4539753539	Merchandise 11/22	36.00
700 Enterprise Fund	11/01/2022	Winfield Solutions, LLC	65280386	Fertilizer 11/22	1,266.00
700 Enterprise Fund	10/10/2022	Winfield Solutions, LLC	65265234	Chemicals 10/22	3,454.92
700 Enterprise Fund	10/10/2022	Winfield Solutions, LLC	65265233	Chemicals 10/22	4,457.52
700 Enterprise Fund	09/02/2022	Winfield Solutions, LLC	65224573	Chemicals 09/22	3,796.50
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	02/01/2022	Winfield Solutions, LLC	0008645772-007B	Chemicals 12/22	7,200.00
700 Enterprise Fund	12/01/2022	Winfield Solutions, LLC	65265230B	Chemicals 11/22	2,478.00
700 Enterprise Fund	12/01/2022	Winfield Solutions, LLC	65265229	Fertilizer Maintenance 11/22	1,026.45
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	10/01/2022	Winfield Solutions, LLC	65242224	Chemicals 09/22	673.20
700 Enterprise Fund	10/20/2022	Winfield Solutions, LLC	65277895	Chemicals 10/22	380.50

**Waterlefe Community Development District**  
**Summary A/P Ledger**  
**From 02/1/2023 to 02/28/2023**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
700 Enterprise Fund	12/01/2022	Winfield Solutions, LLC	65286240	Maintenance 10/22	1,974.37
<b>Sum for 700, 2666</b>					<b>145,184.23</b>
<b>Sum for 700</b>					<b>255,092.50</b>
<b>Sum Total</b>					<b>255,092.50</b>



**Waterlefe Community Development District**  
**Notes to Unaudited Financial Statements**  
**February 28, 2023**

**Balance Sheet**

1. Trust statement activity has been recorded through 02/28/23.
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.

## Tab 12

# WATERLEFE COMMUNITY DEVELOPMENT DISTRICT

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District Office · Riverview, Florida · (813) 533-2950  
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614  
[www.waterlefecdd.org](http://www.waterlefecdd.org)

## **Operation and Maintenance Expenditures March 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2023 through March 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$191,291.74**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Waterlefe Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
AmeriTree, Inc.	100187	3505	Tree Maintenance 02/23	\$ 9,050.00
Andrew Omar Quijano	100184	1773	Pressure Washing Service 02/23	\$ 3,450.00
Andrew Omar Quijano	100190	1797	Plant & Grass Watering 03/23	\$ 1,950.00
Andrew Omar Quijano	100195	1808	Plant & Grass Watering 03/23	\$ 600.00
Artistree Landscape Maintenance & Design STE B	100188	169727	Fertilizer & Pest Control 02/23	\$ 14,790.00
Artistree Landscape Maintenance & Design STE B	100204	169903	Monthly Ground Maintenance 03/23	\$ 11,928.83
Artistree Landscape Maintenance & Design STE B	100204	170164	Landscape Miscellaneous 03/23	\$ 4,725.40
Artistree Landscape Maintenance & Design STE B	100204	170166	Plant & Tree Removal 03/23	\$ 5,541.40
Artistree Landscape Maintenance & Design STE B	100204	170167	Tree Removal 03/23	\$ 3,193.70
Artistree Landscape Maintenance & Design STE B	100204	170168	Spring Annuals 03/23	\$ 7,911.90
Artistree Landscape Maintenance & Design STE B	100204	170170	Plant Removal 03/23	\$ 433.89
Belt Engineering, LLC	100191	18155	Engineering Services 01/23	\$ 460.00
Crosscreek Environmental, Inc.	100182	12908	Bank Repairs 02/23	\$ 84,372.00



## Waterlefe Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	20230308-1	FPL Summary 02.23 Auto 700	FPL Summary 02.23	\$ 2,203.25
Gate Pros, Inc.	100185	8687	Gate Service Call 02/23	\$ 995.00
Gate Pros, Inc.	100185	8706	Gate Service Call 02/23	\$ 145.00
HomeTeam Pest Defense, Inc.	100201	91289768	Pest Control Services 03/23	\$ 54.70
Kenneth E. Bumgarner	100196	KB031423	Board of Supervisors Meeting 03/14/23	\$ 200.00
Kenneth E. Bumgarner	100196	KB032023	Board of Supervisors Meeting 03/20/23	\$ 200.00
Manatee County Sheriff's Office	100206	859	Traffic/Community Patrol Services 01/23	\$ 780.00
Manatee County Sheriff's Office	100192	975	Traffic/Community Patrol Services 02/23	\$ 780.00
Manatee County Utilities Department	20230316-1	MCUD CDD 02/23- 700 AUTOPAY	MCUD Summary 02/23	\$ 2,405.54
Persson, Cohen & Mooney, P.A.	100189	3249	Legal Services 02/23	\$ 4,611.01
Persson, Cohen & Mooney, P.A.	100189	3250	Legal Services 02/23	\$ 2,030.00
Persson, Cohen & Mooney, P.A.	100189	3319	Legal Services 02/23	\$ 1,534.00
ProPump and Controls, Inc.	100193	0052789-IN	Pump & Motor Repairs 02/23	\$ 3,590.00

