



Rizzetta & Company

Waterlefe Community Development District

**Board of Supervisors' Meeting
June 19, 2023**

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

www.waterlefecdd.org

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

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

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

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

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

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

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

June 12, 2023

**Board of Supervisors
Waterlefe Community
Development District**

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterlefe Community Development District will be held on **Monday, June 19, 2023, at 2:00 p.m.** at the Waterlefe Golf Club – Lefe Room, located at 1022 Fish Hook Cove, Bradenton, FL 34212.

1. CALL TO ORDER / ROLL CALL

2. PUBLIC COMMENTS

3. STAFF REPORTS

- A. Aquatic Maintenance Report and Update..... Tab 1
- B. Landscape & Irrigation Update
 - 1. Landscape Committee Update
 - 2. Field Inspection Report Tab 2
 - 3. Landscape Contractor Report Tab 3
- C. Golf Course Update
 - 1. Director of Golf Course Operations Update Tab 4
- D. Safety Committee
 - 1. Safety Committee Update
- E. Capital Planning Committee
- F. Property Management Update
 - 1. CDD Completed Work Orders Maintenance Report Tab 5
- G. MPOA Liaison Update
- H. District Counsel
- I. District Engineer
- J. District Manager
 - 1. Presentation of Monthly Financial Statement..... Tab 6

4. BUSINESS ITEMS

- A. Equalization Hearing on Assessments
 - 1. Consideration of Resolution 2023-07, Equalizing Assessments Tab 7
- B. Consideration of Bond Resolution 2023-08 Tab 8
- C. Consideration of Assessment Resolution 2023-09,
Adopting Final Assessment Tab 9
- D. Consideration of Pine Bark Mulch Proposal Tab 10
- E. Discussion of Meeting Location Change for the Public Hearing on
Fiscal Year 2023-2024 Final Budget

5. BUSINESS ADMINISTRATION - CONSENT AGENDA ITEMS

- A. Consideration of Landscape Committee
Meeting Minutes from May 5, 2023 Tab 11
- B. Consideration of Safety Committee
Meeting Minutes from April 11, 2023..... Tab 12
- C. Consideration of Golf Committee
Meeting Minutes from April 13, 2023..... Tab 13
- D. Consideration of the Regular Meeting Minutes
from May 15, 2023 Tab 14
- E. Consideration of Operations & Maintenance
Expenditures for May 2023..... Tab 15

6. SUPERVISOR REQUESTS AND COMMENTS
7. ADJOURNMENT

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

Sincerely,

Matthew Huber

Matthew Huber
Regional District Manager

Tab 1

SOLITUDE

LAKE MANAGEMENT



Waterlefe Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2023-06-01

Prepared for:

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

Prepared by:

Mitchell Hartwig, Project Manager, Aquatic Biologist

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

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Site: 1

Comments:

Normal growth observed

Algae, alligatorweed, and torpedograss observed in pond 1. Native duck potato present as well.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



Site: 2

Comments:

Normal growth observed

Algae, alligatorweed, and torpedograss present near shoreline. Native duck potato also observed.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



Site: 3

Comments:

Site looks good

Minor torpedograss growth observed.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



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
Minor torpedograss growth
present near native duck potato.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 6

Comments:

Site looks good
Small amounts of algae and
torpedograss observed. Lilies are
abundant and healthy.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



Site: 7

Comments:

Normal growth observed
Minimal algae and torpedograss
present along perimeter of pond
7.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



Site: 8

Comments:

Site looks good
Observed minor growth of
torpedograss and algae. Native
duck potato present as well.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



Site: 9

Comments:

Observed algae and azolla along
perimeter. Native duck potato
also present.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



Site: 10

Comments:

Normal growth observed

Small amounts of algae and torpedograss present. Native duck potato also observed.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



Site: 11

Comments:

Site looks good

No significant growth observed.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 12

Comments:

Site looks good

Observed minimal algae and torpedograss along shoreline.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



Site: 13

Comments:

Normal growth observed

Small amounts of algae and torpedograss observed. Native gulf spike rush present as well.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 14

Comments:

Normal growth observed

Minor algae and torpedograss growth observed. Native gulf spike rush also observed.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 15

Comments:

Normal growth observed

Minimal alligatorweed and torpedograss growth observed near native plants.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



Site: 16

Comments:

Site looks good

Observed small amounts of algae and torpedograss along perimeter of pond 16.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 17

Comments:

Normal growth observed

Alligatorweed and torpedograss present near native rushes.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



Site: 18

Comments:

Normal growth observed

Algae growth observed. Native gulf spike rush present as well.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 18a

Comments:

Normal growth observed

Minimal algae present. Lilies also observed.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 19

Comments:

Normal growth observed

Small amounts of torpedograss and submerged weeds observed in pond 19.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 20

Comments:

Normal growth observed

Observed algae growth along the shoreline. Native duck potato present as well.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 21

Comments:

Normal growth observed

Minimal algae and torpedograss present. Native duck potato also observed.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 22

Comments:

Site looks good

No significant growth observed. Native duck potato appears healthy.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 26

Comments:

Normal growth observed

Algae and topedograss observed. native duck potato and pickerelweed present as well.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



Site: 28

Comments:

Site looks good

No significant growth observed.
Lilies and duck potato are in good condition.

**Action Required:**

Routine maintenance next visit

Target:

Species non-specific

Management Summary

Pond 1: Algae, alligatorweed, and torpedograss observed in pond 1. Native duck potato present as well.
Pond 2: Algae, alligatorweed, and torpedograss present near shoreline. Native duck potato also observed.
Pond 3: Minor torpedograss growth observed.
Pond 4: No significant growth observed.
Pond 5: Minor torpedograss growth present near native duck potato.
Pond 6: Small amounts of algae and torpedograss observed. Lilies are abundant and healthy.
Pond 7: Minimal algae and torpedograss present along perimeter of pond 7.
Pond 8: Observed minor growth of torpedograss and algae. Native duck potato present as well.
Pond 9: Observed algae and azolla along perimeter. Native duck potato also present.
Pond 10: Small amounts of algae and torpedograss present. Native duck potato also observed.
Pond 11: No significant growth observed.
Pond 12: Observed minimal algae and torpedograss along shoreline.
Pond 13: Small amounts of algae and torpedograss observed. Native gulf spike rush present as well.
Pond 14: Minor algae and torpedograss growth observed. Native gulf spike rush also observed.
Pond 15: Minimal alligatorweed and torpedograss growth observed near native plants.
Pond 16: Observed small amounts of algae and torpedograss along perimeter of pond 16.
Pond 17: Alligatorweed and torpedograss present near native rushes.
Pond 18: Algae growth observed. Native gulf spike rush present as well.
Pond 18a: Minimal algae present. Lilies also observed.
Pond 19: Small amounts of torpedograss and submerged weeds observed in pond 19.
Pond 20: Observed algae growth along the shoreline. Native duck potato present as well.
Pond 21: Minimal algae and torpedograss present. Native duck potato also observed.
Pond 22: No significant growth observed. Native duck potato appears healthy.
Pond 26: Algae and torpedograss observed. native duck potato and pickerelweed present as well.
Pond 28: No significant growth observed. Lilies and duck potato are in good condition.

Site	Comments	Target	Action Required
1	Normal growth observed	Sub-surface algae	Routine maintenance next visit
2	Normal growth observed	Sub-surface algae	Routine maintenance next visit
3	Site looks good	Torpedograss	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	Site looks good	Sub-surface algae	Routine maintenance next visit
7	Normal growth observed	Sub-surface algae	Routine maintenance next visit
8	Site looks good	Sub-surface algae	Routine maintenance next visit
9		Sub-surface algae	Routine maintenance next visit
10	Normal growth observed	Sub-surface algae	Routine maintenance next visit
11	Site looks good	Species non-specific	Routine maintenance next visit
12	Site looks good	Sub-surface algae	Routine maintenance next visit
13	Normal growth observed	Surface algae	Routine maintenance next visit
14	Normal growth observed	Surface algae	Routine maintenance next visit
15	Normal growth observed	Alligatorweed	Routine maintenance next visit
16	Site looks good	Torpedograss	Routine maintenance next visit
17	Normal growth observed	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	Torpedograss	Routine maintenance next visit
20	Normal growth observed	Surface algae	Routine maintenance next visit
21	Normal growth observed	Torpedograss	Routine maintenance next visit
22	Site looks good	Species non-specific	Routine maintenance next visit

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



Waterlefe CDD
Bradenton, FL



Tab 2

WATERLEFE

LANDSCAPE INSPECTION REPORT



May 26, 2023

Rizzetta & Company

John R. Toborg – Division Manager

Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Upcoming Events, Mossy Branch Outside, Crossing 3 to 4, WLBlvd.

General Updates, Recent & Upcoming Maintenance Events

- ❑ There are no further fertilization applications (with the exception of any summer blends) until after September 30th.
- ❑ All irrigation controllers throughout the property must be kept locked. Throughout the course of this inspection, all but two that I inspected were unlocked and a couple had the front covers open.

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. **I have repeatedly requested the very small area of tall growth that blocks our landscape on the inbound side outside the Mossy Branch gates be regularly mowed as it blocks our landscape. Last month's response was "I will ask the mow crew to take care of this." This still has not been completed. (Pic 1)**
3. **At the golf cart crossing between 3 & 4, I feel these annuals do not flourish due to incomplete irrigation coverage. Clearly there are only two 90° irrigation spray heads here which spray patterns do not overlap creating dry areas where annuals remain small. Also, the spray head closest to me is partially clogged (Pic 3)**



2. **ArtisTree to provide the irrigation wetcheck report for the UMRR berm south of the main entrance. The Simpson's Stoppers are thick and flourishing as you approach the entrance, however, further south, they tend to be thinning. I am concerned there is either not good irrigation coverage here or perhaps lines are clogged and need to be replaced.**
4. **Remove dead plants from the buffer between the homes on Conch Shell east driveway and the guardhouse. Eradicate torpedograss in this same bed.**
5. **The Crape Myrtle on the outbound side of the guardhouse was to have been replaced "on this month's service". It has not been replaced.**



WLBlvd. Between Guardhouse and UMRR, Crossing 4 to 5

6. There are a few spray heads/MP rotators on the outbound lanes of the Waterlefe Blvd. (WLBlvd.) median in front of the guardhouse that need attention. Most were not rotating, and some were partially clogged. However, MP Rotators and fixed spray heads should NOT be included on the same irrigation zone as they have different transpiration rates. In most areas where heads were not rotating, there was dead turf adjacent to the head. (Pics 6a, b> & c>)



7. The Jasmine at the UMRR tip of the WLBlvd. median was to be trimmed "on the trim pass". No date was provided. It had not been trimmed on this date (May 26th). (Pic 7)



8. Eradicate Torpedograss in the Dwarf Asian Jasmine on the WLBlvd. median between the guardhouse and UMRR.

9. Trim out any damaged limbs on several damaged Ixora on the tip of the WLBlvd. median closest to the guardhouse. Re-set plants as needed.
10. Remove low-hanging Muscadine Vines from the wetland along WLBlvd. and Conch Shell east.
11. Many annuals in the beds at the golf cart crossing between 4 & 5 are also not thriving. Are additional heads required?
12. Is ArtisTree monitoring this stressed area of turf on Conch Shell east? Is there chinch bug activity? (Pic 12>)



Conch Shell East & West, Sand Crane South,

13. ArtisTree has stated this irrigation repair on Conch Shell east has been made. When will the area be restored to its original condition? There are wires hanging out of the irrigation box! (Pic 13)



14. There are a couple areas of new turf that did not receive enough water after installation that need to be replaced on Conch Shell west. (Pic 14a & b>)
15. Remove dead growth from the Foxtail ferns on Sand Crane south median.
16. Remove Spanish Moss and Tree Ligustrum water shoots from the buffer on the outbound lanes of Sand Crane south.



17. There remains turf and weed encroachment into the mulch bed at Restoration.
18. Has ArtisTree diagnosed yet why many Gold Dust Crotons are defoliating? There remain several on the Sand Crane north median.
19. Leaving Sand Crane south and heading to Portside, there remain three dead/dying Ixora near the eastern tip of the first WLBlvd. median. These need to be removed. (Pic 19>)
20. Near the eastern tip of the next WLBlvd. median, there are a few dead Magnificent Crotons that need to be pulled. There are also a couple Hibiscus that need to be pulled. (Pics 20a & b>)



WLBld. at Sand Crane South, Portside, Day Lily

21. This growth from the wetland west of Sand Crane south was to have been cut back the "week of the 15th". It has not been and is hanging very low. (Pic 21>)



22. Clean up the inbound side buffer of Sand Crane south, particularly at the western end where Virginia Creeper are climbing tree trunks, Spanish Moss is hanging and remove water shoots from the Tree ligustrum. Remove dead plants. (Pic 22)



23. Remove a dead Gold Dust Croton from the Portside median. Remove broken tree limb debris from the ground.

24. The Palm on Sand Crane south was trimmed. Why wasn't the Palm on Day Lily cul-de-sac trimmed. Although not heavy, there is a dead petticoat of fronds. (Pic 24>)



Mossy Branch South Wall, Foggy Morn South to North

25. We've received a complaint regarding some bare areas within the Sweet Viburnum hedge along the south wall behind a home on Portside east of Mossy Branch. I feel that with the current pruning of this hedge "topping" as well as careful, selective pruning of the interior of the plant, new lateral growth can be encouraged to fill in these bare areas. I would like to try this prior to requesting removal and replacements. (Pics 25a & b)



26. Warranted replacement plants at the Mossy Branch gates were to have been replaced in May. As of the 26th, they had not been. (Pics 26a & b>)

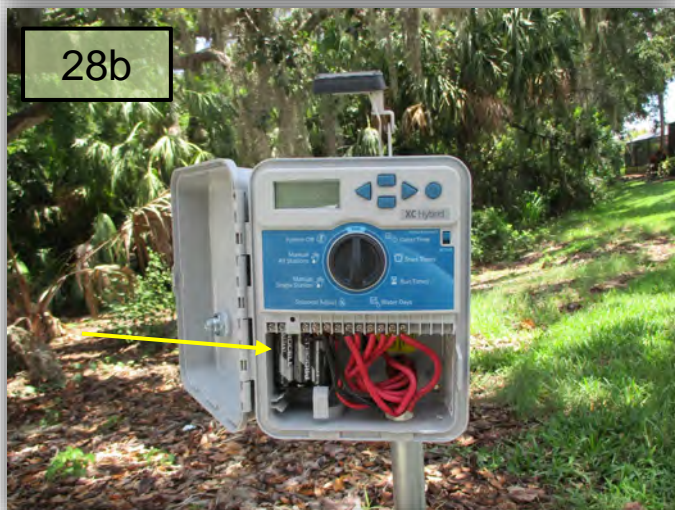
27. Lift the tree over the Foggy Morn south median.



28. I feel there are some spots of turf in the sideyard tract of the northern-most home on the east side of Foggy Morn that need to be replaced by ArtisTree. This controller was down for a time which caused the turf to

Foggy Morn North, Discovery North, River Basin Park, Sea Turtle

stress. This is one of the controllers which contained a 9-Volt battery. The controller has been replaced, but there are now 3 AA batteries. There is no rain shutoff device attached. The solar controller has not been connected. (Pics 28a, b & c)



29. The Reclinata Palm at the northern end of Discovery could also have been trimmed when the Sand Crane south Palm was trimmed.

30. Remove a pile of limbs from River Basin Park. (Pic 30)



31. Remove Spanish Moss and trim the dead fronds from the Sabal Palms in River Basin Park. Keep Split-Leaf Philodendrons from the turf trail.

32. The (9) Dw. Firebush have been installed on the front side of the Sea Turtle cul-de-sac. ☺ Was irrigation altered to provide adequate water? (Pic 32)



33. As bad as the turf on Sand Crane south, this turf is on River Basin cul-de-sac. What has ArtisTree diagnosed? Treated? (Pic 33>)

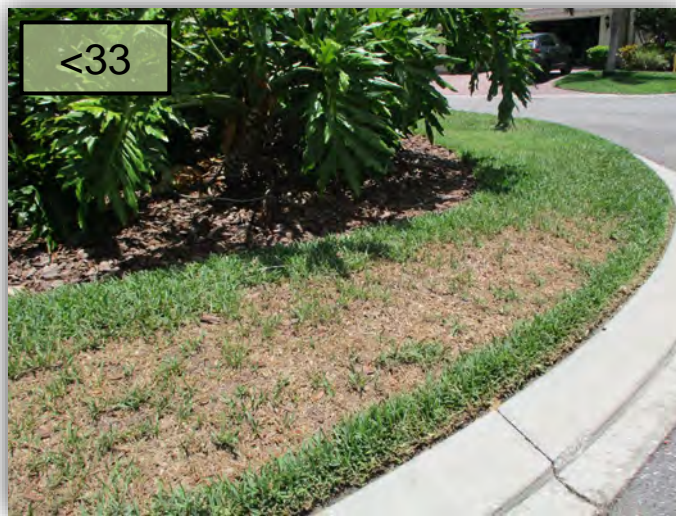


Misty Pond, Crossing 5 to 6

34. These plants were to have been removed when this area approaching Misty Pond was cleaned up. (Pic 34)



35. Eradicate Virginia Creeper from the Wild Coffee on the inbound side berm along Discovery approaching Misty Pond.
36. Delineation needs to improve on most village entrance medians. All plants types are nearly the same height and growing into each other. (Pic 36>)
37. Remove any dead trunks from the Paurotis Palm on the inbound side berm along Discovery approaching Misty Pond. Remove dead limbs and water shoots from the Tree Ligustrums.



38. All solar collectors and rain shut-off devices at our irrigation controllers must be kept clear of all plant material at all times. This can block the sun as well as falsely turn off a controller by measuring false rainfall amounts. This is on Misty Pond cul-de-sac. (Pic 38)



39. The turf area along the outbound sideyard buffer along Discovery at Misty Pond is improving. We received a proposal, but I will look again in a month.
40. Hand pull weeds along the trail leading to the boardwalk behind the home on the outbound side of Misty Pond.
41. Has ArtisTree thought about altering the irrigation design to provide more coverage to the flowers on the crossing between 5 & 6? (Pic 41>)



Portside, Discovery East, Crossing 1 to 2

42. Remove water shoots from the Tree Ligustrum s on the inbound Portside sideyard buffer.

43. This area of turf was first reported 2-3 months ago but there has been no improvement. What is ArtisTree's plan for this turf? (Pic 43)



44. Remove dead shrubs around the lift station south of Discovery east and trim out dead material in others.

45. It has been reported the Gold Mound in the inbound sideyard buffer of Discovery east have been treated for fungus and insects and they will be cut back. When will they be cut back? Clean up Birds-of-Paradise. There is still dead/dying turf under the STOP sign at Discovery east. What is being done to treat this?



46. The Bougainvillea on Discovery east needs to be trimmed during each visit. Inspect for Bougainvillea Looper and treat accordingly, if present. Diagnose and treat stressed turf at 7 o'clock. (Pic 46)



47. I requested this patch of turf that was initially reported months ago to be cut out and replaced by AT. Their response to this item stated - "coverage is good and I have added 1 more day of watering to this". This is not from irrigation. This needs to be cut out and replaced. (Pic 47)



48. I think the straps can be removed from the Magnolia on Discovery east.

49. Although there are three spray heads here at the golf cart crossing between 1 & 2, I question the coverage as these annuals do not flourish. (Pic 49>)



WLBld. at Golf Maintenance Toward Roundabout

50. AT has reported there is good coverage on the recently cut back Dw. Firebush on the WLBld. median outside Golf Maintenance and the irrigation is running four days a week. They do not state for how long or if this is a drip or spray zone. That information is important. Several plants have not begun to flush out new growth. (Pic 50)



53. I will reiterate I think these annual beds at the golf cart crossing between the aqua-range and No. 10 need better irrigation coverage. These beds do not flourish. (Pic 53)



51. I would like AT to look at some turf on the Field Brook cul-de-sac to determine why it is dying. Diagnose and treat accordingly. Provide an update in the response. (Pic 51>)



52. I feel these Gold Dust Crotons on the WLBld. median between Field Brook and the roundabout should be replaced by AT as it was discovered several MP Rotators (previously reported) were not turning and providing water. (Pic 52>)



Roundabout, Roundabout Lower Beds, Fish Hook

54. Replace a broken Bamboo Lodge Pole on the Standard Bougainvillea on the WLBlvd. side of the roundabout. (Pic 54)



59. There has been no turf replacement on the Fish Hook side perimeter of the roundabout. Dead-head annuals. (Pic 59)



55. Once again, the north side of the roundabout is completely saturated. To the extent water is collecting behind the curbs. To what extent has AT inspected this area for cracked pipes, dual programmed zones, etc. (Pic 55)



60. Remove a dead tree in south buffer on Winding Stream leading to Whooping Crane. (Pic 60)



56. AT needs to maintain the growing weeds in the lower beds below the roundabout retaining wall on the Fish Hook side. By what date will this be completed? (Pic 56>)

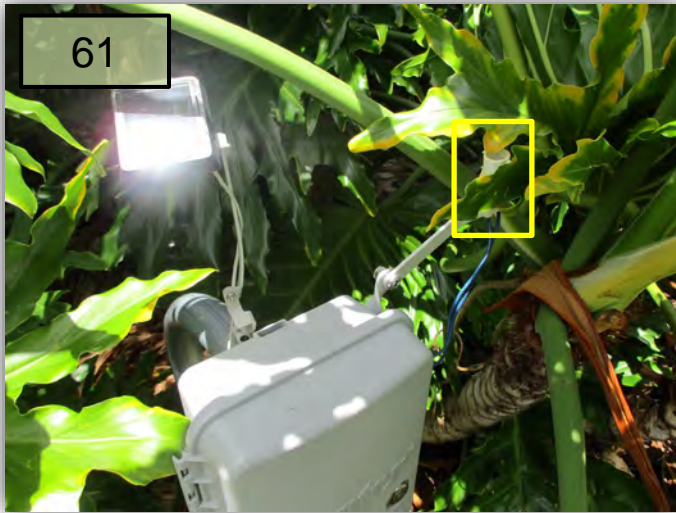
57. Remove hanging fronds from the palms on the roundabout.

58. Has AT treated chlorotic Ixora on the Winding Stream median with specialty fertilizer?



Whooping Crane, Winding Stream, Maritime, Rainbow

61. Because this irrigation controller on Whooping Crane is covered by a Split-Leaf Philodendron, the rain shut-off device has broken. It needs replaced. Keep all irrigation controllers free of all plant material. (Pic 61)



62. Clean out dead growth from the Flax Lily on the buffer on the south side of Winding Stream between Whooping Crane and Maritime.
63. Last month the Wild Coffee on the Maritime sideyard buffers were in wilt condition. This month they are yellowing, but AT has reported irrigation "is working good in this area".
64. The Medjool on the outbound side of Maritime is looking pale green – a symptom of low Nitrogen. Too much Nitrogen can harm palms. Apply more 8-0-12+4Mg. (Pic 64)



65. Bevel the Maritime median to help keep mulch in place. (Pic 65)



66. The Lift Station perimeter is still overgrown and untrimmed. This was to have been completed in April. (Pic 66)



67. Several Cocoplum on the Rainbow cul-de-sac need to be replaced under warranty. (Pic 67>)
68. Replace a damaged irrigation valve box lid on Rainbow Ct. (Pic 68>)
69. Eradicate weeds inside the Winding Stream gates median. Rejuvenate the Mammy Crotons in this median. (Pic 69>)



Winding Stream

70. There is still a large dead limb in the Tree Ligustrum on the outside of the Winding Stream gates. (Pic 70>)



Irrigation Solar Controllers

During the course of this inspection, many of the irrigation controllers were inspected for the presence of a rechargeable nickel metal halide battery that is recharged through the solar collector. Many did not have this type of battery, but still had a 9-Volt battery. These have been previously requested to be changed out. This is not an exhaustive list.

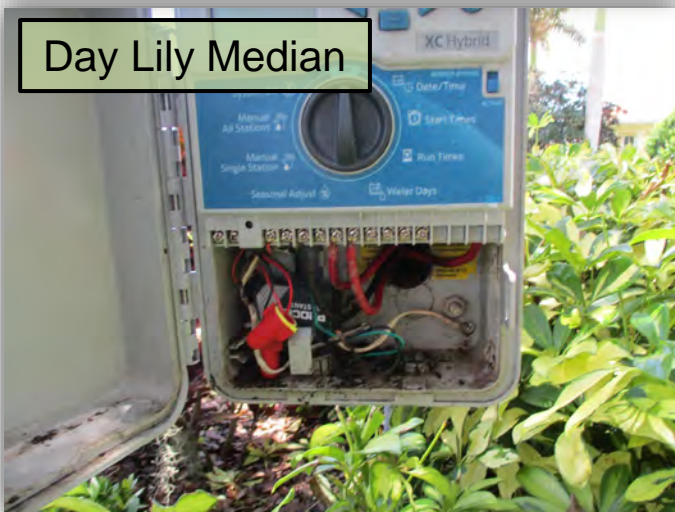
Restoration



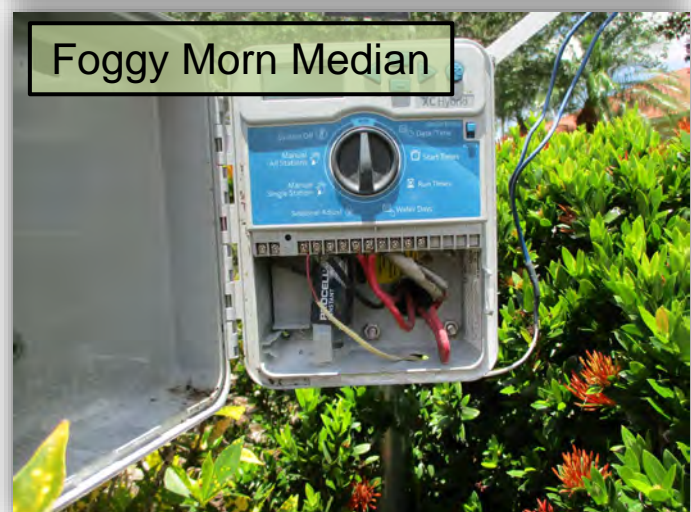
Sand Crane South Median



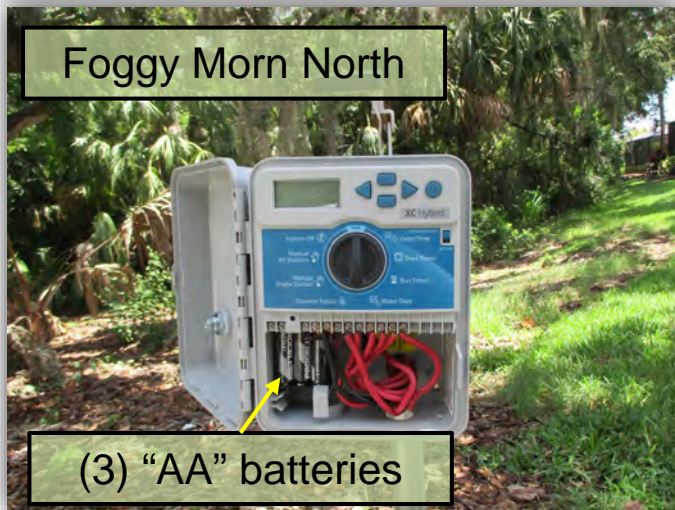
Day Lily Median



Foggy Morn Median



Foggy Morn North



(3) "AA" batteries

Field Brook Median



Irrigation Solar Controllers

During the course of this inspection, many of the irrigation controllers were inspected for the presence of a rechargeable nickel metal halide battery that is recharged through the solar collector. Many did not have this type of battery, but still had a 9-Volt battery. These have been previously requested to be changed out. This is not an exhaustive list.

Maritime Median – left open, 9V



Proposals

1. ArtisTree to provide a proposal to complete remove a poor area of turf on Sand Crane north and replace with new St. Augustine turf (cut in to match existing grade). This turf has been in poor condition for far too long. (Pic 1)



proved, perhaps we could place one behind the other home east of this location. (Pic 3)



2. AT to provide a proposal to remove a large patch of failed turf on the back side of Sand Crane south cul-de-sac and replace with new St. Augustine turf. This has been reported for months, but the cause of the dead turf is being blamed on a faulty backflow preventer. Why isn't the remainder of the turf also dead? (Pic 2)



3. In conjunction with Item No. 25, closer to the Mossy Branch gates on the south wall, this section of Sweet Viburnum was damaged by a fallen limb during Ian. We've received a proposal for three or five replacements. If ap-



Tab 3

From: Tim Drumgool <timd@artistree.com>

Sent: Friday, June 9, 2023 10:35 AM

To: John Toborg <JToborg@rizzetta.com>; Mary Paige Huisman <mphuisman@waterlefehl.com>;
Steve Dietz <sdietz@waterlefehl.com>

Subject: [EXTERNAL]toborg report

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- 1] this area was bush hogged by the owners of the property. If they missed something I will ask the crew to take care of this.
- 2] we have replaced 3 nozzles here
- 3] we have made the adjustment with the heads
- 4] week of the 12th
- 5] I will replace the week of the 12th
- 6] we have changed out 6 nozzles here
- 7] this was and has been trimmed
- 8] we are treating this with Fusilade
- 9] week of the 12th
- 10] week of the 12th
- 11] we are changing this over to drip line and micro heads for better coverage
- 12] yes, we have treated this with a Fungicide and a insecticide
- 13] I will add some sod to this area
- 14] I will fix this area
- 15] week of the 12th
- 16] week of the 12th
- 17] week of the 12th
- 18] we are treating them with a Fungicide
- 19] week of the 12th
- 20] week of the 12th
- 21] this is complete
- 22] week of the 12th
- 23] week of the 12th
- 24] if this is below 15ft I will have it taken care of
- 25] week of the 12th
- 26] we will do this week
- 27] we will do the the week of the 12th
- 28] we were not able to get a controller right away and are waiting on the batteryies to come in { we can not control the supply chain }
- 29] if this is over 15 ft it will have to be a tree sevice that does this under 15 I will have this take care

of yes it has

30] I will remove this, but it was a homeowner that dump them there

31] week of the 12th

32] yes it has

33] we treated this for insects and fungus

34] I will get these this week

35] week of the 12th

36] we will trim this down

37] week of the 12th

38] ok

39] just let us know

40] week of the 12^t

41] we will need to separate the cart path irrigation from the island and connect it to the 8 corners of that same island

42] week of the 12th

43] we have treated this with a fungicide and a insecticide and then have fertilized it in the month of may it should improve

44] week of the 12th

45] we are cutting them back this pass the turf was treated with Fungicide and insecticide

46] we do trim this every pass, we have treated with a insecticide , turf was treated with a insecticide and a fungicide

47] I will revisit this

48] we put these on after the hurricane I recommend they stay on

49] the coverage has checked out to be good the run time is 20min

50] this is a spray zone running for 20mins

51] this is possibly from insects we treated it with a insecticide and a fungicide just in case

52] I have cut them back if they do not flush out I will replace

53] I will be replacing the sprays for drip and micro heads for better coverage

54] I feel these trees need to be replaced with Bougainville bushes like the one we already installed hear

55] we have found no breaks there has been extra water on this zone for new plantings and we have turned thi down to see if it dries out we also replaced some old drip line

56] week of the 12th

57] week of the 12th

58] yes

59] I will install turf at the same time as the sand crane round about is done

60] week of the 12th

62] week of the 12th

63] irrigation is good running for 20mins,, also treated them for with a fungicide

64 we are in the black out on the fertilizer

65 we will look at this and fix

66] it was

67] I will look at these and reolace if nessacery

68] this is done
69] this is done
70] week of the 12th
Have a great week end

30]
Tim Drumgool/Account Executive
ArtisTree Landscape Maintenance & Design
941.488.8897 x609 / 941.483.9157 fax
Visit our website at www.artistree.com

-
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by earning the satisfaction of our customers and the pride of our employees.*

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Tab 4



APRIL FINANCIAL NOTES

REVENUE:

Month: Up \$113,661 (158%) to budget
Year-to-Date: Up \$572,0532 (28%) to budget
Prior Year: Down \$237,608 (56%) to prior year

COST OF GOODS SOLD:

Month: Up \$41,433 to budget
Year-To-Date: Up \$124,879 (64%) to budget
Prior Year: Up \$7,746 (23%) to prior year

GROSS PROFIT:

Month: Up \$72,228 (101%) to budget
Year-to-Date: Up \$447,174 (24%) to budget
Prior Year: Down \$245,354 (63%) to prior year

PAYROLL:

Month: Down \$6,693 (7%) to budget
Year-to-Date: Down \$14,370 (2%) to budget
Prior Year: Down \$8,186 (9%) to prior year

COMBINED EXPENSES:

Month: Down \$66,709 (51%) to budget
Year-to-Date: Down \$58,483 (6%) to budget
Prior Year: Down \$68,918 (52%) to prior year

NET INCOME:

Month: Up \$145,630 to budget
Year-To-Date: Up \$520,027 to budget
Prior Year: Down \$168,250 to prior year

Waterlefe Income Statement
Actual vs. Budget as of April 30, 2023

	April Actual	April Budget	MTD Budget Variance FAV / (UNFAV)	YTD Actual	YTD Budget	YTD Budget Variance FAV / (UNFAV)
Combined Revenue						
Pro Shop	172,096	71,740	100,356	2,358,856	1,836,587	522,269
Restaurant	13,305	-	13,305	254,586	204,802	49,784
Admin	30	30	-	210	210	-
Total Revenues	185,431	71,770	113,661	2,613,652	2,041,599	572,053
Combined COGS						
Pro Shop	32,238	-	(32,238)	194,731	106,013	(88,718)
Restaurant	9,195	-	(9,195)	124,780	88,619	(36,161)
Total COGS	41,433	-	(41,433)	319,511	194,632	(124,879)
Gross Profit	143,998	71,770	72,228	2,294,141	1,846,967	447,174
Combined Salaries						
Pro Shop	19,889	16,523	(3,366)	183,164	200,962	17,798
Restaurant	11,314	7,398	(3,916)	102,862	93,172	(9,690)
Maintenance	36,424	49,793	13,369	317,614	337,225	19,611
G&A	17,337	17,943	606	162,260	148,911	(13,349)
Total Payroll	84,964	91,657	6,693	765,900	780,270	14,370
Combined Expenses						
Pro Shop	2,243	3,266	1,023	79,543	86,147	6,604
Restaurant	1,269	650	(619)	27,512	34,880	7,368
Maintenance	(1,588)	64,455	66,043	240,285	290,785	50,500
G&A (Add Other Expenses)	61,800	62,062	262	508,285	500,869	(7,416)
Total Expenses	63,724	130,433	66,709	855,625	912,681	57,056
Other Income						
Interest Income	-	-	-	-	-	-
Other Income	-	-	-	-	-	-
Total Other Income	-	-	-	-	-	-
Net Income / (Loss)	(4,690)	(150,320)	145,630	672,616	154,016	518,600

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	469	0	469	14,232	13,400	832
Passport & Trail Fees\$/Rounds	245	#DIV/0!	#DIV/0!	61	51	\$ 10
Public Rounds	189	0	189	14,316	14,500	(184)
Green Fees & Cart Rental \$/Round	65	#DIV/0!	#DIV/0!	71	64	\$ 7
Total Rounds	658	0	658	28,728	28,100	628
Passport & Public Revenue/Round	\$ 193	#DIV/0!	#DIV/0!	\$ 66	57	\$ 9
Total \$/Round	\$ 262	#DIV/0!	#DIV/0!	\$ 82	65	\$ 17

	RESIDENT			NON RESIDENT		
Passport Members	ACTUAL MTD	BUDGET MTD		ACTUAL MTD	BUDGET MTD	
Executive Family	45	45	-	14	0	14
Executive Single	60	75	(15)	57	0	57
Tenured Family	32	27	5	15	0	15
Tenured Single	23	26	(3)	18	0	18
Junior Executive Family	3	3	-	4	0	4
Junior Executive Single	1	6	(5)	13	0	13
Young Professional	1	8	(7)	12	0	12
Medallion Family	0	0	-	0	0	-
Medallion Single	0	0	-	0	0	-
Total	165	190	(25)	133	0	133
Combniend Total	298	190				

Waterlefe Income Statement
Actual vs. Prior Year as of April 30, 2023

	April Actual	April Prior Year	MTD PY Variance FAV / (UNFAV)	YTD Actual	YTD Prior Year	YTD PY Variance FAV / (UNFAV)
Combined Revenue						
Pro Shop	172,096	355,772	(183,676)	2,358,856	2,372,934	(14,078)
Restaurant	13,305	37,017	(23,712)	254,586	265,477	(10,891)
Admin	30	30,250	(30,220)	210	30,430	(30,220)
Total Revenues	185,431	423,039	(237,608)	2,613,652	2,668,841	(55,189)
Combined COGS						
Pro Shop	32,238	17,933	(14,305)	194,731	159,946	(34,785)
Restaurant	9,195	15,754	6,559	124,780	116,623	(8,157)
Total COGS	41,433	33,687	(7,746)	319,511	276,569	(42,942)
Gross Profit	143,998	389,352	(245,354)	2,294,141	2,392,272	(98,131)
Combined Salaries						
Pro Shop	19,889	26,182	6,293	183,164	192,479	9,315
Restaurant	11,314	11,919	605	102,862	85,134	(17,728)
Maintenance	36,424	39,523	3,099	317,614	275,437	(42,177)
G&A	17,337	15,526	(1,811)	162,260	138,461	(23,799)
Total Payroll	84,964	93,150	8,186	765,900	691,511	(74,389)
Combined Expenses						
Pro Shop	2,243	12,900	10,657	79,543	95,886	16,343
Restaurant	1,269	4,209	2,940	27,512	37,840	10,328
Maintenance	(1,588)	44,339	45,927	240,285	293,173	52,888
G&A (Add Other Expenses)	61,800	71,194	9,394	508,285	485,503	(22,782)
Total Expenses	63,724	132,642	68,918	855,625	912,402	56,777
Other Income						
Interest Income	-	-	-	-	-	-
Other Income	-	-	-	-	-	-
Total Other Income	-	-	-	-	-	-
Net Income / (Loss)	(4,690)	163,560	(168,250)	672,616	788,359	(115,743)

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	469	2,508	(2,039)	14,232	16,530	(2,298)
Passport & Trail Fees\$/Rounds	245	52	\$ 193	61	50	\$ 11
Public Rounds	189	2,215	(2,026)	14,316	17,796	(3,480)
Green Fees & Cart Rental \$/Round	65	66	\$ (1)	71	66	\$ 5
Total Rounds	658	4,723	(4,065)	28,728	34,512	(5,784)
Passport & Public Revenue/Round	\$ 193	59	\$ 134	\$ 66	59	\$ 7
Total \$/Round	\$ 262	75	\$ 187	\$ 82	69	\$ 13

	RESIDENT			NON RESIDENT		
Passport Members	ACTUAL MTD	PRIOR YEAR		ACTUAL MTD	PRIOR YEAR	
Executive Family	45	42	3	14	7	7
Executive Single	60	39	21	57	36	21
Tenured Family	32	27	5	15	13	2
Tenured Single	23	19	4	18	13	5
Junior Executive Family	3	2	1	4	4	-
Junior Executive Single	1	1	-	13	12	1
Young Professional	1	1	-	12	5	7
Medallion Family	0	0	-	0	0	-
Medallion Single	0	0	-	0	0	-
Total	165	131	34	133	90	43
Combined Total	298	221				

	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	Budget	Budget	Budget	Budget	Budget	Budget			
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	2022/2023 Budget	2022-2023 Budget	Budget Diff (Unfav)/Fav	
Combined Revenue																
Pro Shop	284,164	309,876	386,101	382,632	385,354	438,633	172,096	114,135	114,135	114,135	114,135	114,135	2,929,531	2,195,287	734,244	
Restaurant	36,121	37,563	41,332	42,547	38,982	44,736	13,305	-	-	-	-	-	254,586	204,802	49,784	
Admin	30	30	30	30	30	30	30	30	30	30	30	30	360	360	-	
Total Revenue	320,315	347,469	427,463	425,209	424,366	483,399	185,431	114,165	114,165	114,165	114,165	114,165	3,184,477	2,400,449	784,028	
Combined COGS																
Pro Shop	13,876	21,354	32,091	19,575	20,813	54,784	32,238	-	-	-	-	-	194,731	106,013	(88,718)	
Restaurant	16,204	21,008	20,466	18,751	16,957	22,199	9,195	-	-	-	-	-	124,780	88,619	(36,161)	
Total COGS	30,080	42,362	52,557	38,326	37,770	76,983	41,433	-	-	-	-	-	319,511	194,632	(124,879)	
Gross Profit	290,235	305,107	374,906	386,883	386,596	406,416	143,998	114,165	114,165	114,165	114,165	114,165	2,864,966	2,205,817	659,149	
Combined Payroll																
Pro Shop	21,327	25,551	25,553	25,528	25,700	39,616	19,889	16,523	16,523	16,523	21,225	16,873	270,831	288,629	17,798	
F&B	11,335	12,731	14,170	14,827	15,466	23,019	11,314	7,398	7,398	7,398	11,096	7,398	143,550	133,860	(9,690)	
Maintenance	41,109	45,198	46,579	47,321	41,571	59,412	36,424	49,793	49,793	49,793	72,088	50,408	589,489	609,100	19,611	
G&A	18,636	18,894	17,115	44,759	17,407	28,112	17,337	17,943	17,943	17,943	24,773	18,493	259,355	246,006	(13,349)	
Total Payroll	92,407	102,374	103,417	132,435	100,144	150,159	84,964	91,657	91,657	91,657	129,182	93,172	1,263,225	1,277,595	14,370	
Combined Expenses																
Pro Shop	23,582	11,753	12,367	6,448	16,109	7,041	2,243	4,935	4,435	2,935	2,485	2,510	96,843	103,447	6,604	
Restaurant	5,247	3,948	3,452	5,855	3,746	3,995	1,269	650	650	650	650	650	30,762	38,130	7,368	
Maintenance	38,967	38,310	48,493	46,791	11,075	58,237	(1,588)	125,430	63,180	64,305	48,180	72,850	614,230	658,480	44,250	
G&A	72,967	60,078	73,661	98,841	67,943	72,995	61,800	61,570	58,080	58,980	63,206	66,006	816,127	802,121	(14,006)	
Total Expenses	140,763	114,089	137,973	157,935	98,873	142,268	63,724	192,585	126,345	126,870	114,521	142,016	1,557,962	1,602,178	44,216	
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
All Expenses (including COGS)	263,250	258,825	293,947	328,696	236,787	369,410	190,121	284,242	218,002	218,527	243,703	235,188	3,140,698	3,074,405	(66,293)	
Net Income From Operations	57,065	88,644	133,516	96,513	187,579	113,989	(4,690)	(170,077)	(103,837)	(104,362)	(129,538)	(121,023)	43,779	(673,956)	717,735	
Calculated Data																
Round Information	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	2022/2023 Budget	2021-2022 Budget	Budget Diff (Unfav)/Fav	
Outings & Events Rounds	180	-	-	-	-	-	-	-	-	-	-	-	180	200	20	
Outings & Events \$'s/Round	-	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-	50	50	
Passport & Trail Fee Rounds	1,742	2,153	2,131	2,738	2,341	2,658	469	-	-	-	-	-	14,232	13,400	(832)	
Passport & Trail Fees\$/Rounds	61	54	73	48	41	53	245	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	109	78	(31)	
Public Play Rounds	2,193	1,886	2,378	2,438	2,475	2,757	189	-	-	-	-	-	14,316	14,500	184	
Green Fees & Cart Rental \$/Round	54	67	68	78	84	72	65	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	71	64	(7)	
Total Rounds	4,115	4,039	4,509	5,176	4,816	5,415	658	-	-	-	-	-	28,728	28,100	(628)	
Passport & Public Revenue/Round	57	60	70	62	63	63	193	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	87	68	(19)	
Total \$/Round	69	77	86	74	80	81	262	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	102	78	(24)	

Tab 5

CDD Maintenance Log

Date	Time in	Time out	Work completed
Work Orders			
Projects			
Regular Maintenance			
6-May	9:00	10:00	blow off nature walks
13-May	8:30	9:30	blow off nature walks
20-May	8:15	9:30	blow off nature walks
			blow off nature walks

Waterlefe CDD

Date M-Y: May-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					
TOTAL			0.00	0.00	0.00	0.00	0.00	

Tab 6

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT

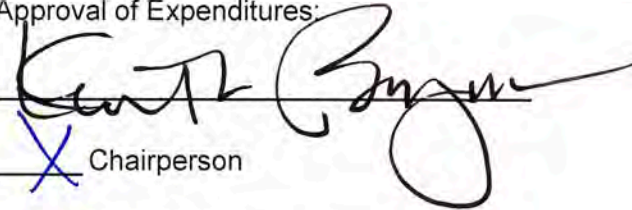
District Office · Riverview, Florida · (813) 533-2950
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.waterlefecdd.org

Operation and Maintenance Expenditures April 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2023 through April 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$74,071.77**

Approval of Expenditures:



☒ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterlefe Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Affordable First Aid & Safety	100230	73978	AED at Gate House 03/23	\$ 1,587.51
AmeriTree, Inc.	100209	3470	Tree Service 12/22	\$ 2,250.00
Artistree Landscape Maintenan	100216	169286	Tree Removal 02/23	\$ 750.00
Artistree Landscape Maintenan	100212	170362	Irrigation Repairs 03/23	\$ 285.00
Artistree Landscape Maintenan	100217	170547	Irrigation Repairs 04/23	\$ 1,166.30
Artistree Landscape Maintenan	100231	170717	Monthly Grounds Maintenance 04/23	\$ 11,928.83
Artistree Landscape Maintenan	100231	170818	Irrigation Services 04/23	\$ 250.00
Artistree Landscape Maintenan	100231	170819	Irrigation Services 04/23	\$ 499.00
Disclosure Services, LLC	100218	10	Amortization Schedule 05-01-23 S12/16	\$ 350.00
Florida Power & Light Company	20230411-1	FPL Summary 03/23	FPL Summary 03/23	\$ 2,171.12
Gate Pros, Inc.	100232	8948	Annual Gate Maintenance 04/23	\$ 1,100.00
Golden Palm Landscaping and T	100219	13867	OTC Injections 04/23	\$ 390.00
Innersync Studio, Ltd	100210	21222	Website ADA Quarterly 04/23	\$ 384.38

Waterlefe Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jonathan Fierro	100220	15418	Tree Removal 04/23	\$ 3,500.00
Kenneth E. Bumgarner	100221	KB041723	Board of Supervisors Meeting 04/17/23	\$ 200.00
Maglio Christopher & Toale, PA	100233	10867	Legal Services 03/23	\$ 2,422.50
Manatee County Sheriff's Office	100213	1086	Patrol Services 03/23	\$ 780.00
Manatee County Utilities Depart	20230417-1	MCUD CDD 03/23	MCUD Summary 03/23	\$ 3,247.42
Matthew J Facciolla	100229	042523-1 Facciolla	Repair of Damaged Guardhouse #1	\$ 3,250.00
Matthew J Facciolla	100229	042523-2 Facciolla	Repair of Damaged Guardhouse #2	\$ 3,250.00
McClatchy Company, LLC	100211	182151	Legal Ad 03/23	\$ 111.15
Persson, Cohen & Mooney, P.A.	100222	3422	Legal Services 03/23	\$ 3,905.00
Persson, Cohen & Mooney, P.A.	100214	3423	Legal Services GC 03/23	\$ 1,540.00
Persson, Cohen & Mooney, P.A.	100214	3463	Legal Services 03/23	\$ 1,515.35
Richard E Carroll	100223	RC041723	Board of Supervisors Meeting 04/17/23	\$ 200.00
Rizzetta & Company, Inc.	100208	INV0000078886	District Management Fees 04/23	\$ 6,340.83

Waterlefe Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ruth A Harenchar	100224	RH041723	Board of Supervisors Meeting 04/17/23	\$ 200.00
Schappacher Engineering, LLC	100225	2391	Engineering Services 03/23	\$ 3,592.50
Solitude Lake Management, LLC	100234	PSI-61314	Lake & Pond Management Services 04/23	\$ 3,611.00
Solitude Lake Management, LLC	100234	PSI-66480	Aerator Maintenance 04/23	\$ 199.02
Solitude Lake Management, LLC	100234	PSI-67755	Fountain Services 04/23	\$ 278.84
Spectrum	20230424-1	0041827040523 04.23	Cable Internet Guard House 04/23	\$ 418.13
Spectrum	20230412-1	93919032323 4/23	Cable/Internet 04/23	\$ 197.96
Spectrum	20230407-1	168629201022123	Guardhouse - Winding Stream Way 04/23	\$ 199.98
Sydney S. Xinos	100226	SX041723	Board of Supervisors Meeting 04/17/23	\$ 200.00
The Water Works	100235	11153	Backflow Repair 04/23	\$ 325.00
Thomas A Tosi	100227	TT041723	Board of Supervisors Meeting 04/17/23	\$ 200.00

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Waterlefe Master POA Inc.	100215	033123 MPOA	1st Quarter Supplemental 2023	\$ 11,274.95
Report Total				<u>\$ 74,071.77</u>

Tab 7

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERLEFE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND CONFIRMING DISTRICT PROJECTS FOR CONSTRUCTION; EQUALIZING, APPROVING, CONFIRMING AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COSTS OF THE IMPROVEMENTS THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS CAPITAL IMPROVEMENT REVENUE BOND, SERIES 2023; MAKING PROVISIONS FOR EXEMPTIONS FROM SPECIAL ASSESSMENTS AND TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Waterlefe Community Development District (the "District") has previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of a bond, which bond would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors (the "Board") has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, Florida Statutes, relating to the imposition, levy, collection, and enforcement of such assessments.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 173, 190 and 197, Florida Statutes, including without limitation, Section 170.08, Florida Statutes.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct public infrastructure improvements such as, but not limited to, storm water management facilities; water, sewer, and reuse facilities; roadways; hardscape and entry features; and other infrastructure projects and services necessitated by the development of and serving lands within the District.

(c) The District is authorized by Chapter 190, Florida Statutes, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment bonds payable from such special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the "Improvements," the nature and location of which was initially described in Resolution 2023-05 and is shown in the District's Engineer's Report dated February 2023, as amended, and in the plans and specifications on file in the offices of the District Manager located at Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614; (ii) the cost of such Improvements be assessed against the lands specially benefited by such Improvements and (iii) the District issue a bond to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Improvements, the levying of such special assessments and the sale and issuance of such bond serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay the costs of the Improvements which are to be assessed against the benefited properties, pending the collection of such special assessments, it is necessary for the District from time to time to sell and issue its Capital Improvement Revenue Bond, Series 2023 (the " Series 2023 Bond").

(g) By Resolution 2023-05, the Board determined to provide the Improvements and to defray the costs thereof by making special assessments on benefited property and expressed an intention to issue a bond to provide a portion of the funds needed for the Improvements prior to the collection of such special assessments. Resolution 2023-05 was adopted in compliance with the requirements of Section 170.03, Florida Statutes, and, prior to the time it was adopted, the requirements of Section 170.04, Florida Statutes, had been met.

(h) As directed by Resolution 2023-05, Resolution 2023-05 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2023-05, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2023-06 fixing the time and place of a public hearing at which the owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the infrastructure improvements, (2) the cost thereof, (3) the manner of payment therefor and (4) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such

public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, Florida Statutes.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, Florida Statutes. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On June 19, 2023, at the public hearing, at the time and place specified in the resolution and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just, and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Improvements, estimates of financing costs and all complaints and evidence presented at such hearing, the Board of Supervisors of the District further finds and determines:

(i) that the estimated costs of the Improvements are as specified in the Engineer's Report dated February 2023, as amended, (attached as Exhibit "A" hereto and incorporated herein by this reference) which is hereby adopted and approved and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the costs of such Improvements against the properties specially benefited thereby using the method determined by the Board as set forth in the Final Special Assessment Allocation Report dated June 19, 2023, as amended, ("Assessment Methodology Report") (attached hereto as Exhibit "B" and incorporated herein by this reference) which is hereby adopted and approved and results in the special assessments set forth on the final assessment roll; and

(iii) it is hereby declared that the Improvements will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon when allocated as set forth in Exhibit "B;" and

(iv) it is in the best interests of the District that the special assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION OF DISTRICT IMPROVEMENTS. That certain project for construction of infrastructure improvements initially described in Resolution No. 2023-05, and more specifically identified and described in Exhibit "A" attached hereto, is hereby authorized, and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be

necessary or desirable to cause the same to be made following the issuance of the Series 2023 Bond referred to herein.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Improvements and the costs to be paid by special assessments on all specially benefited property are set forth in Exhibits "A" and "B," respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The special assessments on the parcels specially benefited by the Improvements, all as specified in the final assessment roll set forth in Exhibit "B" attached hereto, are hereby authorized, equalized, approved, confirmed, and levied. Immediately following the adoption of this resolution, these special assessments, as reflected in Exhibit "B" attached hereto, shall be recorded by the Secretary of the Board of the District in a special book to be known as the "Improvement Lien Book." The special assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid, and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcels (parcel identification numbers) listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcels (parcel identification numbers). The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District as determined by the Board by subsequent resolution(s). Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of special assessments, then the District shall by subsequent resolution(s), adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease. The Chairman shall direct District Manager to record the lien in Manatee County, Florida, Public Records, at an appropriate time in connection with the marketing, sale, and issuance of the subject bonds.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Improvements have both been constructed and otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof as required by Sections 170.08 and 170.09, Florida Statutes. Pursuant to the provisions of Section 170.08, Florida Statutes, regarding completion of a project funded by a particular series of bonds, the District shall credit to each special assessment the difference, if any, between the special assessment as hereby made, approved, and confirmed and the actual costs incurred in completing the Improvements. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves, or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

Once the final amount of special assessments for the entire Improvements has been determined, the term "Special Assessment" shall, with respect to each parcel, mean the sum of the costs of the Improvements.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments related to the Improvements ("Series 2023 Assessments") may be paid in not more than thirty (30) annual installments of principal and interest. The Series 2023 Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Improvements and the adoption by the Board of a resolution by the District accepting the Improvements; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interest of the District to account for changes in long and short-term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Improvements have been completed and a resolution accepting the Improvements has been adopted by the Board, the Series 2023 Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Series 2023 Assessments may prepay the entire remaining balance of the special assessment at any time or a portion of the remaining balance of the special assessment one time if there is also paid, in addition to the prepaid principal balance of the Series 2023 Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date for the Series 2023 Bond or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Series 2023 Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting special assessments authorized by Sections 197.3632 and 197.3635, Florida Statutes (the "Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, Florida Statutes. Such special assessments may be subject to all of the collection provisions of Chapter 197, Florida Statutes. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year or if determined by the District to be in its best interest, the Series 2023 Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Series 2023 Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Manatee County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereof, in the manner provided in Section 197.3635, Florida Statutes.

SECTION 8. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT. Property owned by units of local, state, and federal government shall not be subject to the Series 2023 Assessments without specific consent thereto. If, at any time, any real property on which Series 2023 Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of special assessments thereon), all future unpaid Series 2023 Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 9. ASSESSMENT NOTICE. The District's Secretary and District Manager are hereby directed to record a general Notice of Assessments & Lien in the Official Records of Manatee County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 10. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 11. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED this _____ day of _____, 2023.

Secretary / Assistant Secretary

Chair / Vice-Chair

Exhibits:

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

Exhibit "B": Final Special Assessment Allocation Report dated June 19, 2023, as amended.

Exhibit A



Engineer's Report

February 2023

The Waterlefe Community Development District (CDD)

Prepared for:

Board of Supervisors

Waterlefe

Community Development District (CDD)

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ENGINEER'S REPORT
FOR THE
WATERLEFE COMMUNITY DEVELOPMENT DISTRICT

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

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

February 2023

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1. INTRODUCTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2. DISTRICT BOUNDARY AND PROPERTY SERVED

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

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

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

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

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

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

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

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

3 DISTRICT INFRASTRUCTURE

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

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

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

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

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

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

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

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

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

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

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

4 OPINION OF PROBABLE CONSTRUCTION COSTS

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

5 SUMMARY AND CONCLUSION

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

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

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

District. All such infrastructure costs are public improvements or community facilities as

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

TABLE 1

**LAND USE SUMMARY WITHIN
THE DISTRICT BOUNDARIES**

TABLE 1
LAND USE SUMMARY WITHIN THE DISTRICT BOUNDARIES

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

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

TABLE 2

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

TABLE 2

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

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

TABLE 3

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



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

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

Total Infrastructure

\$17,106,000

TABLE 3 – CONSTRUCTION COSTS

TABLE 4

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



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

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

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

TABLE 4 – CONSTRUCTION COSTS

EXHIBIT 1
LOCATION MAP



EXHIBIT 2

DISTRICT BOUNDARY



EXHIBIT 2 – WATERLEFE BOUNDARY MAP

EXHIBIT 3

DISTRICT BOUNDARY SKETCH AND DESCRIPTION



5460.0005/0

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

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

5429.0000/6

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

EXHIBIT 3 – WATERLEFE LEGAL DESCRIPTION

EXHIBIT 4

MASTER WATER DISTRIBUTION

EXHIBIT 4 - MASTER WATER MAP



EXHIBIT 5

MASTER SEWER COLLECTION

EXHIBIT 5 - MASTER SEWER MAP



EXHIBIT 6

MASTER DRAINAGE PLAN

Exhibit B



Rizzetta & Company

Waterlefe Community Development District

Final
Special Assessment Allocation Report
Capital Improvement Revenue Bond,
Series 2023

3434 Colwell Ave
Suite 200
Tampa, FL 33614

rizzetta.com

June 19, 2023

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I. INTRODUCTION

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

II. DEFINED TERMS

“District” – Waterlefe Community Development District.

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

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

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

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

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

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



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III. DISTRICT INFORMATION

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

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

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

IV. SERIES 2023 PROJECT

The District's Series 2023 Project is estimated to cost a total of \$4,300,000. The Series 2023 Project includes, but is not limited to, new construction of the community center improvements, furniture, finishes, millwork, equipment, designer fees, architect fees, permit/general condition/insurance, contingency, and bond/manager fees. The detail is shown in Table 2. The estimated construction costs of the Series 2023 Project identified above were provided in the Engineer's Report. \$3,049,798.11 of the proceeds of the Series 2023 Bond will be utilized to construct the Series 2023 Project (such funded portion being referred to herein as the "Series 2023 Project").

V. SERIES 2023 BONDS AND ASSESSMENTS

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



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

The Series 2023 Bond will be structured as an amortizing current-interest bond, with repayment occurring in substantially equal annual installments of principal and interest. Interest payment dates shall occur each May 1 and November 1 from the date of issuance until final maturity on May 1, 2043. The first scheduled payment of coupon interest is expected to be due on November 1, 2023, although interest will be capitalized through that date, with the first installment of principal due on May 1, 2024. The annual principal payment will be due each May 1 thereafter until final maturity, with a maximum annual debt service of \$255,099.90. The general financing terms of the Series 2023 Bond are summarized on Table 4.

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

VI. SERIES 2023 ASSESSMENT ALLOCATION

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

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



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

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

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

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

VII. PREPAYMENT OF SERIES 2023 ASSESSMENTS

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

VIII. ADDITIONAL STIPULATIONS

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

Rizzetta & Company, Incorporated, does not represent the Waterlefe Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and



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Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Incorporated, does not provide the Waterlefe Community Development District with financial advisory services or offer investment advice in any form.



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EXHIBIT A:

ALLOCATION METHODOLOGY



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

TABLE 1: SERIES 2023 PRODUCT MIX

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



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

TABLE 2: TOTAL SERIES 2023 PROJECT COST DETAIL

COMMUNITY CENTER IMPROVEMENTS	TOTAL ESTIMATED COSTS
New Construction	\$2,715,000.00
Permit/General Conditions/Insurance	\$170,000.00
Bonds/Manager Fees	\$220,000.00
Contingency	\$150,000.00
Furniture	\$130,000.00
Finishes	\$330,000.00
Interior Doors	\$30,000.00
Millwork	\$110,000.00
Equipment	\$310,000.00
Designer Fees	\$110,000.00
Architect Fees	\$25,000.00
Total Estimated Costs	\$4,300,000.00

Series 2023 Project costs funded by Series 2023 Bonds	\$3,049,798.11
Remaining Series 2023 Project costs to be funded by other sources	\$1,250,201.89

NOTE: Infrastructure cost estimates provided by District Engineer.

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

TABLE 3: FINANCING INFORMATION - SERIES 2023 BOND

Issue Date	June 21, 2023
Final Maturity	May 1, 2043
Average Coupon Rate	4.74%
Maximum Annual Debt Service (MADS)	\$255,099.90

SOURCES:

PRINCIPAL AMOUNT	\$3,290,000
-------------------------	--------------------

USES:

Construction Fund	(\$3,049,798.11)
Capitalized Interest - thru 11/1/2023	(\$56,313.83)
Cost of Issuance	(\$183,888.06)
Total Uses	(\$3,290,000.00)

Source: District Placement Agent.

TABLE 4: FINANCING INFORMATION - SERIES 2023 ASSESSMENTS

Average Coupon Rate	4.74%
---------------------	-------

Initial Principal Amount	\$3,290,000
---------------------------------	--------------------

Aggregate Annual Installment		\$255,099.90
Estimated Collection Costs	3.00%	\$8,229.03 ⁽¹⁾
Estimated Early Payment Discount	4.00%	\$10,972.04 ⁽¹⁾
Estimated Total Annual Installment		\$274,300.97

⁽¹⁾ May vary as provided by law.

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

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

Product	UNITS	PER UNIT EAU	TOTAL EAU'S	PRODUCT TOTAL PRINCIPAL ⁽²⁾	PER UNIT TOTAL PRINCIPAL	PRODUCT ANNUAL INSTLMT. ⁽²⁾⁽³⁾	PER UNIT ANNUAL INSTLMT. ⁽³⁾
Classic	53	1.00	53.00	\$295,042.30	\$5,566.84	\$24,598.90	\$464.13
Estate	216	1.00	216.00	\$1,202,436.55	\$5,566.84	\$100,252.13	\$464.13
Marina	19	1.00	19.00	\$105,769.88	\$5,566.84	\$8,818.47	\$464.13
Multi-Family	144	1.00	144.00	\$801,624.37	\$5,566.84	\$66,834.75	\$464.13
River Club	3	1.00	3.00	\$16,700.51	\$5,566.84	\$1,392.39	\$464.13
Villa	156	1.00	156.00	\$868,426.40	\$5,566.84	\$72,404.32	\$464.13
	591		591.00	\$3,290,000.00		\$274,300.97	

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

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

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

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546003909	CL	\$5,566.84	\$464.13
546003959	CL	\$5,566.84	\$464.13
546004009	CL	\$5,566.84	\$464.13
546004059	CL	\$5,566.84	\$464.13
546004109	CL	\$5,566.84	\$464.13
546004159	CL	\$5,566.84	\$464.13
546004209	CL	\$5,566.84	\$464.13
546004259	CL	\$5,566.84	\$464.13
546004309	CL	\$5,566.84	\$464.13
546004359	CL	\$5,566.84	\$464.13
546004409	CL	\$5,566.84	\$464.13
546004459	CL	\$5,566.84	\$464.13
546004509	CL	\$5,566.84	\$464.13
546004559	CL	\$5,566.84	\$464.13
546004609	CL	\$5,566.84	\$464.13
546004659	CL	\$5,566.84	\$464.13
546004709	CL	\$5,566.84	\$464.13
546004759	CL	\$5,566.84	\$464.13
546004809	CL	\$5,566.84	\$464.13
546011059	CL	\$5,566.84	\$464.13
546011109	CL	\$5,566.84	\$464.13
546011159	CL	\$5,566.84	\$464.13
546011209	CL	\$5,566.84	\$464.13
546011259	CL	\$5,566.84	\$464.13
546011309	CL	\$5,566.84	\$464.13
546011359	CL	\$5,566.84	\$464.13
546011409	CL	\$5,566.84	\$464.13
546011459	CL	\$5,566.84	\$464.13
546011509	CL	\$5,566.84	\$464.13
546011559	CL	\$5,566.84	\$464.13
546011609	CL	\$5,566.84	\$464.13
546011659	CL	\$5,566.84	\$464.13
546011709	CL	\$5,566.84	\$464.13
546011759	CL	\$5,566.84	\$464.13
546011809	CL	\$5,566.84	\$464.13
546011859	CL	\$5,566.84	\$464.13
546011909	CL	\$5,566.84	\$464.13
546011959	CL	\$5,566.84	\$464.13
546012009	CL	\$5,566.84	\$464.13
546012059	CL	\$5,566.84	\$464.13
546012109	CL	\$5,566.84	\$464.13
546012159	CL	\$5,566.84	\$464.13
546012209	CL	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546012259	CL	\$5,566.84	\$464.13
546028559	CL	\$5,566.84	\$464.13
546028609	CL	\$5,566.84	\$464.13
546028659	CL	\$5,566.84	\$464.13
546028709	CL	\$5,566.84	\$464.13
546028759	CL	\$5,566.84	\$464.13
546028809	CL	\$5,566.84	\$464.13
546028859	CL	\$5,566.84	\$464.13
546028909	CL	\$5,566.84	\$464.13
546028959	CL	\$5,566.84	\$464.13
546002059	E	\$5,566.84	\$464.13
546002109	E	\$5,566.84	\$464.13
546002159	E	\$5,566.84	\$464.13
546002209	E	\$5,566.84	\$464.13
546002259	E	\$5,566.84	\$464.13
546002309	E	\$5,566.84	\$464.13
546002359	E	\$5,566.84	\$464.13
546002409	E	\$5,566.84	\$464.13
546002459	E	\$5,566.84	\$464.13
546002509	E	\$5,566.84	\$464.13
546002559	E	\$5,566.84	\$464.13
546002609	E	\$5,566.84	\$464.13
546002659	E	\$5,566.84	\$464.13
546002709	E	\$5,566.84	\$464.13
546002759	E	\$5,566.84	\$464.13
546002809	E	\$5,566.84	\$464.13
546002859	E	\$5,566.84	\$464.13
546002909	E	\$5,566.84	\$464.13
546002959	E	\$5,566.84	\$464.13
546003009	E	\$5,566.84	\$464.13
546003059	E	\$5,566.84	\$464.13
546003109	E	\$5,566.84	\$464.13
546003159	E	\$5,566.84	\$464.13
546003209	E	\$5,566.84	\$464.13
546003259	E	\$5,566.84	\$464.13
546003309	E	\$5,566.84	\$464.13
546003359	E	\$5,566.84	\$464.13
546003409	E	\$5,566.84	\$464.13
546003459	E	\$5,566.84	\$464.13
546003509	E	\$5,566.84	\$464.13
546003559	E	\$5,566.84	\$464.13
546003609	E	\$5,566.84	\$464.13
546003659	E	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546003709	E	\$5,566.84	\$464.13
546003769	E	\$5,566.84	\$464.13
546003809	E	\$5,566.84	\$464.13
546003859	E	\$5,566.84	\$464.13
546006689	E	\$5,566.84	\$464.13
546006709	E	\$5,566.84	\$464.13
546006759	E	\$5,566.84	\$464.13
546006809	E	\$5,566.84	\$464.13
546006859	E	\$5,566.84	\$464.13
546006909	E	\$5,566.84	\$464.13
546006959	E	\$5,566.84	\$464.13
546007009	E	\$5,566.84	\$464.13
546007059	E	\$5,566.84	\$464.13
546007109	E	\$5,566.84	\$464.13
546007159	E	\$5,566.84	\$464.13
546007209	E	\$5,566.84	\$464.13
546007259	E	\$5,566.84	\$464.13
546007309	E	\$5,566.84	\$464.13
546007359	E	\$5,566.84	\$464.13
546007409	E	\$5,566.84	\$464.13
546007459	E	\$5,566.84	\$464.13
546007509	E	\$5,566.84	\$464.13
546007559	E	\$5,566.84	\$464.13
546007609	E	\$5,566.84	\$464.13
546014559	E	\$5,566.84	\$464.13
546014609	E	\$5,566.84	\$464.13
546014659	E	\$5,566.84	\$464.13
546014709	E	\$5,566.84	\$464.13
546014759	E	\$5,566.84	\$464.13
546014809	E	\$5,566.84	\$464.13
546014859	E	\$5,566.84	\$464.13
546014909	E	\$5,566.84	\$464.13
546014959	E	\$5,566.84	\$464.13
546015009	E	\$5,566.84	\$464.13
546015059	E	\$5,566.84	\$464.13
546015109	E	\$5,566.84	\$464.13
546015159	E	\$5,566.84	\$464.13
546015209	E	\$5,566.84	\$464.13
546015259	E	\$5,566.84	\$464.13
546015309	E	\$5,566.84	\$464.13
546015359	E	\$5,566.84	\$464.13
546015409	E	\$5,566.84	\$464.13
546015459	E	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546015509	E	\$5,566.84	\$464.13
546015559	E	\$5,566.84	\$464.13
546015609	E	\$5,566.84	\$464.13
546015659	E	\$5,566.84	\$464.13
546015709	E	\$5,566.84	\$464.13
546015759	E	\$5,566.84	\$464.13
546015809	E	\$5,566.84	\$464.13
546015869	E	\$5,566.84	\$464.13
546020059	E	\$5,566.84	\$464.13
546020109	E	\$5,566.84	\$464.13
546020159	E	\$5,566.84	\$464.13
546020209	E	\$5,566.84	\$464.13
546020259	E	\$5,566.84	\$464.13
546020309	E	\$5,566.84	\$464.13
546020359	E	\$5,566.84	\$464.13
546020409	E	\$5,566.84	\$464.13
546020459	E	\$5,566.84	\$464.13
546020509	E	\$5,566.84	\$464.13
546020559	E	\$5,566.84	\$464.13
546021059	E	\$5,566.84	\$464.13
546021109	E	\$5,566.84	\$464.13
546021159	E	\$5,566.84	\$464.13
546021209	E	\$5,566.84	\$464.13
546021259	E	\$5,566.84	\$464.13
546021309	E	\$5,566.84	\$464.13
546021359	E	\$5,566.84	\$464.13
546021409	E	\$5,566.84	\$464.13
546021459	E	\$5,566.84	\$464.13
546021509	E	\$5,566.84	\$464.13
546021559	E	\$5,566.84	\$464.13
546021609	E	\$5,566.84	\$464.13
546021659	E	\$5,566.84	\$464.13
546021709	E	\$5,566.84	\$464.13
546021759	E	\$5,566.84	\$464.13
546021809	E	\$5,566.84	\$464.13
546021859	E	\$5,566.84	\$464.13
546021909	E	\$5,566.84	\$464.13
546021959	E	\$5,566.84	\$464.13
546022009	E	\$5,566.84	\$464.13
546022059	E	\$5,566.84	\$464.13
546022109	E	\$5,566.84	\$464.13
546022159	E	\$5,566.84	\$464.13
546022209	E	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546022259	E	\$5,566.84	\$464.13
546022309	E	\$5,566.84	\$464.13
546022359	E	\$5,566.84	\$464.13
546022409	E	\$5,566.84	\$464.13
546022459	E	\$5,566.84	\$464.13
546022509	E	\$5,566.84	\$464.13
546022559	E	\$5,566.84	\$464.13
546022609	E	\$5,566.84	\$464.13
546022659	E	\$5,566.84	\$464.13
546022709	E	\$5,566.84	\$464.13
546022759	E	\$5,566.84	\$464.13
546022809	E	\$5,566.84	\$464.13
546029809	E	\$5,566.84	\$464.13
546029859	E	\$5,566.84	\$464.13
546029909	E	\$5,566.84	\$464.13
546029959	E	\$5,566.84	\$464.13
546030009	E	\$5,566.84	\$464.13
546030059	E	\$5,566.84	\$464.13
546030109	E	\$5,566.84	\$464.13
546030159	E	\$5,566.84	\$464.13
546030209	E	\$5,566.84	\$464.13
546030259	E	\$5,566.84	\$464.13
546032709	E	\$5,566.84	\$464.13
546032759	E	\$5,566.84	\$464.13
546032809	E	\$5,566.84	\$464.13
546032859	E	\$5,566.84	\$464.13
546032909	E	\$5,566.84	\$464.13
546032959	E	\$5,566.84	\$464.13
546033009	E	\$5,566.84	\$464.13
546033059	E	\$5,566.84	\$464.13
546033109	E	\$5,566.84	\$464.13
546033159	E	\$5,566.84	\$464.13
546033209	E	\$5,566.84	\$464.13
546033259	E	\$5,566.84	\$464.13
546033309	E	\$5,566.84	\$464.13
546033359	E	\$5,566.84	\$464.13
546033409	E	\$5,566.84	\$464.13
546033459	E	\$5,566.84	\$464.13
546033509	E	\$5,566.84	\$464.13
546033559	E	\$5,566.84	\$464.13
546033609	E	\$5,566.84	\$464.13
546033659	E	\$5,566.84	\$464.13
546033709	E	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546034559	E	\$5,566.84	\$464.13
546034609	E	\$5,566.84	\$464.13
546034659	E	\$5,566.84	\$464.13
546034709	E	\$5,566.84	\$464.13
546034759	E	\$5,566.84	\$464.13
546034809	E	\$5,566.84	\$464.13
546034859	E	\$5,566.84	\$464.13
546034909	E	\$5,566.84	\$464.13
546034959	E	\$5,566.84	\$464.13
546035009	E	\$5,566.84	\$464.13
546035059	E	\$5,566.84	\$464.13
546035109	E	\$5,566.84	\$464.13
546035159	E	\$5,566.84	\$464.13
546035209	E	\$5,566.84	\$464.13
546035259	E	\$5,566.84	\$464.13
546035309	E	\$5,566.84	\$464.13
546035359	E	\$5,566.84	\$464.13
546035409	E	\$5,566.84	\$464.13
546035459	E	\$5,566.84	\$464.13
546035509	E	\$5,566.84	\$464.13
546035559	E	\$5,566.84	\$464.13
546035609	E	\$5,566.84	\$464.13
546035659	E	\$5,566.84	\$464.13
546035709	E	\$5,566.84	\$464.13
546035759	E	\$5,566.84	\$464.13
546035809	E	\$5,566.84	\$464.13
546035859	E	\$5,566.84	\$464.13
546035909	E	\$5,566.84	\$464.13
546035959	E	\$5,566.84	\$464.13
546036809	E	\$5,566.84	\$464.13
546036859	E	\$5,566.84	\$464.13
546036909	E	\$5,566.84	\$464.13
546036959	E	\$5,566.84	\$464.13
546037009	E	\$5,566.84	\$464.13
546037059	E	\$5,566.84	\$464.13
546037109	E	\$5,566.84	\$464.13
546037179	E	\$5,566.84	\$464.13
546037229	E	\$5,566.84	\$464.13
546037259	E	\$5,566.84	\$464.13
546037309	E	\$5,566.84	\$464.13
546037359	E	\$5,566.84	\$464.13
546037409	E	\$5,566.84	\$464.13
546037459	E	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546037509	E	\$5,566.84	\$464.13
546037559	E	\$5,566.84	\$464.13
546037609	E	\$5,566.84	\$464.13
546037659	E	\$5,566.84	\$464.13
546037709	E	\$5,566.84	\$464.13
546037759	E	\$5,566.84	\$464.13
546037809	E	\$5,566.84	\$464.13
546037859	E	\$5,566.84	\$464.13
546037909	E	\$5,566.84	\$464.13
546037959	E	\$5,566.84	\$464.13
546038009	E	\$5,566.84	\$464.13
546038809	MA	\$5,566.84	\$464.13
546038859	MA	\$5,566.84	\$464.13
546038909	MA	\$5,566.84	\$464.13
546038959	MA	\$5,566.84	\$464.13
546039009	MA	\$5,566.84	\$464.13
546039059	MA	\$5,566.84	\$464.13
546039109	MA	\$5,566.84	\$464.13
546039159	MA	\$5,566.84	\$464.13
546039209	MA	\$5,566.84	\$464.13
546039259	MA	\$5,566.84	\$464.13
546039309	MA	\$5,566.84	\$464.13
546039359	MA	\$5,566.84	\$464.13
546039409	MA	\$5,566.84	\$464.13
546039459	MA	\$5,566.84	\$464.13
546039509	MA	\$5,566.84	\$464.13
546045559	MA	\$5,566.84	\$464.13
546045609	MA	\$5,566.84	\$464.13
546045659	MA	\$5,566.84	\$464.13
546045709	MA	\$5,566.84	\$464.13
546025809	MF	\$5,566.84	\$464.13
546025859	MF	\$5,566.84	\$464.13
546025909	MF	\$5,566.84	\$464.13
546025959	MF	\$5,566.84	\$464.13
546026009	MF	\$5,566.84	\$464.13
546026059	MF	\$5,566.84	\$464.13
546026109	MF	\$5,566.84	\$464.13
546026159	MF	\$5,566.84	\$464.13
546026209	MF	\$5,566.84	\$464.13
546026259	MF	\$5,566.84	\$464.13
546026309	MF	\$5,566.84	\$464.13
546026359	MF	\$5,566.84	\$464.13
546026409	MF	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546026459	MF	\$5,566.84	\$464.13
546026509	MF	\$5,566.84	\$464.13
546026559	MF	\$5,566.84	\$464.13
546026609	MF	\$5,566.84	\$464.13
546026659	MF	\$5,566.84	\$464.13
546026709	MF	\$5,566.84	\$464.13
546026759	MF	\$5,566.84	\$464.13
546026809	MF	\$5,566.84	\$464.13
546026859	MF	\$5,566.84	\$464.13
546026909	MF	\$5,566.84	\$464.13
546026959	MF	\$5,566.84	\$464.13
546027009	MF	\$5,566.84	\$464.13
546027059	MF	\$5,566.84	\$464.13
546027109	MF	\$5,566.84	\$464.13
546027159	MF	\$5,566.84	\$464.13
546027209	MF	\$5,566.84	\$464.13
546027259	MF	\$5,566.84	\$464.13
546027309	MF	\$5,566.84	\$464.13
546027359	MF	\$5,566.84	\$464.13
546027409	MF	\$5,566.84	\$464.13
546027459	MF	\$5,566.84	\$464.13
546027509	MF	\$5,566.84	\$464.13
546027559	MF	\$5,566.84	\$464.13
546027609	MF	\$5,566.84	\$464.13
546027659	MF	\$5,566.84	\$464.13
546027709	MF	\$5,566.84	\$464.13
546027759	MF	\$5,566.84	\$464.13
546027809	MF	\$5,566.84	\$464.13
546027859	MF	\$5,566.84	\$464.13
546027909	MF	\$5,566.84	\$464.13
546027959	MF	\$5,566.84	\$464.13
546028009	MF	\$5,566.84	\$464.13
546028059	MF	\$5,566.84	\$464.13
546028109	MF	\$5,566.84	\$464.13
546028159	MF	\$5,566.84	\$464.13
546040559	MF	\$5,566.84	\$464.13
546040609	MF	\$5,566.84	\$464.13
546040659	MF	\$5,566.84	\$464.13
546040709	MF	\$5,566.84	\$464.13
546040759	MF	\$5,566.84	\$464.13
546040809	MF	\$5,566.84	\$464.13
546040859	MF	\$5,566.84	\$464.13
546040909	MF	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546040959	MF	\$5,566.84	\$464.13
546041009	MF	\$5,566.84	\$464.13
546041059	MF	\$5,566.84	\$464.13
546041109	MF	\$5,566.84	\$464.13
546041159	MF	\$5,566.84	\$464.13
546041209	MF	\$5,566.84	\$464.13
546041259	MF	\$5,566.84	\$464.13
546041309	MF	\$5,566.84	\$464.13
546041359	MF	\$5,566.84	\$464.13
546041409	MF	\$5,566.84	\$464.13
546041459	MF	\$5,566.84	\$464.13
546041509	MF	\$5,566.84	\$464.13
546041559	MF	\$5,566.84	\$464.13
546041609	MF	\$5,566.84	\$464.13
546041659	MF	\$5,566.84	\$464.13
546041709	MF	\$5,566.84	\$464.13
546041759	MF	\$5,566.84	\$464.13
546041809	MF	\$5,566.84	\$464.13
546041859	MF	\$5,566.84	\$464.13
546041909	MF	\$5,566.84	\$464.13
546041959	MF	\$5,566.84	\$464.13
546042009	MF	\$5,566.84	\$464.13
546042059	MF	\$5,566.84	\$464.13
546042109	MF	\$5,566.84	\$464.13
546042559	MF	\$5,566.84	\$464.13
546042609	MF	\$5,566.84	\$464.13
546042659	MF	\$5,566.84	\$464.13
546042709	MF	\$5,566.84	\$464.13
546042759	MF	\$5,566.84	\$464.13
546042809	MF	\$5,566.84	\$464.13
546042859	MF	\$5,566.84	\$464.13
546042909	MF	\$5,566.84	\$464.13
546042959	MF	\$5,566.84	\$464.13
546043009	MF	\$5,566.84	\$464.13
546043059	MF	\$5,566.84	\$464.13
546043109	MF	\$5,566.84	\$464.13
546043159	MF	\$5,566.84	\$464.13
546043209	MF	\$5,566.84	\$464.13
546043259	MF	\$5,566.84	\$464.13
546043309	MF	\$5,566.84	\$464.13
546043359	MF	\$5,566.84	\$464.13
546043409	MF	\$5,566.84	\$464.13
546043459	MF	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546043509	MF	\$5,566.84	\$464.13
546043559	MF	\$5,566.84	\$464.13
546043609	MF	\$5,566.84	\$464.13
546043659	MF	\$5,566.84	\$464.13
546043709	MF	\$5,566.84	\$464.13
546043759	MF	\$5,566.84	\$464.13
546043809	MF	\$5,566.84	\$464.13
546043859	MF	\$5,566.84	\$464.13
546043909	MF	\$5,566.84	\$464.13
546043959	MF	\$5,566.84	\$464.13
546044009	MF	\$5,566.84	\$464.13
546044059	MF	\$5,566.84	\$464.13
546044109	MF	\$5,566.84	\$464.13
546044159	MF	\$5,566.84	\$464.13
546044209	MF	\$5,566.84	\$464.13
546044259	MF	\$5,566.84	\$464.13
546044309	MF	\$5,566.84	\$464.13
546044359	MF	\$5,566.84	\$464.13
546044409	MF	\$5,566.84	\$464.13
546044459	MF	\$5,566.84	\$464.13
546044509	MF	\$5,566.84	\$464.13
546044559	MF	\$5,566.84	\$464.13
546044609	MF	\$5,566.84	\$464.13
546044659	MF	\$5,566.84	\$464.13
546044709	MF	\$5,566.84	\$464.13
546044759	MF	\$5,566.84	\$464.13
546044809	MF	\$5,566.84	\$464.13
546044859	MF	\$5,566.84	\$464.13
546044909	MF	\$5,566.84	\$464.13
546044959	MF	\$5,566.84	\$464.13
546045009	MF	\$5,566.84	\$464.13
546045059	MF	\$5,566.84	\$464.13
546045109	MF	\$5,566.84	\$464.13
546045159	MF	\$5,566.84	\$464.13
546045209	MF	\$5,566.84	\$464.13
546045259	MF	\$5,566.84	\$464.13
546045309	MF	\$5,566.84	\$464.13
546050059	MF	\$5,566.84	\$464.13
546050109	MF	\$5,566.84	\$464.13
546050159	MF	\$5,566.84	\$464.13
546050209	MF	\$5,566.84	\$464.13
546050259	MF	\$5,566.84	\$464.13
546050309	MF	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546050359	MF	\$5,566.84	\$464.13
546050409	MF	\$5,566.84	\$464.13
546039959	RC	\$16,700.51	\$1,392.39
546004859	V	\$5,566.84	\$464.13
546004909	V	\$5,566.84	\$464.13
546004959	V	\$5,566.84	\$464.13
546005009	V	\$5,566.84	\$464.13
546005059	V	\$5,566.84	\$464.13
546005109	V	\$5,566.84	\$464.13
546005159	V	\$5,566.84	\$464.13
546005209	V	\$5,566.84	\$464.13
546005259	V	\$5,566.84	\$464.13
546005309	V	\$5,566.84	\$464.13
546005359	V	\$5,566.84	\$464.13
546005409	V	\$5,566.84	\$464.13
546005459	V	\$5,566.84	\$464.13
546005509	V	\$5,566.84	\$464.13
546005559	V	\$5,566.84	\$464.13
546005609	V	\$5,566.84	\$464.13
546005659	V	\$5,566.84	\$464.13
546005709	V	\$5,566.84	\$464.13
546005759	V	\$5,566.84	\$464.13
546005809	V	\$5,566.84	\$464.13
546005859	V	\$5,566.84	\$464.13
546005909	V	\$5,566.84	\$464.13
546005959	V	\$5,566.84	\$464.13
546006009	V	\$5,566.84	\$464.13
546006059	V	\$5,566.84	\$464.13
546006109	V	\$5,566.84	\$464.13
546006159	V	\$5,566.84	\$464.13
546006209	V	\$5,566.84	\$464.13
546006259	V	\$5,566.84	\$464.13
546006309	V	\$5,566.84	\$464.13
546006359	V	\$5,566.84	\$464.13
546006409	V	\$5,566.84	\$464.13
546006459	V	\$5,566.84	\$464.13
546006509	V	\$5,566.84	\$464.13
546006559	V	\$5,566.84	\$464.13
546006609	V	\$5,566.84	\$464.13
546012309	V	\$5,566.84	\$464.13
546012359	V	\$5,566.84	\$464.13
546012409	V	\$5,566.84	\$464.13
546012459	V	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546012509	V	\$5,566.84	\$464.13
546012559	V	\$5,566.84	\$464.13
546012609	V	\$5,566.84	\$464.13
546012659	V	\$5,566.84	\$464.13
546012709	V	\$5,566.84	\$464.13
546012759	V	\$5,566.84	\$464.13
546012809	V	\$5,566.84	\$464.13
546012859	V	\$5,566.84	\$464.13
546012909	V	\$5,566.84	\$464.13
546012959	V	\$5,566.84	\$464.13
546013009	V	\$5,566.84	\$464.13
546013059	V	\$5,566.84	\$464.13
546013109	V	\$5,566.84	\$464.13
546013159	V	\$5,566.84	\$464.13
546013209	V	\$5,566.84	\$464.13
546013259	V	\$5,566.84	\$464.13
546013309	V	\$5,566.84	\$464.13
546013359	V	\$5,566.84	\$464.13
546013409	V	\$5,566.84	\$464.13
546013459	V	\$5,566.84	\$464.13
546013509	V	\$5,566.84	\$464.13
546016559	V	\$5,566.84	\$464.13
546016609	V	\$5,566.84	\$464.13
546016659	V	\$5,566.84	\$464.13
546016709	V	\$5,566.84	\$464.13
546016759	V	\$5,566.84	\$464.13
546016809	V	\$5,566.84	\$464.13
546016859	V	\$5,566.84	\$464.13
546016909	V	\$5,566.84	\$464.13
546016959	V	\$5,566.84	\$464.13
546017009	V	\$5,566.84	\$464.13
546017059	V	\$5,566.84	\$464.13
546017109	V	\$5,566.84	\$464.13
546017159	V	\$5,566.84	\$464.13
546017209	V	\$5,566.84	\$464.13
546017259	V	\$5,566.84	\$464.13
546017309	V	\$5,566.84	\$464.13
546017359	V	\$5,566.84	\$464.13
546017409	V	\$5,566.84	\$464.13
546017459	V	\$5,566.84	\$464.13
546017509	V	\$5,566.84	\$464.13
546017559	V	\$5,566.84	\$464.13
546017609	V	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546017659	V	\$5,566.84	\$464.13
546017709	V	\$5,566.84	\$464.13
546017759	V	\$5,566.84	\$464.13
546017809	V	\$5,566.84	\$464.13
546017859	V	\$5,566.84	\$464.13
546017909	V	\$5,566.84	\$464.13
546017959	V	\$5,566.84	\$464.13
546018009	V	\$5,566.84	\$464.13
546018059	V	\$5,566.84	\$464.13
546018109	V	\$5,566.84	\$464.13
546018159	V	\$5,566.84	\$464.13
546018209	V	\$5,566.84	\$464.13
546018259	V	\$5,566.84	\$464.13
546018309	V	\$5,566.84	\$464.13
546018359	V	\$5,566.84	\$464.13
546018409	V	\$5,566.84	\$464.13
546018459	V	\$5,566.84	\$464.13
546018509	V	\$5,566.84	\$464.13
546018559	V	\$5,566.84	\$464.13
546018609	V	\$5,566.84	\$464.13
546018659	V	\$5,566.84	\$464.13
546018709	V	\$5,566.84	\$464.13
546018759	V	\$5,566.84	\$464.13
546018809	V	\$5,566.84	\$464.13
546018859	V	\$5,566.84	\$464.13
546030309	V	\$5,566.84	\$464.13
546030359	V	\$5,566.84	\$464.13
546030409	V	\$5,566.84	\$464.13
546030459	V	\$5,566.84	\$464.13
546030509	V	\$5,566.84	\$464.13
546030559	V	\$5,566.84	\$464.13
546030609	V	\$5,566.84	\$464.13
546030659	V	\$5,566.84	\$464.13
546030709	V	\$5,566.84	\$464.13
546030759	V	\$5,566.84	\$464.13
546030809	V	\$5,566.84	\$464.13
546030859	V	\$5,566.84	\$464.13
546030909	V	\$5,566.84	\$464.13
546030959	V	\$5,566.84	\$464.13
546031009	V	\$5,566.84	\$464.13
546031059	V	\$5,566.84	\$464.13
546031109	V	\$5,566.84	\$464.13
546031159	V	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546031209	V	\$5,566.84	\$464.13
546031259	V	\$5,566.84	\$464.13
546031309	V	\$5,566.84	\$464.13
546031359	V	\$5,566.84	\$464.13
546031409	V	\$5,566.84	\$464.13
546031459	V	\$5,566.84	\$464.13
546031509	V	\$5,566.84	\$464.13
546031559	V	\$5,566.84	\$464.13
546031609	V	\$5,566.84	\$464.13
546031659	V	\$5,566.84	\$464.13
546031709	V	\$5,566.84	\$464.13
546031759	V	\$5,566.84	\$464.13
546031809	V	\$5,566.84	\$464.13
546031859	V	\$5,566.84	\$464.13
546031909	V	\$5,566.84	\$464.13
546031959	V	\$5,566.84	\$464.13
546032009	V	\$5,566.84	\$464.13
546032059	V	\$5,566.84	\$464.13
546032109	V	\$5,566.84	\$464.13
546032159	V	\$5,566.84	\$464.13
546032209	V	\$5,566.84	\$464.13
546032259	V	\$5,566.84	\$464.13
546032309	V	\$5,566.84	\$464.13
546032359	V	\$5,566.84	\$464.13
546032409	V	\$5,566.84	\$464.13
546032459	V	\$5,566.84	\$464.13
546032509	V	\$5,566.84	\$464.13
546032559	V	\$5,566.84	\$464.13
546032609	V	\$5,566.84	\$464.13
546032659	V	\$5,566.84	\$464.13
TOTAL		\$3,290,000.00	\$274,300.97

Tab 8

RESOLUTION NO. 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WATERLEFE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") APPROVING THE SALE AND TERMS OF SALE OF THE DISTRICT'S SPECIAL ASSESSMENT REVENUE BOND, SERIES 2023 (THE "2023 BOND"); ESTABLISHING THE INTEREST RATE, MATURITY DATE, AND REDEMPTION PROVISIONS THEREOF; APPROVING A PRIVATE PLACEMENT FOR THE 2023 BOND; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A FOURTH SUPPLEMENTAL TRUST INDENTURE; APPOINTING A TRUSTEE; AUTHORIZING THE UNDERTAKING OF THE 2023 PROJECT; AUTHORIZING AND RATIFYING CERTAIN ACTIONS OF THE OFFICIALS AND STAFF OF THE DISTRICT, INCLUDING THE EXECUTION AND DELIVERY OF ALL DOCUMENTS, INSTRUMENTS, AGREEMENTS AND CERTIFICATES NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE 2023 BOND; SPECIFYING THE APPLICATION OF THE PROCEEDS OF THE 2023 BOND; MAKING SUCH DETERMINATIONS AS ARE REQUIRED TO AFFORD THE 2023 BOND "BANK QUALIFIED" STATUS; PROVIDING CERTAIN OTHER DETAILS WITH RESPECT TO THE 2023 BOND; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of Waterlefe Community Development District (the "Board" and the "District," respectively) has determined to proceed at this time with the sale and issuance of the Waterlefe Community Development District Special Assessment Revenue Bond, Series 2023 (the "2023 Bond"), which 2023 Bond is to be issued under and pursuant to a Master Trust Indenture, dated as of March 1, 2001 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, as successor trustee (the "Trustee"), as supplemented by a Fourth Supplemental Trust Indenture, to be dated as of June 1, 2023 (the "Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), between the District and the Trustee, which 2023 Bond is to be issued for the purposes of (i) financing all or a portion of the Cost of the design, construction and/or acquisition of assessable capital improvements to golf course facilities owned by the District as described in the Engineer's Report, dated February 2023, prepared by Schappacher Engineering, LLC (such assessable capital improvements being referred to herein as the "2023 Project"); (ii) paying the interest to become due on the 2023 Bond on November 1, 2023; and (iii) funding the costs of issuance for the 2023 Bond; and

WHEREAS, the Board has previously received the proposal dated April 21, 2023 (the "Proposal") attached hereto as Exhibit B from SouthState Bank, N.A., a national banking association (the "Bank"), submitted through MBS Capital Markets, LLC (the "Placement Agent"), for the purchase of the 2023 Bond, and the Board previously approved and accepted such Proposal; and

WHEREAS, in conjunction with the sale and issuance of the 2023 Bond, it is necessary to approve the form of the Supplemental Indenture to establish the principal amount, interest rate, maturity, redemption provisions, costs and certain other details with respect thereto, to approve the form of the 2023 Bond, and to provide for various other matters with respect to the issuance and sale of the 2023 Bond and the financing of the 2023 Project;

NOW, THEREFORE, BE IT RESOLVED that:

1. Definitions. All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meanings ascribed to them in the Indenture.

2. Private Placement. The Board hereby determines that a private placement of the 2023 Bond through the facilities of the Placement Agent is in the best interest of the District because the market for instruments such as the 2023 Bond is limited, because of prevailing market conditions and because the delays caused by soliciting competitive bids could adversely affect the District's ability to timely issue and deliver the 2023 Bond.

3. Authorization and Award. Pursuant to Section 190.016(7), Florida Statutes, the Board hereby determines that, in its judgment, the issuance of the 2023 Bond will be advantageous to the District. The sale of the 2023 Bond to the Bank upon the terms and conditions set forth in the Proposal, and in a principal amount not to exceed \$3,290,000, is hereby authorized and approved.

4. Supplemental Indenture. Attached hereto as Exhibit A is the form of Supplemental Indenture, which is hereby authorized and approved, subject to such changes, additions, deletions and insertions as shall be approved by the Chair or Vice Chair, which approval shall be conclusively evidenced by the execution thereof. The Chair or Vice Chair is hereby authorized to execute and the Secretary or any Assistant Secretary is hereby authorized to attest such Supplemental Indenture, and the Chair or Vice Chair is hereby authorized to deliver to the Trustee the Supplemental Indenture, which, when executed and delivered by the Trustee, shall constitute a legal, valid and binding obligation of the District, enforceable in accordance with its terms.

5. Description of 2023 Bond. The 2023 Bond shall be dated as of the date of issuance and delivery to the Bank and may be issued in one Series having such details as are set forth in the Proposal and as reflected in the Supplemental Indenture. The 2023 Bond shall be in the form and subject to redemption on the terms, at the times and prices and in the manner provided in the Proposal and in the form of 2023 Bond attached to the Supplemental Indenture, which form is hereby approved, subject to such changes, additions, deletions and insertions as shall be approved by the Chair or Vice Chair, which approval shall be conclusively evidenced by the execution thereof. The Chair or Vice Chair is hereby authorized to execute and the Secretary or any Assistant Secretary is hereby authorized to attest the 2023 Bond, and the Chair or Vice Chair is hereby authorized to deliver to the Trustee for authentication and delivery to the Bank, upon payment therefor, the 2023 Bond, which, when authenticated by the Trustee, shall be a legal, valid and binding obligation of the District, enforceable in accordance with its terms.

The 2023 Bond shall be secured by, and the District in the Supplemental Indenture grants to the Trustee for the benefit of the Bank, and its successors and assigns, a lien on and a pledge of the revenues received by the District from the Series 2023 Assessments imposed, levied and collected by the District in accordance with the Act, as more specifically described in the Supplemental Indenture. In addition, the 2023 Bond shall be secured by a lien and pledge of all amounts on deposit in the Funds and Accounts established under the Supplemental Indenture, except for any amounts in the Series 2023 Rebate Account in the Rebate Fund, all in accordance with the Supplemental Indenture.

6. Open Meetings. It is hereby found and determined that all official acts of this Board concerning and relating to the issuance, sale, and delivery of the 2023 Bond, including but not limited to adoption of this Resolution, were taken in open meetings of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements including, but not limited to, the requirements of Section 286.011, Florida Statutes.

7. Other Actions. The Chair, the Vice Chair, the Secretary, any Assistant Secretary and all other members, officers and staff of the Board and the District are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the 2023 Bond and the consummation of all transactions in connection therewith, including the execution of all necessary or desirable certificates, documents, papers, and agreements and the undertaking and fulfillment of all transactions referred to in or contemplated by the Indenture, this Resolution and the Proposal.

8. Deposits to Funds and Accounts. The Trustee is hereby authorized and directed to apply the proceeds of the 2023 Bond in the amounts and in the manner set forth in Section 402 of the Supplemental Indenture.

9. Undertaking of the 2023 Project. The Board hereby authorizes the undertaking of the 2023 Project and approves the financing of same with proceeds of the 2023 Bond.

10. Appointment of Trustee, Paying Agent and Bond Registrar. U.S. Bank Trust Company, National Association is hereby appointed to serve as Trustee, Paying Agent, and Bond Registrar under the Indenture.

11. Designation of the 2023 Bond as a “Qualified Tax-Exempt Obligation” Pursuant to Section 265(b)(3) of the Code. The District hereby designates the 2023 Bond as a “qualified tax-exempt obligation” within the meaning of Section 265(b)(3) of the Code. The District and any subordinate entities of the District and any issuer of “tax-exempt” debt that issues “on behalf of” the District do not reasonably expect during calendar year 2023 to issue more than \$10,000,000 of “tax-exempt” obligations, including the 2023 Bond, exclusive of any private activity bonds as defined in Section 141(a) of the Code (other than qualified 501(c)(3) bonds as defined in Section 145 of the Code).

12. Approval of Prior Actions. All actions taken to date by the members of the Board and the District officers, agents and consultants of the District in furtherance of the issuance of the 2023 Bond, including, but not limited to, the approval of the Proposal, are hereby approved, confirmed and ratified.

13. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED in Public Session of the Board of Supervisors of Waterlefe Community Development District, this 19th day of June, 2023.

**WATERLEFE COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Assistant Secretary/Secretary,
Board of Supervisors

Chair/Vice Chair,
Board of Supervisors

EXHIBIT A

FOURTH SUPPLEMENTAL INDENTURE

FOURTH SUPPLEMENTAL TRUST INDENTURE

between

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE

DATED AS OF JUNE 1, 2023

\$3,290,000

SPECIAL ASSESSMENT REVENUE BOND, SERIES 2023

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This Table of Contents is incorporated herein for ease of reference only and shall not be deemed a part of this Fourth Supplemental Trust Indenture.

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EXHIBIT C – FORM OF REQUISITION

FOURTH SUPPLEMENTAL TRUST INDENTURE

THIS FOURTH SUPPLEMENTAL TRUST INDENTURE (this “Fourth Supplemental Indenture”) is dated as of June 1, 2023, between **WATERLEFE COMMUNITY DEVELOPMENT DISTRICT** (the “District”) and **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, as successor in interest to U.S. Bank National Association, as successor in trust to First Union National Bank, as trustee (the “Trustee”), a national banking association authorized to accept and execute trusts of the character herein set out, with its designated corporate trust office located at 225 East Robinson Street, Suite 250, Orlando, Florida 32801, Attention: Corporate Trust Department.

WHEREAS, the District has entered into a Master Trust Indenture, dated as of March 1, 2001 (the “Master Indenture” and, together with this Fourth Supplemental Indenture, the “Indenture”) with the Trustee to secure its Bonds (the “Bonds”), issuable in one or more Series from time to time; and

WHEREAS, the District has determined to undertake the design, construction and/or acquisition of assessable capital improvements to golf course facilities owned by the District (the “2023 Project”) as more particularly described in the Engineer’s Report dated February 2023, prepared by Schappacher Engineering, LLC, and attached hereto as **EXHIBIT B** which 2023 Project constitutes a Series Project for purposes of the Master Indenture; and

WHEREAS, on February 20, 2023, the Governing Body adopted Resolution No. 2023-03 authorizing the issuance of not to exceed \$6,000,000 of Bonds to finance the 2023 Project, which Bonds were validated by final judgment of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida rendered on March 29, 2023, the appeal period for which has expired with no appeal having been taken; and

WHEREAS, the Governing Body duly adopted Resolution No. 2023-05 on May 15, 2023, declaring special assessments; indicating the location, nature, type and estimated costs of the 2023 Project which costs are to be defrayed by Assessments; providing the manner in which such Assessments shall be made; providing when such Assessments shall be made; designating lands upon which the Assessments shall be levied; providing for an assessment plat; and adopting a preliminary assessment roll and the Governing Body duly adopted Resolution No. 2023-07, on June 19, 2023, following a public hearing conducted in accordance with the Act and Chapter 170, Florida Statutes, to fix and establish the Assessments and the benefitted property, which resolution was supplemented by a supplemental assessment resolution conforming the Assessments to the final terms of the 2023 Bond (as hereinafter defined); and

WHEREAS, pursuant to Resolution No. 2023-08, adopted by the Governing Body on June 19, 2023, the District has authorized the issuance, sale and delivery of its \$3,290,000 Waterlefe Community Development District Special Assessment Revenue Bond, Series 2023 (the “2023 Bond”), which is issued hereunder as a Series of Bonds under the Master Indenture, and has

reaffirmed the Master Indenture and authorized the execution and delivery of this Fourth Supplemental Indenture to secure the 2023 Bond and to set forth the terms of the 2023 Bond; and

WHEREAS, the District will apply the proceeds of the 2023 Bond to: (i) finance all or a portion of the Cost of the 2023 Project; (ii) pay certain costs associated with the issuance of the 2023 Bond; and (iii) fund the interest due on the 2023 Bond on November 1, 2023; and

WHEREAS, the 2023 Bond will be payable from and secured by revenues received by the District from Assessments imposed, levied and collected by the District with respect to property specially benefitted by the 2023 Project (the "Series 2023 Assessments"), all in accordance with the Series 2023 Assessment Proceedings (as defined herein); and

WHEREAS, the execution and delivery of the 2023 Bond and of this Fourth Supplemental Indenture have been duly authorized by the Governing Body and all things necessary to make the 2023 Bond, when executed by the District and authenticated by the Trustee, a valid and binding legal obligation of the District and to make this Fourth Supplemental Indenture a valid and binding agreement and, together with the Master Indenture, a valid and binding lien on the Series 2023 Trust Estate (hereinafter defined) have been done;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THIS FOURTH SUPPLEMENTAL TRUST INDENTURE WITNESSETH:

That the District, in consideration of the premises, the acceptance by the Trustee of the trusts hereby created, the mutual covenants herein contained, the purchase and acceptance of the 2023 Bond by the purchaser or purchasers thereof, and other good and valuable consideration, receipt of which is hereby acknowledged, and in order to further secure the payment of the principal and Redemption Price of, and interest on, the 2023 Bond Outstanding from time to time, according to its tenor and effect, and such other payments required to be made under the Master Indenture or hereunder, and to further secure the observance and performance by the District of all the covenants, expressed or implied in the Master Indenture, in this Fourth Supplemental Indenture and in the 2023 Bond: (a) has executed and delivered this Fourth Supplemental Indenture and (b) does hereby, in confirmation of the Master Indenture, grant, bargain, sell, convey, transfer, assign and pledge unto the Trustee, and unto its successors in the trusts under the Master Indenture, and to them and their successors and assigns forever, all right, title and interest of the District, in, to and under, subject to the terms and conditions of the Master Indenture and the provisions of the Master Indenture pertaining to the application thereof for or to the purposes and on the terms set forth in the Master Indenture the revenues derived by the District from the Series 2023 Assessments (the "Series 2023 Pledged Revenues") and the Funds and Accounts (except for the Series 2023 Rebate Account) established hereby (the "Series 2023 Pledged Funds") which shall comprise a part of the Trust Estate securing the 2023 Bond (the "Series 2023 Trust Estate");

TO HAVE AND TO HOLD all the same by the Master Indenture granted, bargained, sold, conveyed, transferred, assigned and pledged, or agreed or intended so to be, to the Trustee and its successors in said trust and to it and its assigns forever;

IN TRUST NEVERTHELESS, except as in each such case may otherwise be provided in the Master Indenture, upon the terms and trusts in the Indenture set forth for the equal and proportionate benefit, security and protection of all and singular the present and future Owners of the 2023 Bond issued or to be issued under and secured by this Fourth Supplemental Indenture;

PROVIDED HOWEVER, that if the District, its successors or assigns, shall well and truly pay, or cause to be paid, or make due provision for the payment of the principal and Redemption Price of the 2023 Bond or any portion thereof issued, secured and Outstanding under this Fourth Supplemental Indenture and the interest due or to become due thereon, at the times and in the manner mentioned in the 2023 Bond and this Fourth Supplemental Indenture, according to the true intent and meaning thereof, and shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Master Indenture and this Fourth Supplemental Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions of the Master Indenture and this Fourth Supplemental Indenture, then upon such final payments, this Fourth Supplemental Indenture and the rights hereby granted shall cease and terminate, with respect to the 2023 Bond or such portion thereof, otherwise this Fourth Supplemental Indenture shall remain in full force and effect;

THIS FOURTH SUPPLEMENTAL INDENTURE FURTHER WITNESSETH, and it is expressly declared, that the 2023 Bond issued and secured hereunder is to be issued, authenticated and delivered and all of the rights and property pledged to the payment thereof are to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as expressed in the Master Indenture (except as amended directly or by implication by this Fourth Supplemental Indenture), including this Fourth Supplemental Indenture, and the District has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the Owner of the 2023 Bond, as follows:

ARTICLE I DEFINITIONS

Section 101. Definitions. All terms used herein that are defined in the recitals hereto are used with the same meanings herein unless the context clearly requires otherwise. All terms used herein that are defined in the Master Indenture are used with the same meanings herein (including the use of such terms in the recitals hereto and the granting clauses hereof) unless (i) expressly given different meanings herein or (ii) the context clearly requires otherwise. In addition, unless the context clearly requires otherwise, the following terms used herein shall have the following meanings:

“Authorized Denominations” shall mean, with respect to the 2023 Bond, the then Outstanding principal amount of the 2023 Bond, from time to time; provided, however, that any partial redemption of the 2023 Bond shall be in integral whole number multiples of \$1,000.

“Bank” or “Owner” shall mean, initially, SouthState Bank, N.A., a national banking association and/or its affiliates, successors and assigns, as the registered owner (or its authorized representative) of the 2023 Bond.

“Closing Memorandum” shall mean the Memorandum prepared by MBS Capital Markets, LLC dated the Date of Issuance and signed by an Authorized Officer of the District.

“County” shall mean Manatee County, Florida.

“Date of Issuance” shall mean June 21, 2023.

“Default Rate” shall mean the lesser of (a) the sum of 3.00% and the otherwise applicable Interest Rate or (b) the maximum rate permitted by law.

“Delinquent Assessment Interest” shall mean Series 2023 Assessment Interest deposited by the District with the Trustee on or after May 1 of the year in which such Series 2023 Assessment Interest has, or would have, become delinquent under State law applicable thereto.

“Delinquent Assessment Principal” shall mean Series 2023 Assessment Principal deposited by the District with the Trustee on or after May 1 of the year in which such Series 2023 Assessment Principal has, or would have, become delinquent under State law applicable thereto.

“Determination of Taxability” shall mean a final decree or judgment of any federal court or a final action of the Internal Revenue Service determining that interest paid or payable on the 2023 Bond is or was includable in the gross income of an Owner for federal income tax purposes solely as a result of the actions or inactions of the District; provided no Determination of Taxability shall be deemed to occur unless the District has been given written notice of such occurrence and, to the extent permitted by law, an opportunity to participate in and seek, at the District’s expense, a final administrative determination by the Internal Revenue Service or determination by a court of competent jurisdiction (from which no further right of appeal exists) as to the occurrence of such Determination of Taxability. A “Determination of Taxability” does not include a change in federal law that causes interest on the 2023 Bond to be includable in the Owner’s gross income for federal income tax purposes.

“Interest Payment Date” shall mean each May 1 and November 1, commencing November 1, 2023.

“Interest Rate” shall mean (i) the Tax Exempt Rate or (ii) upon a Determination of Taxability, the Taxable Rate.

“Series 2023 Assessments” shall mean the non-ad valorem special assessments imposed, levied and collected by the District in accordance with the Series 2023 Assessment Proceedings.

“Series 2023 Assessment Interest” shall mean the interest on the Series 2023 Assessments which is pledged to the 2023 Bond.

“Series 2023 Assessment Principal” shall mean the principal amount of Series 2023 Assessments received by the District which represent the principal of and Amortization Installments of the 2023 Bond, other than applicable Delinquent Assessment Principal and Series 2023 Prepayment Principal.

“Series 2023 Assessment Proceedings” shall mean, collectively, Resolution Nos. 2023-05, 2023-06, 2023-07, and 2023-09, and any additional proceedings of the District with respect to the establishment, levy and collection of the Series 2023 Assessments adopted by the Governing Body and any supplemental proceedings undertaken by the District with respect to the 2023 Bond.

“Series 2023 Pledged Funds” shall mean the Funds and Accounts (except for the Series 2023 Rebate Account) established by the Indenture to secure the 2023 Bond. For the avoidance of doubt, Series 2023 Pledged Funds constitute Series Pledged Funds for purposes of the Master Indenture.

“Series 2023 Pledged Revenues” shall mean the revenues received by the District in connection with the levy and collection of the Series 2023 Assessments. For the avoidance of doubt, Series 2023 Pledged Revenues constitute Series Pledged Revenues for purposes of the Master Indenture.

“Series 2023 Prepayment Principal” shall mean the excess amount of Series 2023 Assessment Principal received by the District over the Series 2023 Assessment Principal included within a Series 2023 Assessment appearing on any outstanding and unpaid tax bill, whether or not mandated to be prepaid in accordance with the Series 2023 Assessment Proceedings. Anything herein or in the Master Indenture to the contrary notwithstanding, the term Series 2023 Prepayment Principal shall not mean the proceeds of any refunding Bonds or other borrowing of the District.

“State” shall mean the State of Florida.

“Taxable Rate” shall mean a fixed interest rate of 6.00% per annum.

“Tax Exempt Rate” shall mean a fixed rate of 4.74% per annum.

“Uniform Method” shall mean the uniform method for the levy, collection and enforcement of Assessments afforded by Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, or any successor statutes.

ARTICLE II
AUTHORIZATION, ISSUANCE AND PROVISIONS OF 2023 BOND

Section 201. Authorization of 2023 Bond. The 2023 Bond is hereby authorized to be issued in the principal amount of \$3,290,000 for the purposes enumerated in the recitals hereto to be designated “Waterlefe Community Development District Special Assessment Revenue Bond, Series 2023.” The 2023 Bond shall be substantially in the form set forth as **EXHIBIT A** to this Fourth Supplemental Indenture. The 2023 Bond shall bear the designation “2023R-1.”

The 2023 Bond shall be initially issued in the form of a single certificated fully registered 2023 Bond. The provisions of the Master Indenture with respect to the registration, transfer and exchange of Bonds shall apply to the 2023 Bond, except as otherwise provided herein.

Section 202. Terms of 2023 Bond. The 2023 Bond shall be one Term Bond, shall initially bear interest at the Tax Exempt Rate per annum, subject to adjustment as hereinafter provided, and shall mature in the amount and on the date set forth below:

Principal	Initial	
<u>Amount</u>	<u>Rate</u>	<u>(Maturity)</u>
\$3,290,000	4.74%	May 1, 2043

Section 203. Dating; Interest Accrual; Interest Adjustment. (a) The 2023 Bond shall be dated the Date of Issuance. The 2023 Bond also shall bear its date of authentication. The 2023 Bond shall bear interest at the Interest Rate, initially the Tax Exempt Rate, from the Date of Issuance. Interest on the 2023 Bond shall be due and payable on each May 1 and November 1, commencing November 1, 2023.

(b) Interest on the 2023 Bond will be computed in all cases on the basis of a 360-day year of twelve 30-day months.

(c) If there is a Determination of Taxability, the 2023 Bond shall bear interest at the Taxable Rate from the effective date of the Determination of Taxability. The District hereby covenants that on each date it certifies for collection Series 2023 Assessments following the effective date of the Determination of Taxability, it will certify for collection Series 2023 Assessments in an amount that will provide sufficient Series 2023 Pledged Revenues to pay, in addition to the current year’s Debt Service, the difference between the Tax Exempt Rate and the Taxable Rate from the effective date of the Determination of Taxability to the immediately succeeding November 1, together with any interest, penalties, additions to tax and any other amounts owed by the Owner as a result of such Determination of Taxability (the “Taxable Rate Differential”).

(d) Upon the occurrence of an Event of Default, interest on the 2023 Bond shall accrue from the date of the default at an interest rate equal to the Default Rate until such time as such Event of Default has been cured, at which time interest shall again accrue at the Interest Rate in

effect prior to the occurrence of such Event of Default. In addition, the Owner may collect a late charge of 5.00% of any payment not received within ten (10) days after such payment is due.

The District hereby covenants that on each date it certifies for collection Series 2023 Assessments following an Event of Default, it will certify for collection Series 2023 Assessments in an amount that will provide sufficient Series 2023 Pledged Revenues to pay, in addition to the current year's Debt Service, the difference between the Interest Rate and the Default Rate from the date of the Event of Default to the immediately succeeding November 1 (the "Default Rate Differential").

(e) The Trustee is entitled to assume, in the absence of notice from the Owner to the contrary, that the 2023 Bond bears interest at the Tax Exempt Rate. The Owner is responsible for informing the Trustee, in writing, of the effective date of the Taxable Rate, any Taxable Rate Differential, the effective date of the Default Rate and any Default Rate Differential. Additionally, the Trustee is entitled to assume that the Taxable Rate and the amount of the Taxable Rate Differential and the Default Rate and the Default Rate Differential provided by the Owner are correct.

Section 204. Denominations. The 2023 Bond shall be issued in the Authorized Denomination.

Section 205. Transfer Restrictions. The registration of ownership of the 2023 Bond may be transferred only in whole and only to (i) an affiliate of the Bank that is an "accredited investor" (as defined in the Securities Act of 1933, as amended (the "Securities Act")) and delivers to the Trustee a "Certificate of Transferee" in substantially the form attached hereto as **EXHIBIT B** and upon which certification the Trustee may conclusively rely, or (ii) a Qualified Institutional Buyer (as defined in the Securities Act), certified by the transferee to the Trustee in writing, on which certification the Trustee may conclusively rely. The 2023 Bond shall bear a legend consistent with this Section 205.

Section 206. Bond Registrar and Paying Agent. The District appoints the Trustee as Bond Registrar and Paying Agent for the 2023 Bond.

Section 207. Conditions Precedent to Issuance of 2023 Bond. In addition to complying with the applicable requirements set forth in the Master Indenture in connection with the issuance of the 2023 Bond, the 2023 Bond shall be executed by the District for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the District or upon its order, but only upon the further receipt by the Trustee and the Bank of:

- (a) Certified copies of the Series 2023 Assessment Proceedings;
- (b) Executed copies of the Master Indenture and this Fourth Supplemental Indenture;
- (c) A customary Bond Counsel opinion addressed to the District, the Trustee and the Bank in a form satisfactory to the Bank;

(d) An opinion of Counsel to the District addressed to the District, the Trustee and the Bank to the effect that all proceedings undertaken by the District with respect to the Series 2023 Assessments have been in accordance with State law and that the District has taken all action necessary to levy and impose the Series 2023 Assessments and the Series 2023 Assessments are legal, valid and binding first liens upon the property against which such Series 2023 Assessments are made, coequal with the lien of all State, County, district and municipal taxes, superior in dignity to all other liens, titles and claims, other than federal liens, until paid and covering other matters reasonably requested by the Bank;

(e) A certificate of an Authorized Officer to the effect that, upon the authentication and delivery of the 2023 Bond, the District will not be in default in the performance of the terms and provisions of the Indenture;

(f) A certificate of the "Methodology Consultant," Rizzetta & Company, Incorporated, to the effect that the benefit from the 2023 Project equals or exceeds the amount of Series 2023 Assessments, the Series 2023 Assessments are fairly and reasonably allocated across the properties subject to the Series 2023 Assessments, and the Series 2023 Assessments are sufficient to pay Debt Service on the 2023 Bond, subject to any supplemental assessment proceedings that may be required with respect to an interest rate adjustment;

(g) A certificate of the Consulting Engineers addressing certain matters with respect to the 2023 Project; and

(h) A copy of the final judgment of validation in respect of the 2023 Bond, together with a certificate of no appeal.

The Owner's receipt of the executed and authenticated 2023 Bond, together with payment to the Trustee of the proceeds from the issuance of the 2023 Bond shall be conclusive evidence that the foregoing conditions have been met to the satisfaction of the District and the Bank.

ARTICLE III REDEMPTION OF 2023 BOND

Section 301. Redemption of the 2023 Bond. The 2023 Bond is subject to redemption prior to maturity as provided in the form thereof set forth as **EXHIBIT A** to this Fourth Supplemental Indenture.

ARTICLE IV ESTABLISHMENT OF ACCOUNTS AND OPERATION THEREOF; DEPOSIT OF 2023 BOND PROCEEDS AND OTHER FUNDS AND APPLICATION THEREOF

Section 401. Establishment of Accounts. There are hereby established the following Funds and Accounts:

(a) within the Acquisition and Construction Fund held by the Trustee: (i) a Series 2023 Acquisition and Construction Account; and (ii) a Series 2023 Costs of Issuance Account;

(b) within the Debt Service Fund held by the Trustee: (i) a Series 2023 Debt Service Account and therein a Series 2023 Sinking Fund Account and a Series 2023 Interest Account; and (ii) a Series 2023 Redemption Account and therein a Series 2023 Prepayment Subaccount and a Series 2023 Optional Redemption Subaccount;

(c) within the Revenue Fund held by the Trustee, a Series 2023 Revenue Account; and

(d) within the Rebate Fund held by the Trustee, a Series 2023 Rebate Account.

For the 2023 Bond, there is no Series Reserve Account Requirement and, therefore, no Series Reserve Account is established herein.

Section 402. Use of 2023 Bond Proceeds and Other Moneys. The amount received by the District from the sale of the 2023 Bond, which totals \$3,290,000.00 (the "Proceeds"), will be applied as follows:

(a) \$183,888.06 of Proceeds shall be deposited to the credit of the Series 2023 Costs of Issuance Account to be used to pay the costs of issuance for the 2023 Bond pursuant to the Closing Memorandum;

(b) \$56,313.83 of Proceeds shall be deposited to the Series 2023 Interest Account; and

(c) \$3,049,798.11 constituting the remaining Proceeds shall be deposited to the credit of the Series 2023 Acquisition and Construction Account.

Section 403 Series 2023 Acquisition and Construction Account. Amounts on deposit in the Series 2023 Acquisition and Construction Account shall be applied to pay the Costs of the 2023 Project upon delivery to the Trustee of a requisition in the form set forth in **EXHIBIT C** hereto and shall contain the certifications, if applicable, of the Consulting Engineers provided for therein, and the Trustee shall be entitled to conclusively rely on such certification to pay such requisition. The Trustee shall have no duty to review any requisition to determine if the amount requested is for payment of a permitted Cost. Anything in the Master Indenture to the contrary notwithstanding, the Consulting Engineers shall establish a Date of Completion for the 2023 Project, and any balance remaining in the Series 2023 Acquisition and Construction Account (taking into account the moneys currently on deposit therein to pay any accrued but unpaid Costs of the 2023 Project which are required to be reserved in the Series 2023 Acquisition and Construction Account in accordance with the certificate of the Consulting Engineers establishing such Date of Completion), shall be transferred to the Series 2023 Revenue Account. At such time as there are no funds on deposit in the Series 2023 Acquisition and Construction Account, the Series 2023 Acquisition and Construction Account shall be closed.

Section 404. Series 2023 Costs of Issuance Account. The amount deposited in the Series 2023 Costs of Issuance Account shall, at the written direction of an Authorized Officer of the District, be used to pay the costs of issuance relating to the 2023 Bond; provided, however, that on the Date of Issuance, initial costs of issuance shall be paid pursuant to the instructions in the Closing Memorandum signed by an Authorized Officer of the District. On the earlier to occur of: (x) the written direction of an Authorized Officer of the District or (y) three (3) months from the Date of Issuance, any amounts deposited in the Series 2023 Costs of Issuance Account which have not been requisitioned to pay costs of issuance shall be transferred over and deposited into the Series 2023 Revenue Account and used for the purposes permitted therefor, whereupon the Series 2023 Costs of Issuance Account shall be closed.

Section 405. Application of Series 2023 Prepayment Principal. All Series 2023 Prepayment Principal shall, upon receipt by the District, be deposited with the Trustee. At the time of such deposit, the amount representing Series 2023 Prepayment Principal shall be identified by the District as such with direction to the Trustee to deposit such amount into the Series 2023 Prepayment Subaccount in the Series 2023 Redemption Account pursuant to Section 408(b) hereof. The Trustee is authorized to deposit any Series 2023 Pledged Revenues for which the District has not directed into the Series 2023 Prepayment Subaccount into the Series 2023 Revenue Account. Amounts on deposit in the Series 2023 Prepayment Subaccount shall be applied to the extraordinary mandatory redemption of the 2023 Bond as provided in the form of the 2023 Bond set forth in **EXHIBIT A** hereto.

Section 406. Amortization Installments. (a) The Amortization Installments established for the 2023 Bond shall be as set forth in the form of 2023 Bond attached hereto.

(b) Upon any redemption of the 2023 Bond (other than any portion of the 2023 Bond redeemed in accordance with scheduled Amortization Installments), the District shall cause to be recalculated and delivered to the Trustee and the Owner revised Amortization Installments recalculated so as to reamortize the Outstanding 2023 Bond, after giving effect to such redemption, in substantially equal annual installments of principal and interest (subject to rounding to \$1,000 integral amounts of principal, except for the final installment) over the remaining term of the 2023 Bond.

Section 407. Tax Covenants and Rebate Account. The District shall comply with the Tax Regulatory Covenants, as amended and supplemented from time to time in accordance with its terms.

Section 408. Series 2023 Revenue Account; Application of Revenues and Investment Earnings. (a) The Trustee is hereby authorized and directed to deposit any and all amounts required to be deposited in the Series 2023 Revenue Account by this Section 408 or by any other provision of the Indenture, and any other amounts or payments specifically designated by the District pursuant to a written direction or by a Supplemental Indenture for said purpose. The Series 2023 Revenue Account shall be held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the Trustee.

(b) The District shall deposit Series 2023 Pledged Revenues with the Trustee immediately upon receipt together with a written accounting setting forth the amounts of such Series 2023 Pledged Revenues in the following categories which shall be deposited by the Trustee into the Funds and Accounts established hereunder as follows:

(i) Series 2023 Assessment Principal, which shall be deposited into the Series 2023 Sinking Fund Account;

(ii) Series 2023 Assessment Interest, which shall be deposited into the Series 2023 Interest Account;

(iii) Series 2023 Prepayment Principal, which shall be deposited into the Series 2023 Prepayment Subaccount of the Series 2023 Redemption Account;

(iv) Delinquent Assessment Principal, which shall be deposited into the Series 2023 Sinking Fund Account;

(v) Delinquent Assessment Interest, which shall be deposited into the Series 2023 Interest Account; and

(vi) all other Series 2023 Pledged Revenues, which shall be deposited into the Series 2023 Revenue Account.

Moneys other than Series 2023 Pledged Revenues shall be deposited at the written direction of an Authorized Officer of the District.

(c) On the thirtieth (30th) day preceding each Interest Payment Date (or if such thirtieth (30th) day is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the Series 2023 Prepayment Subaccount of the Series 2023 Redemption Account and, if the balance therein is greater than zero, shall, with the prior written direction of the District, transfer from the Series 2023 Revenue Account for deposit into the Series 2023 Prepayment Subaccount, an amount sufficient to increase the amount on deposit therein to the nearest integral multiple of \$1,000 (provided that there are sufficient funds remaining therein to pay Debt Service coming due on the 2023 Bond on such Interest Payment Date), and shall thereupon give notice and cause the extraordinary mandatory redemption of all or a portion of the 2023 Bond on the next succeeding Interest Payment Date in the maximum principal amount for which moneys are then on deposit in such Series 2023 Prepayment Subaccount in accordance with the provisions for extraordinary mandatory redemption of the 2023 Bond set forth in the form of the 2023 Bond attached hereto, Section 301 hereof, and Article III of the Master Indenture.

(d) On each May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall transfer

amounts on deposit in the Series 2023 Revenue Account to the Funds and Accounts designated below in the following amounts and in the following order of priority:

FIRST, commencing November 1, 2023, to the Series 2023 Interest Account, an amount equal to the amount of interest payable on the 2023 Bond then Outstanding on such May 1 or November 1, less any other amount already on deposit in the Series 2023 Interest Account not previously credited; and

SECOND, to the Series 2023 Interest Account, an amount specified by the Owner equal to the amount of any Default Rate Differential and/or Taxable Rate Differential due and owing to the Owner of the 2023 Bond on such May 1 or November 1, less any other amount already on deposit in the Series 2023 Interest Account not previously credited and such amounts shall be immediately payable to the Owner; and

THIRD, on each May 1, commencing May 1, 2024, to the Series 2023 Sinking Fund Account, the amount, if any, equal to the difference between the Amortization Installment due on such May 1, and the amount already on deposit in the Series 2023 Sinking Fund Account not previously credited; and

FOURTH, the balance shall be retained in the Series 2023 Revenue Account.

(e) On any date required by the Tax Regulatory Covenants, the District shall give the Trustee written direction to, and the Trustee shall, transfer from the Series 2023 Revenue Account to the Series 2023 Rebate Account established for the 2023 Bond in the Rebate Fund in accordance with the Master Indenture, the amount due and owing to the United States, which amount shall be paid to the United States when due, in accordance with such Tax Regulatory Covenants.

(f) On or after each November 2, the balance on deposit in the Series 2023 Revenue Account on such November 2 shall be paid over to the District at the written direction of an Authorized Officer of the District to be used for any lawful District purpose; provided, however, that on the date of such proposed transfer the Trustee shall not have actual knowledge of an Event of Default under the Indenture relating to the 2023 Bond, including the payment of Trustee's fees and expenses then due or any fees or expenses due to the Owner of the 2023 Bond, in which case any balance shall be first paid to the Trustee and applied to such fees and expenses and then to the Owner and applied to such fees and expenses and any excess shall remain in the Series 2023 Revenue Account.

(g) Anything herein or in the Master Indenture to the contrary notwithstanding, earnings on investments in all of the Funds and Accounts held as security for the 2023 Bond shall be invested only in Investment Obligations. Earnings on the Funds and Accounts established hereby and the subaccounts therein shall be retained, as realized, in such Accounts or subaccounts and used for the purpose of such Account or subaccount; provided, however, that notwithstanding the foregoing, earnings on investments in the Series 2023 Sinking Fund Account and the Series 2023 Redemption Account and the subaccounts therein shall be deposited, as

realized, to the credit of the Series 2023 Revenue Account and used for the purpose of such Account.

ARTICLE V CONCERNING THE TRUSTEE

Section 501. Acceptance by Trustee. The Trustee accepts the trusts declared and provided in this Fourth Supplemental Indenture and agrees to perform such trusts upon the terms and conditions set forth in the Master Indenture.

Section 502. Limitation of Trustee's Responsibility. The Trustee shall not be responsible in any manner for the due execution of this Fourth Supplemental Indenture by the District or for the recitals contained herein, all of which are made solely by the District.

Section 503. Trustee's Duties. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlements inuring to the Trustee under the Master Indenture, including, particularly, Article VI thereof.

Section 504. Brokerage Statements. The District acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the District the right to receive individual confirmations of security transactions at no additional cost, as they occur, the District specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish or otherwise make available to the District periodic cash transaction statements that include detail for all investment transactions made by the Trustee hereunder.

Section 505. Patriot Act Requirements of the Trustee. To help the government fight the funding of terrorism and money laundering activities, federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust, or other legal entity, the Trustee will ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

ARTICLE VI ADDITIONAL BONDS

Section 601. No Parity Bonds or Additional Assessments. The District covenants and agrees that so long as the 2023 Bond is Outstanding, it shall not cause or permit to be caused any lien, charge or claim against the Series 2023 Trust Estate, nor shall it issue additional parity bonds secured by the lien of the Series 2023 Assessments, without the Owner's prior written consent. The District additionally covenants and agrees that it may not impose Assessments for capital projects on the same property on which the Series 2023 Assessments are levied unless the prior

written consent of the Owner is obtained; provided, however, the foregoing shall not preclude the District from (i) imposing Assessments (or the issuance of Bonds secured by such Assessments) on lands subject at such time to the Series 2023 Assessments which the District certifies to the Owner are necessary for health, safety or welfare reasons, to remediate a natural disaster, or to effect repairs to or replacement of property, facilities or equipment of the District, (ii) issuing Refunding Bonds issued to refund all of the then Outstanding 2023 Bond, or (iii) imposing operation and maintenance assessments.

ARTICLE VII MISCELLANEOUS

Section 701. Confirmation of Master Indenture. As supplemented by this Fourth Supplemental Indenture, the Master Indenture is in all respects ratified and confirmed, and this Fourth Supplemental Indenture shall be read, taken and construed as a part of the Master Indenture so that all of the rights, remedies, terms, conditions, covenants and agreements of the Master Indenture, except insofar as modified herein, shall apply and remain in full force and effect with respect to this Fourth Supplemental Indenture and to the 2023 Bond issued hereunder.

Section 702. Additional Covenant Regarding Assessments. Notwithstanding any provision of the Master Indenture, the Series 2023 Assessments pledged hereunder to secure the 2023 Bond shall be collected pursuant to the Uniform Method, unless such method is not available. The District covenants and agrees to levy and collect the Series 2023 Assessments in an amount sufficient to pay the principal of and interest on the 2023 Bond.

Section 703. Additional Covenants of the District. (a) For so long as the 2023 Bond is Outstanding, the District covenants and agrees that it will provide, at its own expense, to the Owner:

(i) a copy of its annual audited financial statements, prepared in accordance with Governmental Accounting Standards Board standards, within nine (9) months following the end of each fiscal year, beginning with the fiscal year ending September 30, 2022;

(ii) a copy of its annual budget within 60 days of its adoption; and

(iii) such other financial information as is reasonably requested by the Bank from time to time.

(b) No modification of this Fourth Supplemental Indenture may be made except with the prior written consent of the Owner of the 2023 Bond and no modification of the Master Indenture affecting the Owner of the 2023 Bond, including, but not limited to, Sections 501 and 810 of the Master Indenture, may be made except with the prior written consent of the Owner of the 2023 Bond.

(c) Upon an Event of Default under the Indenture, the Owner may recover from the District all expenses reasonably incurred by the Owner in enforcing its rights as Owner of the 2023 Bond, including, without limitation, reasonable attorneys' fees, at all levels of the proceedings, whether incurred in connection with the collection, bankruptcy proceedings, trial, appeal or otherwise.

(d) Notwithstanding anything to the contrary in the Master Indenture or this Fourth Supplemental Indenture, the 2023 Bond shall be governed by applicable federal law and the internal laws of the State. The District acknowledges that certain material events and occurrences relating to the 2023 Bond bear a reasonable relationship to the laws of the State and the validity, terms, performance and enforcement of the 2023 Bond shall be governed by the internal laws of the State which are applicable to agreements which are negotiated, executed, delivered and performed solely in the State. The District consents to the jurisdiction and venue of any court located in the County and the applicable appellate courts.

(e) The District shall, within five (5) Business Days after it acquires knowledge thereof, notify the Owner and the Trustee in writing upon the happening, occurrence or existence of any Event of Default or a default described under Section 902(g) of the Master Indenture, and shall provide with such written notice a detailed statement by an Authorized Officer of the District of all relevant facts and the action being taken or proposed to be taken by the District with respect thereto. Regardless of the date of receipt of such notice by the Owner and Trustee, such date shall not in any way modify the date of occurrence of the actual Event of Default. Notwithstanding Section 902(g) of the Master Indenture, it shall be an Event of Default after the earlier of the timeframe in Section 902(g) or thirty (30) days after the District was required to give notice in this subsection (e).

(f) By no later than December 21, 2023, and for so long as SouthState Bank, N.A. is the registered owner of the 2023 Bond and the 2023 Bond remains Outstanding, the District covenants and agrees to maintain all its existing banking services, including checking and savings accounts (but excluding investment management services and purchase card services) with SouthState Bank, N.A.; provided, however, that the Owner's fees shall remain reasonably comparable with the then current market fees for such services for similar organizations located in similar geographic areas as the District. By its acceptance of the 2023 Bond, registered in the name of the Owner, the Owner shall be deemed to have waived its right of setoff against said account(s). Except as may otherwise be provided in a written agreement between the District and the Owner or policies and procedures of the Owner otherwise applicable to such account(s), the operating and/or other account(s) maintained by the District with the Owner in satisfaction of this Section 703(f) do(es) not secure any obligations of the District to the Owner.

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IN WITNESS WHEREOF, Waterlefe Community Development District has caused these presents to be signed in its name and on its behalf by its Chair, and its official seal to be hereunto affixed and attested by its Assistant Secretary, thereunto duly authorized, and to evidence its acceptance of the trusts hereby created, the Trustee has caused these presents to be signed in its name and on its behalf by its duly authorized officer.

**WATERLEFE COMMUNITY DEVELOPMENT
DISTRICT**

(SEAL)

Kenneth Bumgarner, Chair, Board of Supervisors

Attest:

Matthew Huber, Assistant Secretary

[Fourth Supplemental Trust Indenture]

**U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION, as Trustee**

Leanne M. Duffy, Vice President

[Fourth Supplemental Trust Indenture]

EXHIBIT A

FORM OF 2023 BOND

THE REGISTRATION OF OWNERSHIP OF THIS BOND MAY BE TRANSFERRED ONLY IN WHOLE AND ONLY TO AN AFFILIATE OF THE OWNER THAT IS AN ACCREDITED INVESTOR OR TO A QUALIFIED INSTITUTIONAL BUYER (EACH AS DEFINED IN THE SECURITIES ACT OF 1933, AS AMENDED), ALL AS PROVIDED IN THE INDENTURE

No. 2023R-1

\$3,290,000

**United States of America
State of Florida
WATERLEFE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BOND, SERIES 2023**

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Dated Date</u>
4.74% (subject to adjustment as provided herein)	May 1, 2043	June 21, 2023

Registered Owner: SOUTHSTATE BANK, N.A.

Principal Amount: THREE MILLION TWO HUNDRED NINETY THOUSAND AND NO/100 DOLLARS

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT, a community development district duly created and existing pursuant to Chapter 190, Florida Statutes (the “District”), for value received, hereby promises to pay (but only out of the sources hereinafter mentioned) to the registered Owner set forth above, or registered assigns, on the maturity date shown hereon, unless this Bond shall have been called for redemption in whole or in part and payment of the Redemption Price (as defined in the Indenture, as hereinafter defined) shall have been duly made or provided for, the principal amount shown above on the dates and on the conditions set forth below and to pay (but only out of the sources hereinafter mentioned) interest on the outstanding principal amount hereof from the most recent Interest Payment Date to which interest has been paid or provided for, or, if no interest has been paid, from the Dated Date shown above on May 1 and November 1 of each year (each, an “Interest Payment Date”), commencing on November 1, 2023, until payment of said principal sum has been made or provided for, at the Interest Rate per annum set forth above (subject to adjustment as provided herein and in the Indenture). Notwithstanding the foregoing, if any Interest Payment Date is not a Business Day (as defined in the Indenture), then all amounts due on such Interest Payment Date shall be payable on the first Business Day succeeding such Interest Payment Date, but shall be deemed paid on such Interest

Payment Date and no additional interest will accrue as a result. The interest so payable, and punctually paid or duly provided for, on any Interest Payment Date will, as provided in the Indenture, be paid to the registered Owner hereof at the close of business on the regular Record Date for such interest, which shall be the fifteenth (15th) day of the calendar month next preceding such Interest Payment Date, or, if such day is not a Business Day on the Business Day immediately preceding such day; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) of Section 902 of the Master Indenture (hereinafter defined), the payment of interest and principal or Redemption Price or Amortization Installments shall be made by the Paying Agent (hereinafter defined) to such person, who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Bond Registrar as the registered Owner of this Bond. Upon a Determination of Taxability (as defined in the hereinafter defined Supplemental Indenture), the Interest Rate shall be subject to adjustment pursuant to Section 203(c) of the Supplemental Indenture to the Taxable Rate, as set forth in the Supplemental Indenture. Upon the occurrence of an Event of Default, interest on this Bond shall accrue from the date of the default and during the continuance of such default at an interest rate equal to the Default Rate until such time as such Event of Default has been cured or waived, at which time interest shall again accrue at the Interest Rate in effect prior to the occurrence of such Event of Default, pursuant to Section 203(d) of the Supplemental Indenture. Any payment of principal or Redemption Price shall be made to such person who appears on the registration books of the Bond Registrar as the registered Owner of this Bond at the close of business on the fifteenth (15th) day of the calendar month next preceding such payment, or, if such day is not a Business Day, on the Business Day immediately preceding such day. Payment of interest shall be made by check or draft (or by wire transfer to the registered Owner set forth above if such Owner requests such method of payment in writing on or prior to the regular Record Date for the respective interest payment to such account as shall be specified in such request). Interest on this Bond will be computed on the basis of a 360-day year of twelve 30-day months. Presentment of this Bond shall not be required for payment. Upon payment in full of this Bond, this Bond shall be marked canceled and returned promptly to the Trustee. Capitalized terms used herein and not otherwise defined shall have the same meaning as set forth in the Indenture.

This Bond is a duly authorized issue of bonds of the District designated "Special Assessment Revenue Bond, Series 2023" in the aggregate principal amount of \$3,290,000 (the "2023 Bond," which together with any other Bonds issued under and governed by the terms of the hereinafter defined Master Indenture are hereinafter collectively referred to as the "Bonds"), under a Master Trust Indenture, dated as March 1, 2001 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as successor in trust to First Union National Bank, as trustee (the "Trustee"), as supplemented by a Fourth Supplemental Trust Indenture, dated as of June 1, 2023 (the "Supplemental Indenture"), between the District and the Trustee (the Master Indenture, as amended and supplemented by the Supplemental Indenture is hereinafter referred to as the "Indenture"). This 2023 Bond is being issued to, together with other funds held by the Trustee

under the 2013 Indenture: (i) finance all or a portion of the Cost of acquiring, constructing and equipping assessable improvements comprising the 2023 Project; (ii) pay certain costs associated with the issuance of this 2023 Bond; and (iii) fund the interest due on the 2023 Bond on November 1, 2023.

NEITHER THIS 2023 BOND NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF THE STATE OF FLORIDA. THIS BOND AND THE SERIES OF WHICH IT IS A PART AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON AND THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THIS 2023 BOND. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THIS 2023 BOND, SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE SERIES 2023 TRUST ESTATE PLEDGED TO THIS 2023 BOND, ALL AS PROVIDED HEREIN AND IN THE INDENTURE.

This 2023 Bond is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes, as amended, and other applicable provisions of law and pursuant to the Indenture, executed counterparts of which Indenture are on file at the designated corporate trust office of the Trustee. Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of Bonds issued under the Indenture, the collection and disposition of revenues and the funds charged with and pledged to the payment of the principal and Redemption Price of, and the interest on, this 2023 Bond, the nature and extent of the security thereby created, the covenants of the District with respect to the levy and collection of Series 2023 Assessments, the terms and conditions under which this 2023 Bond is or may be issued, the rights, duties, obligations and immunities of the District and the Trustee under the Indenture and the rights of the registered Owners of this Bond, and, by the acceptance of this 2023 Bond, the registered Owner hereof assents to all of the provisions of the Indenture. This 2023 Bond is secured by the Series 2023 Trust Estate.

This 2023 Bond is issuable only as a single registered bond without coupons in current interest form in the denomination of the then outstanding aggregate principal amount (the "Authorized Denomination"). The registration of ownership of this 2023 Bond may be transferred only in whole and only to (i) an affiliate of the Bank that is an "accredited investor" (as defined in the Securities Act of 1933, as amended (the "Securities Act")) and delivers to the Trustee a "Certificate of Transferee" as required by the Supplemental Indenture and upon which the Trustee may conclusively rely or (ii) a Qualified Institutional Buyer (as defined in the

Securities Act), certified by the transferee to the Trustee in writing, on which certification the Trustee may conclusively rely, at the designated corporate trust office of the Trustee in Orlando, Florida, as Bond Registrar (the “Bond Registrar”), upon surrender of this 2023 Bond, accompanied by a duly executed instrument of transfer in form and with guaranty of signature reasonably satisfactory to the Bond Registrar, subject to such reasonable regulations as the District or the Bond Registrar may prescribe, and upon payment of any taxes or other governmental charges incident to such transfer. Upon any such transfer a new Bond, in the same aggregate principal amount as the Bond transferred, will be issued to the transferee. At the corporate trust office of the Bond Registrar in Orlando, Florida, in the manner and subject to the limitations and conditions provided in the Master Indenture and without cost, except for any tax or other governmental charge, this 2023 Bond may be exchanged for an equal aggregate principal amount of Bonds of the same maturity, in the Authorized Denomination and bearing interest at the same rate or rates.

This 2023 Bond is not subject to redemption at the option of the District prior to June 21, 2028. This 2023 Bond is subject to redemption prior to maturity at the option of the District on any Business Day on or after June 21, 2028, in whole or in part, at the Redemption Price of 100% of the principal amount of this 2023 Bond to be redeemed plus interest accrued to the redemption date.

This 2023 Bond is subject to mandatory redemption in part by the District prior to its scheduled maturity from moneys in the Series 2023 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of 100% of the principal amount thereof, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>May 1</u>	<u>Amortization</u>	<u>May 1</u>	<u>Amortization</u>
<u>of the Year</u>	<u>Installment</u>	<u>of the Year</u>	<u>Installment</u>
2024	\$101,000	2035	\$170,000
2025	106,000	2036	178,000
2026	111,000	2037	187,000
2027	117,000	2038	196,000
2028	122,000	2039	206,000
2029	128,000	2040	216,000
2030	134,000	2041	226,000
2031	141,000	2042	237,000
2032	148,000	2043*	249,000
2033	155,000		
2034	162,000		

* Maturity

Amortization Installments are subject to recalculation, as provided in the Supplemental Indenture, as the result of the redemption of this 2023 Bond (other than as the result of a scheduled Amortization Installment) so as to reamortize the remaining Outstanding principal balance of this 2023 Bond as set forth in the Supplemental Indenture.

This 2023 Bond is subject to extraordinary mandatory redemption prior to maturity, in whole on any date and in part on any Interest Payment Date, at the Redemption Price of 100% of the principal amount redeemed, without premium, together with accrued interest to the date of redemption from Series 2023 Prepayment Principal deposited into the Series 2023 Prepayment Subaccount of the Series 2023 Redemption Account.

Notice of redemption other than scheduled mandatory redemption, as to which no notice shall be required, shall be by written or electronic transmission to the Owner at the physical or electronic address of such registered Owner recorded on the bond register maintained by the Bond Registrar not less than ten (10) calendar days prior to the redemption date. Notice of optional redemption may be conditioned upon the occurrence or non-occurrence of such event or events or upon the later deposit of moneys therefor as shall be specified in such notice of optional redemption and may also be subject to rescission by the District if expressly set forth in such notice.

On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by U.S. Bank Trust Company, National Association, Orlando, Florida, or any alternate or successor paying agent (collectively, the "Paying Agent"), all as provided in the Indenture, this 2023 Bond or such portion thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of this 2023 Bond or such portion thereof on such date, interest on this 2023 Bond or such portion thereof so called for redemption shall cease to accrue, this 2023 Bond or such portion thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owner thereof shall have no rights in respect of this 2023 Bond or such portion thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent.

The Owner of this 2023 Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

Modifications or alterations of the Master Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or any Paying Agent in trust for the payment and discharge of any Bond which remain unclaimed for six (6) years after the date when such Bond has become due and payable, either at its stated maturity dates or by call for earlier redemption,

if such moneys were held by the Trustee or any Paying Agent at such date, or for six (6) years after the date of deposit of such moneys if deposited with the Trustee or Paying Agent after the date when such Bond became due and payable, shall be paid to the District, and thereupon and thereafter no claimant shall have any rights against the Paying Agent to or in respect of such moneys.

If the District deposits or causes to be deposited with the Trustee funds or Federal Securities sufficient to pay the principal or redemption price of this 2023 Bond becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of this 2023 Bond as to the Series 2023 Trust Estate shall be discharged, except for the rights of the Owner thereof with respect to the funds so deposited as provided in the Indenture.

This 2023 Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

This 2023 Bond is issued with the intent that the laws of the State of Florida shall govern its construction.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the ordinances and resolutions of the District to happen, exist and be performed precedent to and in the issuance of this 2023 Bond and the execution of the Indenture, have happened, exist and have been performed as so required. This 2023 Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by the execution by the Trustee of the Certificate of Authentication endorsed hereon.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Waterlefe Community Development District has caused this 2023 Bond to bear the signature of the Chair of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of the Assistant Secretary to the Board of Supervisors.

**WATERLEFE COMMUNITY DEVELOPMENT
DISTRICT**

(SEAL)

Kenneth Bumgarner, Chair, Board of Supervisors

Attest:

Matthew Huber, Assistant Secretary

CERTIFICATE OF VALIDATION

This 2023 Bond was validated by judgment of the Circuit Court of the Twelfth Judicial Circuit of the State of Florida, in and for Manatee County, Florida rendered on March 29, 2023.

Kenneth Bumgarner, Chair, Board of Supervisors

CERTIFICATE OF AUTHENTICATION FOR 2023 BOND

This Bond is the Bond of the Series designated herein, described in the within-mentioned Indenture.

**U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION**, as Trustee

Date of Authentication:

June 21, 2023

Leanne M. Duffy, Vice President

[FORM OF ABBREVIATIONS FOR 2023 BOND]

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM as tenants in common

TEN ENT as tenants by the entireties

JT TEN as joint tenants with the right of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____ under Uniform
Transfer to Minors Act _____ (Cust.) _____ (Minor)
(State)

Additional abbreviations may also be used though not in the above list.

[FORM OF ASSIGNMENT FOR 2023 BOND]

For value received, the undersigned hereby sells, assigns and transfers unto _____ within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney to transfer the said 2023 Bond on the books of the District, with full power of substitution in the premises.

Dated:

Social Security Number or Employer

Identification Number of Transferee:

Signature guaranteed:

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company.

NOTICE: The assignor's signature to this Assignment must correspond with the name as it appears on the face of the within 2023 Bond in every particular without alteration or any change whatever.

EXHIBIT B

FORM OF CERTIFICATE OF TRANSFEREE

To: U.S. Bank Trust Company, National Association, as Trustee

Date: _____

_____ (the "Transferee"), hereby certifies to U.S. Bank Trust Company, National Association, as trustee (the "Trustee") pursuant to that certain Master Trust Indenture dated as of March 1, 2001, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of June 1, 2023, each by and between the Waterlefe Community Development District (the "District") and the Trustee (together, the "Indenture") securing the District's Special Assessment Revenue Bond, Series 2023 (the "2023 Bond") issued in the original principal amount of \$3,290,000, as follows:

a. the Transferee has the knowledge and experience in financial and business matters that make it capable of evaluating the District, the 2023 Bond and the risks associated with owning the 2023 Bond; and has the ability to bear the economic risk of owning the 2023 Bond;

b. the Transferee understands that the 2023 Bond is subject to the transfer restrictions set forth in the Indenture;

c. the Transferee understands that no offering statement, prospectus, offering circular, official statement or other disclosure document containing material information with respect to the District and the 2023 Bond are being or have been prepared and understands that neither the District nor any other party known to the District has undertaken to make any filing with respect to the 2023 Bond with Electronic Municipal Market Access ("EMMA"), the Municipal Securities Rulemaking Board's continuing disclosure site;

d. the Transferee acknowledges that it is an "accredited investor" or "qualified institutional buyer" within the meaning of the Securities Act of 1933, as amended; and

e. the Transferee acknowledges that there is no credit rating with respect to the 2023 Bond.

[SIGNATURE BLOCK FOR TRANSFEREE]

EXHIBIT C

FORM OF REQUISITION

The undersigned, an Authorized Officer of Waterlefe Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as successor trustee (the "Trustee"), dated as of March 1, 2001 (the "Master Indenture"), as supplemented by the Fourth Supplemental Trust Indenture between the District and the Trustee, dated as of June 1, 2023 (together, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number:

(B) Name of Payee:

(C) Amount Payable:

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

(E) Fund or Account and subaccount, if any, from which disbursement to be made:

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2023 Project and each represents a Cost of the 2023 Project, and has not previously been paid] OR [this requisition is for Costs of Issuance payable from the Series 2023 Costs of Issuance Account that has not previously been paid].

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or duplicate copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**WATERLEFE COMMUNITY DEVELOPMENT
DISTRICT**

Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies: 1) that this disbursement is for a Cost of the 2023 Project and is consistent with: the report of the Consulting Engineer, the applicable acquisition or construction contract; and the plans and specifications for the portion of the 2023 Project with respect to which such disbursement is being made; 2) that the 2023 Project improvements were constructed in a sound workmanlike manner and in accordance with industry standards at the time the improvements were constructed; and 3) the purchase price to be paid by the District for the 2023 Project improvements is no more than the lesser of (a) the fair market value of such improvements and (b) the actual cost of construction of such improvements.

Consulting Engineer

EXHIBIT B
PROPOSAL



SouthState

NON-BINDING PROPOSAL

April 21, 2023

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

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

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

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

Default Rate: 3% above the Note rate.

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

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

Covenants:

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

Conditions:

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

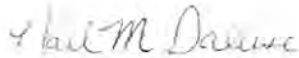
Municipal Advisor Disclosure: The terms of the Loan described herein have been prepared by the Bank solely for information purposes. The Bank is not recommending an action or providing any advice to the Borrower. The Bank is not acting as a municipal advisor or financial advisor. The Bank is not serving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

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

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

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

Sincerely,



Noel M. Daluise / Senior Vice President
Government Banking

04/21/2023

Date

Acceptance:

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

Waterlefe
Community Development District
Authorized Signor



Date

May 1, 2023

Print Name

Kenneth Bugarin

Tab 9

RESOLUTION 2023-09

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE WATERLEFE COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BOND, SERIES 2023; CONFIRMING AND ADOPTING A FINAL SPECIAL ASSESSMENT ALLOCATION REPORT; CONFIRMING, ALLOCATING, AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING THE SERIES 2023 BOND; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2023 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Waterlefe Community Development District (“District”) previously indicated its intention to undertake, install, establish, construct, or acquire certain public infrastructure improvements (the “Improvements”) and to finance such public infrastructure improvements through the issuance of a bond (the “Series 2023 Bond”), which bond would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) previously adopted resolutions relating to the issuance of the Series 2023 Bond as well as resolutions relating to the imposition, levy, collection, and enforcement of special assessments needed to secure the Series 2023 Bond; and

WHEREAS, pursuant to and consistent with the terms of previous resolutions of the Board, this Resolution shall set forth the final terms of the Series 2023 Bond actually issued by the District and apply the adopted special assessment allocation report to the terms of such capital improvement revenue bond, and set out the par amount to be allocated to each unit and the annual amount of the assessments; and

WHEREAS, the District desires to set forth the particular terms of the sale of the Series 2023 Bond to SouthState Bank, N.A. and confirm the lien of the levy of special assessments securing the Series 2023 Bond (the “Series 2023 Assessments”).

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, Florida Statutes.

SECTION 2. FINDINGS. The Board of Supervisors of the Waterlefe Community Development District hereby finds and determines as follows:

(a) On June 19, 2023, the District, after due notice and public hearing, adopted Resolution 2023-07, which, among other items, equalized, approved, confirmed, and levied special assessments on property benefiting from the Improvements, which assessments were intended to secure a bond which will be issued as the Series 2023 Bond. This supplemental resolution is being adopted to set forth the specific terms of the Series 2023 Bond and certifying the amount of the lien of the special assessments securing any portion of the bond, including interest, costs of issuance, and the number of payments due.

(b) The Final Special Assessment Allocation Report dated June 19, 2023 attached to this Resolution as **Exhibit A** (the “Assessment Methodology Report”), applies the adopted assessment methodology to the actual terms of the Series 2023 Bond. The Assessment Methodology Report is hereby approved,

adopted, and confirmed. The District ratifies the use of the Assessment Methodology Report in connection with the sale of the Series 2023 Bond.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2023 BOND. This Resolution is intended to set forth the terms of the Series 2023 Bond and the final amount of the lien of the Series 2023 Special Assessments.

The Series 2023 Bond in a total par amount of \$3,290,000.00 shall bear such rates of interest and maturity as shown in **Exhibit B** attached hereto. The sources and uses of funds of the Series 2023 Bond, including total costs of issuance, shall be as set forth in **Exhibit B** attached hereto. The debt service due on the Series 2023 Bond is set forth in **Exhibit B** attached hereto. The lien of the special assessments securing the Series 2023 Bond on developable land, as such land is specifically described in **Exhibit A**, shall be the principal amount due on the Series 2023 Bond, together with accrued but unpaid interest thereon, and together with the amount by which the annual assessments shall be grossed up to include early payment discounts required by law and costs of collection.

SECTION 4. ALLOCATION OF ASSESSMENTS SECURING SERIES 2023 BOND.

(a) The Series 2023 Special Assessments for the Series 2023 Bond shall be allocated in accordance with **Exhibit A**. The Assessment Methodology Report is consistent with the District's preliminary assessment methodology for the contemplated Improvements. The Assessment Methodology Report, considered herein, reflects the actual terms of the issuance of the District's

Series 2023 Bond. The estimated costs of collection of the Series 2023 Special Assessments for the Series 2023 Bond are as set forth in the Assessment Methodology Report.

(b) The lien of the Series 2023 Special Assessments includes all developable land referenced in **Exhibit A** benefitted by the Improvements.

(c) The District shall, as soon as possible, begin annual collection of the Series 2023 Special Assessments for the Series 2023 Bond debt service payment using the methods available to it by law. Beginning with the first debt service payment as reflected in **Exhibit B** for the Series 2023 Bond, there shall be semi-annual installments of principal and interest, as further reflected in **Exhibit B**.

(d) The District hereby certifies the Series 2023 Special Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed for collection by Manatee County and other Florida law. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the Series 2023 Special Assessments by means of the Manatee County tax collector, if desirable, otherwise any other options available by law, and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due using methods available to the District authorized by Florida law.

(e) Except as otherwise stated in Section 170.09, Fla. Stat., referencing a limited exception for the payment of assessments without interest

(which exception may be waived), the owner of property subject to the Series 2023 Special Assessments may prepay the entire remaining balance of the Series 2023 Special Assessments at any time, or a portion of the remaining balance of the Series 2023 Special Assessments one time if there is also paid, in addition to the prepaid principal balance of the special assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date for the Series 2023 Bond, or, if prepaid during the forty-five day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Except as previously referenced, prepayment of the Series 2023 Special Assessments does not entitle the property owner to any discounts for early payment.

SECTION 5. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Series 2023 Special Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid, and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal, or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 6. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement prior Resolutions of the District (collectively the "Prior Resolutions") which remain in full force and effect. This Resolution and

the Prior Resolutions shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 7. ASSESSMENT NOTICE. To the extent not already existing, the District's Secretary is hereby directed to record a Notice of Series 2023 Special Assessments securing the Series 2023 Bond in the Official Records of Manatee County, Florida, as well as such other instruments as may be necessary to evidence the actions taken by the District.

SECTION 8. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 9. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED in Public Session of the Board of Supervisors of the Waterlefe Community Development District, this _____ day of _____, 2023.

**WATERLEFE COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Secretary/Assistant Secretary

Chair/Vice Chair
Board of Supervisors

- Exhibit A: Final Special Assessment Allocation Report dated June 19, 2023
- Exhibit B: Maturities and Coupon of Series 2023 Bonds, Sources and Uses of Funds for Series 2023 Bonds, Annual debt service payment due on Series 2023 Bonds

Exhibit A



Rizzetta & Company

Waterlefe Community Development District

Final
Special Assessment Allocation Report
Capital Improvement Revenue Bond,
Series 2023

3434 Colwell Ave
Suite 200
Tampa, FL 33614

rizzetta.com

June 19, 2023

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I. INTRODUCTION

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

II. DEFINED TERMS

“District” – Waterlefe Community Development District.

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

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

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

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

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

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



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III. DISTRICT INFORMATION

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

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

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

IV. SERIES 2023 PROJECT

The District's Series 2023 Project is estimated to cost a total of \$4,300,000. The Series 2023 Project includes, but is not limited to, new construction of the community center improvements, furniture, finishes, millwork, equipment, designer fees, architect fees, permit/general condition/insurance, contingency, and bond/manager fees. The detail is shown in Table 2. The estimated construction costs of the Series 2023 Project identified above were provided in the Engineer's Report. \$3,049,798.11 of the proceeds of the Series 2023 Bond will be utilized to construct the Series 2023 Project (such funded portion being referred to herein as the "Series 2023 Project").

V. SERIES 2023 BONDS AND ASSESSMENTS

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



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

The Series 2023 Bond will be structured as an amortizing current-interest bond, with repayment occurring in substantially equal annual installments of principal and interest. Interest payment dates shall occur each May 1 and November 1 from the date of issuance until final maturity on May 1, 2043. The first scheduled payment of coupon interest is expected to be due on November 1, 2023, although interest will be capitalized through that date, with the first installment of principal due on May 1, 2024. The annual principal payment will be due each May 1 thereafter until final maturity, with a maximum annual debt service of \$255,099.90. The general financing terms of the Series 2023 Bond are summarized on Table 4.

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

VI. SERIES 2023 ASSESSMENT ALLOCATION

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

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



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

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

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

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

VII. PREPAYMENT OF SERIES 2023 ASSESSMENTS

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

VIII. ADDITIONAL STIPULATIONS

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

Rizzetta & Company, Incorporated, does not represent the Waterlefe Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and



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Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Incorporated, does not provide the Waterlefe Community Development District with financial advisory services or offer investment advice in any form.



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EXHIBIT A:

ALLOCATION METHODOLOGY



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

TABLE 1: SERIES 2023 PRODUCT MIX

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



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

TABLE 2: TOTAL SERIES 2023 PROJECT COST DETAIL

COMMUNITY CENTER IMPROVEMENTS	TOTAL ESTIMATED COSTS
New Construction	\$2,715,000.00
Permit/General Conditions/Insurance	\$170,000.00
Bonds/Manager Fees	\$220,000.00
Contingency	\$150,000.00
Furniture	\$130,000.00
Finishes	\$330,000.00
Interior Doors	\$30,000.00
Millwork	\$110,000.00
Equipment	\$310,000.00
Designer Fees	\$110,000.00
Architect Fees	\$25,000.00
Total Estimated Costs	\$4,300,000.00

Series 2023 Project costs funded by Series 2023 Bonds	\$3,049,798.11
Remaining Series 2023 Project costs to be funded by other sources	\$1,250,201.89

NOTE: Infrastructure cost estimates provided by District Engineer.

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

TABLE 3: FINANCING INFORMATION - SERIES 2023 BOND

Issue Date	June 21, 2023
Final Maturity	May 1, 2043
Average Coupon Rate	4.74%
Maximum Annual Debt Service (MADS)	\$255,099.90

SOURCES:

PRINCIPAL AMOUNT	\$3,290,000
-------------------------	--------------------

USES:

Construction Fund	(\$3,049,798.11)
Capitalized Interest - thru 11/1/2023	(\$56,313.83)
Cost of Issuance	(\$183,888.06)
Total Uses	(\$3,290,000.00)

Source: District Placement Agent.

TABLE 4: FINANCING INFORMATION - SERIES 2023 ASSESSMENTS

Average Coupon Rate	4.74%
---------------------	-------

Initial Principal Amount	\$3,290,000
---------------------------------	--------------------

Aggregate Annual Installment		\$255,099.90
Estimated Collection Costs	3.00%	\$8,229.03 ⁽¹⁾
Estimated Early Payment Discount	4.00%	\$10,972.04 ⁽¹⁾
Estimated Total Annual Installment		\$274,300.97

⁽¹⁾ May vary as provided by law.

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

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

Product	UNITS	PER UNIT EAU	TOTAL EAU'S	PRODUCT TOTAL PRINCIPAL ⁽²⁾	PER UNIT TOTAL PRINCIPAL	PRODUCT ANNUAL INSTLMT. ⁽²⁾⁽³⁾	PER UNIT ANNUAL INSTLMT. ⁽³⁾
Classic	53	1.00	53.00	\$295,042.30	\$5,566.84	\$24,598.90	\$464.13
Estate	216	1.00	216.00	\$1,202,436.55	\$5,566.84	\$100,252.13	\$464.13
Marina	19	1.00	19.00	\$105,769.88	\$5,566.84	\$8,818.47	\$464.13
Multi-Family	144	1.00	144.00	\$801,624.37	\$5,566.84	\$66,834.75	\$464.13
River Club	3	1.00	3.00	\$16,700.51	\$5,566.84	\$1,392.39	\$464.13
Villa	156	1.00	156.00	\$868,426.40	\$5,566.84	\$72,404.32	\$464.13
	591		591.00	\$3,290,000.00		\$274,300.97	

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

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

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

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546003909	CL	\$5,566.84	\$464.13
546003959	CL	\$5,566.84	\$464.13
546004009	CL	\$5,566.84	\$464.13
546004059	CL	\$5,566.84	\$464.13
546004109	CL	\$5,566.84	\$464.13
546004159	CL	\$5,566.84	\$464.13
546004209	CL	\$5,566.84	\$464.13
546004259	CL	\$5,566.84	\$464.13
546004309	CL	\$5,566.84	\$464.13
546004359	CL	\$5,566.84	\$464.13
546004409	CL	\$5,566.84	\$464.13
546004459	CL	\$5,566.84	\$464.13
546004509	CL	\$5,566.84	\$464.13
546004559	CL	\$5,566.84	\$464.13
546004609	CL	\$5,566.84	\$464.13
546004659	CL	\$5,566.84	\$464.13
546004709	CL	\$5,566.84	\$464.13
546004759	CL	\$5,566.84	\$464.13
546004809	CL	\$5,566.84	\$464.13
546011059	CL	\$5,566.84	\$464.13
546011109	CL	\$5,566.84	\$464.13
546011159	CL	\$5,566.84	\$464.13
546011209	CL	\$5,566.84	\$464.13
546011259	CL	\$5,566.84	\$464.13
546011309	CL	\$5,566.84	\$464.13
546011359	CL	\$5,566.84	\$464.13
546011409	CL	\$5,566.84	\$464.13
546011459	CL	\$5,566.84	\$464.13
546011509	CL	\$5,566.84	\$464.13
546011559	CL	\$5,566.84	\$464.13
546011609	CL	\$5,566.84	\$464.13
546011659	CL	\$5,566.84	\$464.13
546011709	CL	\$5,566.84	\$464.13
546011759	CL	\$5,566.84	\$464.13
546011809	CL	\$5,566.84	\$464.13
546011859	CL	\$5,566.84	\$464.13
546011909	CL	\$5,566.84	\$464.13
546011959	CL	\$5,566.84	\$464.13
546012009	CL	\$5,566.84	\$464.13
546012059	CL	\$5,566.84	\$464.13
546012109	CL	\$5,566.84	\$464.13
546012159	CL	\$5,566.84	\$464.13
546012209	CL	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546012259	CL	\$5,566.84	\$464.13
546028559	CL	\$5,566.84	\$464.13
546028609	CL	\$5,566.84	\$464.13
546028659	CL	\$5,566.84	\$464.13
546028709	CL	\$5,566.84	\$464.13
546028759	CL	\$5,566.84	\$464.13
546028809	CL	\$5,566.84	\$464.13
546028859	CL	\$5,566.84	\$464.13
546028909	CL	\$5,566.84	\$464.13
546028959	CL	\$5,566.84	\$464.13
546002059	E	\$5,566.84	\$464.13
546002109	E	\$5,566.84	\$464.13
546002159	E	\$5,566.84	\$464.13
546002209	E	\$5,566.84	\$464.13
546002259	E	\$5,566.84	\$464.13
546002309	E	\$5,566.84	\$464.13
546002359	E	\$5,566.84	\$464.13
546002409	E	\$5,566.84	\$464.13
546002459	E	\$5,566.84	\$464.13
546002509	E	\$5,566.84	\$464.13
546002559	E	\$5,566.84	\$464.13
546002609	E	\$5,566.84	\$464.13
546002659	E	\$5,566.84	\$464.13
546002709	E	\$5,566.84	\$464.13
546002759	E	\$5,566.84	\$464.13
546002809	E	\$5,566.84	\$464.13
546002859	E	\$5,566.84	\$464.13
546002909	E	\$5,566.84	\$464.13
546002959	E	\$5,566.84	\$464.13
546003009	E	\$5,566.84	\$464.13
546003059	E	\$5,566.84	\$464.13
546003109	E	\$5,566.84	\$464.13
546003159	E	\$5,566.84	\$464.13
546003209	E	\$5,566.84	\$464.13
546003259	E	\$5,566.84	\$464.13
546003309	E	\$5,566.84	\$464.13
546003359	E	\$5,566.84	\$464.13
546003409	E	\$5,566.84	\$464.13
546003459	E	\$5,566.84	\$464.13
546003509	E	\$5,566.84	\$464.13
546003559	E	\$5,566.84	\$464.13
546003609	E	\$5,566.84	\$464.13
546003659	E	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546003709	E	\$5,566.84	\$464.13
546003769	E	\$5,566.84	\$464.13
546003809	E	\$5,566.84	\$464.13
546003859	E	\$5,566.84	\$464.13
546006689	E	\$5,566.84	\$464.13
546006709	E	\$5,566.84	\$464.13
546006759	E	\$5,566.84	\$464.13
546006809	E	\$5,566.84	\$464.13
546006859	E	\$5,566.84	\$464.13
546006909	E	\$5,566.84	\$464.13
546006959	E	\$5,566.84	\$464.13
546007009	E	\$5,566.84	\$464.13
546007059	E	\$5,566.84	\$464.13
546007109	E	\$5,566.84	\$464.13
546007159	E	\$5,566.84	\$464.13
546007209	E	\$5,566.84	\$464.13
546007259	E	\$5,566.84	\$464.13
546007309	E	\$5,566.84	\$464.13
546007359	E	\$5,566.84	\$464.13
546007409	E	\$5,566.84	\$464.13
546007459	E	\$5,566.84	\$464.13
546007509	E	\$5,566.84	\$464.13
546007559	E	\$5,566.84	\$464.13
546007609	E	\$5,566.84	\$464.13
546014559	E	\$5,566.84	\$464.13
546014609	E	\$5,566.84	\$464.13
546014659	E	\$5,566.84	\$464.13
546014709	E	\$5,566.84	\$464.13
546014759	E	\$5,566.84	\$464.13
546014809	E	\$5,566.84	\$464.13
546014859	E	\$5,566.84	\$464.13
546014909	E	\$5,566.84	\$464.13
546014959	E	\$5,566.84	\$464.13
546015009	E	\$5,566.84	\$464.13
546015059	E	\$5,566.84	\$464.13
546015109	E	\$5,566.84	\$464.13
546015159	E	\$5,566.84	\$464.13
546015209	E	\$5,566.84	\$464.13
546015259	E	\$5,566.84	\$464.13
546015309	E	\$5,566.84	\$464.13
546015359	E	\$5,566.84	\$464.13
546015409	E	\$5,566.84	\$464.13
546015459	E	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546015509	E	\$5,566.84	\$464.13
546015559	E	\$5,566.84	\$464.13
546015609	E	\$5,566.84	\$464.13
546015659	E	\$5,566.84	\$464.13
546015709	E	\$5,566.84	\$464.13
546015759	E	\$5,566.84	\$464.13
546015809	E	\$5,566.84	\$464.13
546015869	E	\$5,566.84	\$464.13
546020059	E	\$5,566.84	\$464.13
546020109	E	\$5,566.84	\$464.13
546020159	E	\$5,566.84	\$464.13
546020209	E	\$5,566.84	\$464.13
546020259	E	\$5,566.84	\$464.13
546020309	E	\$5,566.84	\$464.13
546020359	E	\$5,566.84	\$464.13
546020409	E	\$5,566.84	\$464.13
546020459	E	\$5,566.84	\$464.13
546020509	E	\$5,566.84	\$464.13
546020559	E	\$5,566.84	\$464.13
546021059	E	\$5,566.84	\$464.13
546021109	E	\$5,566.84	\$464.13
546021159	E	\$5,566.84	\$464.13
546021209	E	\$5,566.84	\$464.13
546021259	E	\$5,566.84	\$464.13
546021309	E	\$5,566.84	\$464.13
546021359	E	\$5,566.84	\$464.13
546021409	E	\$5,566.84	\$464.13
546021459	E	\$5,566.84	\$464.13
546021509	E	\$5,566.84	\$464.13
546021559	E	\$5,566.84	\$464.13
546021609	E	\$5,566.84	\$464.13
546021659	E	\$5,566.84	\$464.13
546021709	E	\$5,566.84	\$464.13
546021759	E	\$5,566.84	\$464.13
546021809	E	\$5,566.84	\$464.13
546021859	E	\$5,566.84	\$464.13
546021909	E	\$5,566.84	\$464.13
546021959	E	\$5,566.84	\$464.13
546022009	E	\$5,566.84	\$464.13
546022059	E	\$5,566.84	\$464.13
546022109	E	\$5,566.84	\$464.13
546022159	E	\$5,566.84	\$464.13
546022209	E	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546022259	E	\$5,566.84	\$464.13
546022309	E	\$5,566.84	\$464.13
546022359	E	\$5,566.84	\$464.13
546022409	E	\$5,566.84	\$464.13
546022459	E	\$5,566.84	\$464.13
546022509	E	\$5,566.84	\$464.13
546022559	E	\$5,566.84	\$464.13
546022609	E	\$5,566.84	\$464.13
546022659	E	\$5,566.84	\$464.13
546022709	E	\$5,566.84	\$464.13
546022759	E	\$5,566.84	\$464.13
546022809	E	\$5,566.84	\$464.13
546029809	E	\$5,566.84	\$464.13
546029859	E	\$5,566.84	\$464.13
546029909	E	\$5,566.84	\$464.13
546029959	E	\$5,566.84	\$464.13
546030009	E	\$5,566.84	\$464.13
546030059	E	\$5,566.84	\$464.13
546030109	E	\$5,566.84	\$464.13
546030159	E	\$5,566.84	\$464.13
546030209	E	\$5,566.84	\$464.13
546030259	E	\$5,566.84	\$464.13
546032709	E	\$5,566.84	\$464.13
546032759	E	\$5,566.84	\$464.13
546032809	E	\$5,566.84	\$464.13
546032859	E	\$5,566.84	\$464.13
546032909	E	\$5,566.84	\$464.13
546032959	E	\$5,566.84	\$464.13
546033009	E	\$5,566.84	\$464.13
546033059	E	\$5,566.84	\$464.13
546033109	E	\$5,566.84	\$464.13
546033159	E	\$5,566.84	\$464.13
546033209	E	\$5,566.84	\$464.13
546033259	E	\$5,566.84	\$464.13
546033309	E	\$5,566.84	\$464.13
546033359	E	\$5,566.84	\$464.13
546033409	E	\$5,566.84	\$464.13
546033459	E	\$5,566.84	\$464.13
546033509	E	\$5,566.84	\$464.13
546033559	E	\$5,566.84	\$464.13
546033609	E	\$5,566.84	\$464.13
546033659	E	\$5,566.84	\$464.13
546033709	E	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546034559	E	\$5,566.84	\$464.13
546034609	E	\$5,566.84	\$464.13
546034659	E	\$5,566.84	\$464.13
546034709	E	\$5,566.84	\$464.13
546034759	E	\$5,566.84	\$464.13
546034809	E	\$5,566.84	\$464.13
546034859	E	\$5,566.84	\$464.13
546034909	E	\$5,566.84	\$464.13
546034959	E	\$5,566.84	\$464.13
546035009	E	\$5,566.84	\$464.13
546035059	E	\$5,566.84	\$464.13
546035109	E	\$5,566.84	\$464.13
546035159	E	\$5,566.84	\$464.13
546035209	E	\$5,566.84	\$464.13
546035259	E	\$5,566.84	\$464.13
546035309	E	\$5,566.84	\$464.13
546035359	E	\$5,566.84	\$464.13
546035409	E	\$5,566.84	\$464.13
546035459	E	\$5,566.84	\$464.13
546035509	E	\$5,566.84	\$464.13
546035559	E	\$5,566.84	\$464.13
546035609	E	\$5,566.84	\$464.13
546035659	E	\$5,566.84	\$464.13
546035709	E	\$5,566.84	\$464.13
546035759	E	\$5,566.84	\$464.13
546035809	E	\$5,566.84	\$464.13
546035859	E	\$5,566.84	\$464.13
546035909	E	\$5,566.84	\$464.13
546035959	E	\$5,566.84	\$464.13
546036809	E	\$5,566.84	\$464.13
546036859	E	\$5,566.84	\$464.13
546036909	E	\$5,566.84	\$464.13
546036959	E	\$5,566.84	\$464.13
546037009	E	\$5,566.84	\$464.13
546037059	E	\$5,566.84	\$464.13
546037109	E	\$5,566.84	\$464.13
546037179	E	\$5,566.84	\$464.13
546037229	E	\$5,566.84	\$464.13
546037259	E	\$5,566.84	\$464.13
546037309	E	\$5,566.84	\$464.13
546037359	E	\$5,566.84	\$464.13
546037409	E	\$5,566.84	\$464.13
546037459	E	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546037509	E	\$5,566.84	\$464.13
546037559	E	\$5,566.84	\$464.13
546037609	E	\$5,566.84	\$464.13
546037659	E	\$5,566.84	\$464.13
546037709	E	\$5,566.84	\$464.13
546037759	E	\$5,566.84	\$464.13
546037809	E	\$5,566.84	\$464.13
546037859	E	\$5,566.84	\$464.13
546037909	E	\$5,566.84	\$464.13
546037959	E	\$5,566.84	\$464.13
546038009	E	\$5,566.84	\$464.13
546038809	MA	\$5,566.84	\$464.13
546038859	MA	\$5,566.84	\$464.13
546038909	MA	\$5,566.84	\$464.13
546038959	MA	\$5,566.84	\$464.13
546039009	MA	\$5,566.84	\$464.13
546039059	MA	\$5,566.84	\$464.13
546039109	MA	\$5,566.84	\$464.13
546039159	MA	\$5,566.84	\$464.13
546039209	MA	\$5,566.84	\$464.13
546039259	MA	\$5,566.84	\$464.13
546039309	MA	\$5,566.84	\$464.13
546039359	MA	\$5,566.84	\$464.13
546039409	MA	\$5,566.84	\$464.13
546039459	MA	\$5,566.84	\$464.13
546039509	MA	\$5,566.84	\$464.13
546045559	MA	\$5,566.84	\$464.13
546045609	MA	\$5,566.84	\$464.13
546045659	MA	\$5,566.84	\$464.13
546045709	MA	\$5,566.84	\$464.13
546025809	MF	\$5,566.84	\$464.13
546025859	MF	\$5,566.84	\$464.13
546025909	MF	\$5,566.84	\$464.13
546025959	MF	\$5,566.84	\$464.13
546026009	MF	\$5,566.84	\$464.13
546026059	MF	\$5,566.84	\$464.13
546026109	MF	\$5,566.84	\$464.13
546026159	MF	\$5,566.84	\$464.13
546026209	MF	\$5,566.84	\$464.13
546026259	MF	\$5,566.84	\$464.13
546026309	MF	\$5,566.84	\$464.13
546026359	MF	\$5,566.84	\$464.13
546026409	MF	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546026459	MF	\$5,566.84	\$464.13
546026509	MF	\$5,566.84	\$464.13
546026559	MF	\$5,566.84	\$464.13
546026609	MF	\$5,566.84	\$464.13
546026659	MF	\$5,566.84	\$464.13
546026709	MF	\$5,566.84	\$464.13
546026759	MF	\$5,566.84	\$464.13
546026809	MF	\$5,566.84	\$464.13
546026859	MF	\$5,566.84	\$464.13
546026909	MF	\$5,566.84	\$464.13
546026959	MF	\$5,566.84	\$464.13
546027009	MF	\$5,566.84	\$464.13
546027059	MF	\$5,566.84	\$464.13
546027109	MF	\$5,566.84	\$464.13
546027159	MF	\$5,566.84	\$464.13
546027209	MF	\$5,566.84	\$464.13
546027259	MF	\$5,566.84	\$464.13
546027309	MF	\$5,566.84	\$464.13
546027359	MF	\$5,566.84	\$464.13
546027409	MF	\$5,566.84	\$464.13
546027459	MF	\$5,566.84	\$464.13
546027509	MF	\$5,566.84	\$464.13
546027559	MF	\$5,566.84	\$464.13
546027609	MF	\$5,566.84	\$464.13
546027659	MF	\$5,566.84	\$464.13
546027709	MF	\$5,566.84	\$464.13
546027759	MF	\$5,566.84	\$464.13
546027809	MF	\$5,566.84	\$464.13
546027859	MF	\$5,566.84	\$464.13
546027909	MF	\$5,566.84	\$464.13
546027959	MF	\$5,566.84	\$464.13
546028009	MF	\$5,566.84	\$464.13
546028059	MF	\$5,566.84	\$464.13
546028109	MF	\$5,566.84	\$464.13
546028159	MF	\$5,566.84	\$464.13
546040559	MF	\$5,566.84	\$464.13
546040609	MF	\$5,566.84	\$464.13
546040659	MF	\$5,566.84	\$464.13
546040709	MF	\$5,566.84	\$464.13
546040759	MF	\$5,566.84	\$464.13
546040809	MF	\$5,566.84	\$464.13
546040859	MF	\$5,566.84	\$464.13
546040909	MF	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546040959	MF	\$5,566.84	\$464.13
546041009	MF	\$5,566.84	\$464.13
546041059	MF	\$5,566.84	\$464.13
546041109	MF	\$5,566.84	\$464.13
546041159	MF	\$5,566.84	\$464.13
546041209	MF	\$5,566.84	\$464.13
546041259	MF	\$5,566.84	\$464.13
546041309	MF	\$5,566.84	\$464.13
546041359	MF	\$5,566.84	\$464.13
546041409	MF	\$5,566.84	\$464.13
546041459	MF	\$5,566.84	\$464.13
546041509	MF	\$5,566.84	\$464.13
546041559	MF	\$5,566.84	\$464.13
546041609	MF	\$5,566.84	\$464.13
546041659	MF	\$5,566.84	\$464.13
546041709	MF	\$5,566.84	\$464.13
546041759	MF	\$5,566.84	\$464.13
546041809	MF	\$5,566.84	\$464.13
546041859	MF	\$5,566.84	\$464.13
546041909	MF	\$5,566.84	\$464.13
546041959	MF	\$5,566.84	\$464.13
546042009	MF	\$5,566.84	\$464.13
546042059	MF	\$5,566.84	\$464.13
546042109	MF	\$5,566.84	\$464.13
546042559	MF	\$5,566.84	\$464.13
546042609	MF	\$5,566.84	\$464.13
546042659	MF	\$5,566.84	\$464.13
546042709	MF	\$5,566.84	\$464.13
546042759	MF	\$5,566.84	\$464.13
546042809	MF	\$5,566.84	\$464.13
546042859	MF	\$5,566.84	\$464.13
546042909	MF	\$5,566.84	\$464.13
546042959	MF	\$5,566.84	\$464.13
546043009	MF	\$5,566.84	\$464.13
546043059	MF	\$5,566.84	\$464.13
546043109	MF	\$5,566.84	\$464.13
546043159	MF	\$5,566.84	\$464.13
546043209	MF	\$5,566.84	\$464.13
546043259	MF	\$5,566.84	\$464.13
546043309	MF	\$5,566.84	\$464.13
546043359	MF	\$5,566.84	\$464.13
546043409	MF	\$5,566.84	\$464.13
546043459	MF	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546043509	MF	\$5,566.84	\$464.13
546043559	MF	\$5,566.84	\$464.13
546043609	MF	\$5,566.84	\$464.13
546043659	MF	\$5,566.84	\$464.13
546043709	MF	\$5,566.84	\$464.13
546043759	MF	\$5,566.84	\$464.13
546043809	MF	\$5,566.84	\$464.13
546043859	MF	\$5,566.84	\$464.13
546043909	MF	\$5,566.84	\$464.13
546043959	MF	\$5,566.84	\$464.13
546044009	MF	\$5,566.84	\$464.13
546044059	MF	\$5,566.84	\$464.13
546044109	MF	\$5,566.84	\$464.13
546044159	MF	\$5,566.84	\$464.13
546044209	MF	\$5,566.84	\$464.13
546044259	MF	\$5,566.84	\$464.13
546044309	MF	\$5,566.84	\$464.13
546044359	MF	\$5,566.84	\$464.13
546044409	MF	\$5,566.84	\$464.13
546044459	MF	\$5,566.84	\$464.13
546044509	MF	\$5,566.84	\$464.13
546044559	MF	\$5,566.84	\$464.13
546044609	MF	\$5,566.84	\$464.13
546044659	MF	\$5,566.84	\$464.13
546044709	MF	\$5,566.84	\$464.13
546044759	MF	\$5,566.84	\$464.13
546044809	MF	\$5,566.84	\$464.13
546044859	MF	\$5,566.84	\$464.13
546044909	MF	\$5,566.84	\$464.13
546044959	MF	\$5,566.84	\$464.13
546045009	MF	\$5,566.84	\$464.13
546045059	MF	\$5,566.84	\$464.13
546045109	MF	\$5,566.84	\$464.13
546045159	MF	\$5,566.84	\$464.13
546045209	MF	\$5,566.84	\$464.13
546045259	MF	\$5,566.84	\$464.13
546045309	MF	\$5,566.84	\$464.13
546050059	MF	\$5,566.84	\$464.13
546050109	MF	\$5,566.84	\$464.13
546050159	MF	\$5,566.84	\$464.13
546050209	MF	\$5,566.84	\$464.13
546050259	MF	\$5,566.84	\$464.13
546050309	MF	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546050359	MF	\$5,566.84	\$464.13
546050409	MF	\$5,566.84	\$464.13
546039959	RC	\$16,700.51	\$1,392.39
546004859	V	\$5,566.84	\$464.13
546004909	V	\$5,566.84	\$464.13
546004959	V	\$5,566.84	\$464.13
546005009	V	\$5,566.84	\$464.13
546005059	V	\$5,566.84	\$464.13
546005109	V	\$5,566.84	\$464.13
546005159	V	\$5,566.84	\$464.13
546005209	V	\$5,566.84	\$464.13
546005259	V	\$5,566.84	\$464.13
546005309	V	\$5,566.84	\$464.13
546005359	V	\$5,566.84	\$464.13
546005409	V	\$5,566.84	\$464.13
546005459	V	\$5,566.84	\$464.13
546005509	V	\$5,566.84	\$464.13
546005559	V	\$5,566.84	\$464.13
546005609	V	\$5,566.84	\$464.13
546005659	V	\$5,566.84	\$464.13
546005709	V	\$5,566.84	\$464.13
546005759	V	\$5,566.84	\$464.13
546005809	V	\$5,566.84	\$464.13
546005859	V	\$5,566.84	\$464.13
546005909	V	\$5,566.84	\$464.13
546005959	V	\$5,566.84	\$464.13
546006009	V	\$5,566.84	\$464.13
546006059	V	\$5,566.84	\$464.13
546006109	V	\$5,566.84	\$464.13
546006159	V	\$5,566.84	\$464.13
546006209	V	\$5,566.84	\$464.13
546006259	V	\$5,566.84	\$464.13
546006309	V	\$5,566.84	\$464.13
546006359	V	\$5,566.84	\$464.13
546006409	V	\$5,566.84	\$464.13
546006459	V	\$5,566.84	\$464.13
546006509	V	\$5,566.84	\$464.13
546006559	V	\$5,566.84	\$464.13
546006609	V	\$5,566.84	\$464.13
546012309	V	\$5,566.84	\$464.13
546012359	V	\$5,566.84	\$464.13
546012409	V	\$5,566.84	\$464.13
546012459	V	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546012509	V	\$5,566.84	\$464.13
546012559	V	\$5,566.84	\$464.13
546012609	V	\$5,566.84	\$464.13
546012659	V	\$5,566.84	\$464.13
546012709	V	\$5,566.84	\$464.13
546012759	V	\$5,566.84	\$464.13
546012809	V	\$5,566.84	\$464.13
546012859	V	\$5,566.84	\$464.13
546012909	V	\$5,566.84	\$464.13
546012959	V	\$5,566.84	\$464.13
546013009	V	\$5,566.84	\$464.13
546013059	V	\$5,566.84	\$464.13
546013109	V	\$5,566.84	\$464.13
546013159	V	\$5,566.84	\$464.13
546013209	V	\$5,566.84	\$464.13
546013259	V	\$5,566.84	\$464.13
546013309	V	\$5,566.84	\$464.13
546013359	V	\$5,566.84	\$464.13
546013409	V	\$5,566.84	\$464.13
546013459	V	\$5,566.84	\$464.13
546013509	V	\$5,566.84	\$464.13
546016559	V	\$5,566.84	\$464.13
546016609	V	\$5,566.84	\$464.13
546016659	V	\$5,566.84	\$464.13
546016709	V	\$5,566.84	\$464.13
546016759	V	\$5,566.84	\$464.13
546016809	V	\$5,566.84	\$464.13
546016859	V	\$5,566.84	\$464.13
546016909	V	\$5,566.84	\$464.13
546016959	V	\$5,566.84	\$464.13
546017009	V	\$5,566.84	\$464.13
546017059	V	\$5,566.84	\$464.13
546017109	V	\$5,566.84	\$464.13
546017159	V	\$5,566.84	\$464.13
546017209	V	\$5,566.84	\$464.13
546017259	V	\$5,566.84	\$464.13
546017309	V	\$5,566.84	\$464.13
546017359	V	\$5,566.84	\$464.13
546017409	V	\$5,566.84	\$464.13
546017459	V	\$5,566.84	\$464.13
546017509	V	\$5,566.84	\$464.13
546017559	V	\$5,566.84	\$464.13
546017609	V	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546017659	V	\$5,566.84	\$464.13
546017709	V	\$5,566.84	\$464.13
546017759	V	\$5,566.84	\$464.13
546017809	V	\$5,566.84	\$464.13
546017859	V	\$5,566.84	\$464.13
546017909	V	\$5,566.84	\$464.13
546017959	V	\$5,566.84	\$464.13
546018009	V	\$5,566.84	\$464.13
546018059	V	\$5,566.84	\$464.13
546018109	V	\$5,566.84	\$464.13
546018159	V	\$5,566.84	\$464.13
546018209	V	\$5,566.84	\$464.13
546018259	V	\$5,566.84	\$464.13
546018309	V	\$5,566.84	\$464.13
546018359	V	\$5,566.84	\$464.13
546018409	V	\$5,566.84	\$464.13
546018459	V	\$5,566.84	\$464.13
546018509	V	\$5,566.84	\$464.13
546018559	V	\$5,566.84	\$464.13
546018609	V	\$5,566.84	\$464.13
546018659	V	\$5,566.84	\$464.13
546018709	V	\$5,566.84	\$464.13
546018759	V	\$5,566.84	\$464.13
546018809	V	\$5,566.84	\$464.13
546018859	V	\$5,566.84	\$464.13
546030309	V	\$5,566.84	\$464.13
546030359	V	\$5,566.84	\$464.13
546030409	V	\$5,566.84	\$464.13
546030459	V	\$5,566.84	\$464.13
546030509	V	\$5,566.84	\$464.13
546030559	V	\$5,566.84	\$464.13
546030609	V	\$5,566.84	\$464.13
546030659	V	\$5,566.84	\$464.13
546030709	V	\$5,566.84	\$464.13
546030759	V	\$5,566.84	\$464.13
546030809	V	\$5,566.84	\$464.13
546030859	V	\$5,566.84	\$464.13
546030909	V	\$5,566.84	\$464.13
546030959	V	\$5,566.84	\$464.13
546031009	V	\$5,566.84	\$464.13
546031059	V	\$5,566.84	\$464.13
546031109	V	\$5,566.84	\$464.13
546031159	V	\$5,566.84	\$464.13

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

PARCEL ID	PRODUCT	PER UNIT PRINCIPAL	ANNUAL INSTALLMENT
546031209	V	\$5,566.84	\$464.13
546031259	V	\$5,566.84	\$464.13
546031309	V	\$5,566.84	\$464.13
546031359	V	\$5,566.84	\$464.13
546031409	V	\$5,566.84	\$464.13
546031459	V	\$5,566.84	\$464.13
546031509	V	\$5,566.84	\$464.13
546031559	V	\$5,566.84	\$464.13
546031609	V	\$5,566.84	\$464.13
546031659	V	\$5,566.84	\$464.13
546031709	V	\$5,566.84	\$464.13
546031759	V	\$5,566.84	\$464.13
546031809	V	\$5,566.84	\$464.13
546031859	V	\$5,566.84	\$464.13
546031909	V	\$5,566.84	\$464.13
546031959	V	\$5,566.84	\$464.13
546032009	V	\$5,566.84	\$464.13
546032059	V	\$5,566.84	\$464.13
546032109	V	\$5,566.84	\$464.13
546032159	V	\$5,566.84	\$464.13
546032209	V	\$5,566.84	\$464.13
546032259	V	\$5,566.84	\$464.13
546032309	V	\$5,566.84	\$464.13
546032359	V	\$5,566.84	\$464.13
546032409	V	\$5,566.84	\$464.13
546032459	V	\$5,566.84	\$464.13
546032509	V	\$5,566.84	\$464.13
546032559	V	\$5,566.84	\$464.13
546032609	V	\$5,566.84	\$464.13
546032659	V	\$5,566.84	\$464.13
TOTAL		\$3,290,000.00	\$274,300.97

Exhibit B

SOURCES AND USES OF FUNDS**Waterlefe Community Development District
(Manatee County, Florida)
Capital Improvement Revenue Bonds, Series 2023***Sources:*

Bond Proceeds:	
Par Amount	3,290,000.00
	<hr/>
	3,290,000.00
	<hr/>

Uses:

Project Fund Deposits:	
Project Fund	3,049,798.11
Other Fund Deposits:	
Capitalized Interest thru 11/1/2023	56,313.83
Delivery Date Expenses:	
Cost of Issuance	183,888.06
	<hr/>
	3,290,000.00
	<hr/>

BOND SUMMARY STATISTICS

Waterlefe Community Development District
(Manatee County, Florida)
Capital Improvement Revenue Bonds, Series 2023

Dated Date	06/21/2023
Delivery Date	06/21/2023
Last Maturity	05/01/2043
Arbitrage Yield	4.740639%
True Interest Cost (TIC)	4.740639%
Net Interest Cost (NIC)	4.740000%
All-In TIC	5.420050%
Average Coupon	4.740000%
Average Life (years)	11.914
Duration of Issue (years)	8.787
Par Amount	3,290,000.00
Bond Proceeds	3,290,000.00
Total Interest	1,857,893.03
Net Interest	1,857,893.03
Total Debt Service	5,147,893.03
Maximum Annual Debt Service	255,099.90
Average Annual Debt Service	259,194.61
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	
Total Underwriter's Discount	
Bid Price	100.000000

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>
Term Bond due 5/1/2043	3,290,000.00	100.000	4.740%	11.914
	3,290,000.00			11.914

	<i>TIC</i>	<i>All-In TIC</i>	<i>Arbitrage Yield</i>
Par Value	3,290,000.00	3,290,000.00	3,290,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount			
- Cost of Issuance Expense		(183,888.06)	
- Other Amounts			
Target Value	3,290,000.00	3,106,111.94	3,290,000.00
Target Date	06/21/2023	06/21/2023	06/21/2023
Yield	4.740639%	5.420050%	4.740639%

BOND PRICING

Waterlefe Community Development District
(Manatee County, Florida)
Capital Improvement Revenue Bonds, Series 2023

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term Bond due 5/1/2043:					
	05/01/2043	3,290,000	4.740%	4.740%	100.000
		3,290,000			

Dated Date	06/21/2023	
Delivery Date	06/21/2023	
First Coupon	11/01/2023	
Par Amount	3,290,000.00	
Original Issue Discount		
Production	3,290,000.00	100.000000%
Underwriter's Discount		
Purchase Price	3,290,000.00	100.000000%
Accrued Interest		
Net Proceeds	3,290,000.00	

BOND DEBT SERVICE

**Waterlefe Community Development District
(Manatee County, Florida)
Capital Improvement Revenue Bonds, Series 2023**

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
11/01/2023			56,313.83	56,313.83	56,313.83
05/01/2024	101,000	4.740%	77,973.00	178,973.00	
11/01/2024			75,579.30	75,579.30	254,552.30
05/01/2025	106,000	4.740%	75,579.30	181,579.30	
11/01/2025			73,067.10	73,067.10	254,646.40
05/01/2026	111,000	4.740%	73,067.10	184,067.10	
11/01/2026			70,436.40	70,436.40	254,503.50
05/01/2027	117,000	4.740%	70,436.40	187,436.40	
11/01/2027			67,663.50	67,663.50	255,099.90
05/01/2028	122,000	4.740%	67,663.50	189,663.50	
11/01/2028			64,772.10	64,772.10	254,435.60
05/01/2029	128,000	4.740%	64,772.10	192,772.10	
11/01/2029			61,738.50	61,738.50	254,510.60
05/01/2030	134,000	4.740%	61,738.50	195,738.50	
11/01/2030			58,562.70	58,562.70	254,301.20
05/01/2031	141,000	4.740%	58,562.70	199,562.70	
11/01/2031			55,221.00	55,221.00	254,783.70
05/01/2032	148,000	4.740%	55,221.00	203,221.00	
11/01/2032			51,713.40	51,713.40	254,934.40
05/01/2033	155,000	4.740%	51,713.40	206,713.40	
11/01/2033			48,039.90	48,039.90	254,753.30
05/01/2034	162,000	4.740%	48,039.90	210,039.90	
11/01/2034			44,200.50	44,200.50	254,240.40
05/01/2035	170,000	4.740%	44,200.50	214,200.50	
11/01/2035			40,171.50	40,171.50	254,372.00
05/01/2036	178,000	4.740%	40,171.50	218,171.50	
11/01/2036			35,952.90	35,952.90	254,124.40
05/01/2037	187,000	4.740%	35,952.90	222,952.90	
11/01/2037			31,521.00	31,521.00	254,473.90
05/01/2038	196,000	4.740%	31,521.00	227,521.00	
11/