## Waterlefe Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Richard E Carroll	100197	RC031423	Board of Supervisors Meeting 03/14/23	\$ 200.00
Richard E Carroll	100197	RC032023	Board of Supervisors Meeting 03/20/23	\$ 200.00
Rizzetta & Company, Inc.	100166	INV0000078072	District Management Fees 03/23	\$ 6,340.83
Ruth A Harenchar	100198	RH031423	Board of Supervisors Meeting 03/14/23	\$ 200.00
Ruth A Harenchar	100198	RH032023	Board of Supervisors Meeting 03/20/23	\$ 200.00
Schappacher Engineering, LLC	100202	2369	Engineering Services 02/23	\$ 3,607.50
Solitude Lake Management, LLC	100183	PSI-05765	PACL Pond 18 09/23	\$ 440.00
Solitude Lake Management, LLC	100186	PSI-49703	Fountain Maintenance 02/23	\$ 172.48
Solitude Lake Management, LLC	100186	PSI-52419	Fountain #1 Repairs 02/23	\$ 703.24
Solitude Lake Management, LLC	100205	PSI-56065	Lake & Pond Management Services 03/23	\$ 3,611.00
Spectrum	20230324-1	0041827030523 03/23 AUTOPAY	Cable Internet Guard House 03/23	\$ 418.13
Spectrum	20230313-1	0093919022323 03/23 AUTOPAY	Cable/Internet 03/23	\$ 197.96
Spectrum	20230310-1	168629201022123 9201 03/23	Guardhouse - Winding Stream Way 03/23	\$ 199.98

## Waterlefe Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Stayton Pest Services, Inc.	100203	2185	Palm Drench & Heart Treatment 03/23	\$ 65.00
Sydney S. Xinos	100199	SX031423	Board of Supervisors Meeting 03/14/23	\$ 200.00
Sydney S. Xinos	100199	SX032023	Board of Supervisors Meeting 03/20/23	\$ 200.00
Thomas A Tosi	100200	TT031423	Board of Supervisors Meeting 03/14/23	\$ 200.00
Thomas A Tosi	100200	TT032023	Board of Supervisors Meeting 03/20/23	\$ 200.00
Waterlefe Master POA Inc.	100207	01012023 MPOA	FY22-23 CDD Agreement 01/23	<u>\$ 6,000.00</u>
<b>Report Total</b>				<b><u>\$ 191,291.74</u></b>

## Tab 13



**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, March 20, 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	<b>Board Supervisor, Chair</b>
Ruth Harenchar	<b>Board Supervisor, Vice Chair</b>
Tom Tosi	<b>Board Supervisor, Assistant Secretary</b>
Richard Carroll	<b>Board Supervisor, Assistant Secretary</b>
Sydney Xinos	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

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

Audience	<b>Present</b>
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**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.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no audience comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Revised  
Capital Planning Committee Charter**

Mr. Bumgarner reviewed the intent of the Capital Planning Committee, and its focus was purely on the renovation project only and not as an on-going permanent committee.

Mr. Dietz will review the Charter and report back to the Board if necessary.

**FOURTH ORDER OF BUSINESS**

**Discussion on Items to be Approved on  
Website**

Ms. Harenchar discussed what documents have been posted on the website historically and what documents should be posted going forward.

On a motion by Ms. Harenchar, seconded by Mr. Carroll, with all in favor, the Board of Supervisors, approved to post approved CDD and all Committee Meeting Minutes to the website, for the Waterlefe Community Development District.

**FIFTH ORDER OF BUSINESS**

**Aquatic Maintenance Report  
and Update**

Mr. Alex Johnson reviewed his report with the Board.

Mr. Bumgarner stated that Pond #18 needs another treatment and should be done consistently.

**SIXTH ORDER OF BUSINESS**

**Consideration of Landscape  
Committee Meeting Minutes for  
the February 3, 2023, Meeting**

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, with all in favor, the Board of Supervisors, accepted the minutes of the landscape committee meeting held on February 3, 2023, for the Waterlefe Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Landscape Committee  
Chairman Update**

**1. Consideration of MPOA Deed Restricted Sign Request**

Mr. Jacobs provided an update to the Board. Mr. Jacobs recommended requested work not to exceed \$4,500.00 for the roundabout and a not to exceed \$3,500.00 for the bird island projects.

**WATERLEFE COMMUNITY DEVELOPMENT DISTRICT**

**March 20, 2023 Minutes of Meeting**

**Page 3**

On a motion by Mr. Tosi, seconded by Mr. Xinos, with all in favor, the Board of Supervisors, approved the request for the Roundabout project with a not to exceed amount of \$4,500.00, for the Waterlefe Community Development District.

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, with all in favor, the Board of Supervisors, approved the request for the Bird Island project with a not to exceed amount of \$3,500.00, for the Waterlefe Community Development District Development District.

On a motion by Mr. Xinos, seconded by Mr. Carroll, with all in favor, the Board of Supervisors, approved for the MPOA to present a design for a Deed Restricted Sign to the Landscape Committee that is consistent with current signage, and pending approval by the Board of the final location of the sign, for the Waterlefe Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Field Inspection Report**

The Board reviewed the Landscape Inspection report.

**NINTH ORDER OF BUSINESS**

**Landscape Contractor Report**

The Board reviewed the Landscape Contractor report.

**TENTH ORDER OF BUSINESS**

**Consideration of Capital Planning  
Committee Meeting Minutes  
from January 16, 2023,  
February 23, 2023 and March 2, 2023**

Mr. Huber presented the Capital Planning Committee Meeting Minutes.

On a motion by Mr. Xinos, seconded by Mr. Tosi, the Board of Supervisors, accepted the Capital Planning Committee Meeting Minutes from January 16, 2023, February 23, 2023 and March 2, 2023, as presented, for the Waterlefe Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Capital Planning Committee**

Mr. Dietz and Mr. Clay Johnson provided an update to the Board of Supervisors.

Mr. Clay Johnson presented the updated GMP of \$2,975,025.00.

Mr. Tosi wants to see the float in the overall project, Clay to provide this report.

A limited notice to proceed was discussed.

**TWELFTH ORDER OF BUSINESS**

**Golf Course update**

Mr. Dietz provided an update on the golf course to the Board of Supervisors.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Golf  
Committee Meeting Minutes  
for January 12, 2023**

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, with all in favor, the Board of Supervisors, accepted the Golf Committee Minutes for the meeting held on January 12, 2023, for the Waterlefe Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Director of Golf Course  
Operations Update**

There were no further updates for the Board at this time other than as earlier provided.

**FIFTEENTH ORDER OF BUSINESS**

**Safety Committee**

**1. Safety Committee Update**

Ms. Page gave updates on the Safety Committee.

The Committee is considering the Portside radar data.

Mr. Tosi stated that the 17<sup>th</sup> box is missing the rope guard rail.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Safety  
Committee Meeting Minutes  
for January 10, 2023**

Mr. Huber presented the Safety Committee Meeting Minutes and asked if there were any changes needed. There were none.

On a motion by Mr. Xinos, seconded by Ms. Harenchar, the Board of Supervisors, accepted the Safety Committee Meeting Minutes for January 10, 2023, for the Waterlefe Community Development District.

**A. Property Management Update**

**1. CDD Completed Work Orders Maintenance Report**

Mr. Dietz provided an update to the Board of Supervisors.

**B. MPOA Liaison Update**

Mr. Valletta provided an update to the Board of Supervisors.



**C. District Counsel**

Mr. Cohen stated that the previously filed deed reformation action is waiting for service of process.

Mr. Cohen mentioned the bond validation hearing is scheduled for Monday, March 27, 2023.

Mr. Cohen inquired regarding the previously discussed homeowner request for encroachments into the CDD easement – DRB to handle and in progress.

**D. District Engineer**

**1. Consideration of Road Repair Proposals**

Mr. Schappacher presented the road repair bid tabulation to the Board and Staff.

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, the Board of Supervisors, approved the Superior Asphalt proposal for road repairs with a not to exceed amount of \$130,000.00 and authorized the Chairman to execute a Contract subject to staff approval, for the Waterlefe Community Development District.

Mr. Schappacher provided additional updates on roadways in the CDD.

**E. District Manager**

**1. Presentation of Monthly Financial Statement**

The next scheduled regular meeting is April 17, 2023, at 2:00 p.m.

The Board reviewed the January 31, 2023 financial statements.

**SEVENTEENTH ORDER OF BUSINESS**

**Consideration of Operations &  
Maintenance Expenditures  
for February 2023**

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, with all in favor, the Board of Supervisors, ratified the Operation and Maintenance Expenditures for February 2023 in the amount of \$70,723.53, for the Waterlefe Community Development District.

**EIGHTEENTH ORDER OF BUSINESS**

**Consideration of Regular  
Meeting Minutes held  
on February 20, 2023**

There were a few changes to the minutes. On line 45 “mind experiment” strike, and line 130 “Dietz”.

On a motion by Ms. Harenchar, seconded by Mr. Bumgarner, with all in favor, the Board of Supervisors, unanimously approved, as amended, the Regular Meeting Minutes for February 20, 2023, as amended, for the Waterlefe Community Development District.

**NINETEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Xinos asked, "have we explored MPOA and CDD Combined." Mr. Cohen said this is a remote possibility.

Mr. Tosi inquired about why the CDD can't be merged w/ MPOA. Mr. Cohen provided an explanation.

**TWENTIETH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Bumgarner, seconded by Mr. Tosi, the Board of Supervisors, unanimously approved to adjourn the meeting at 4:38 p.m., for the Waterlefe Community Development District.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman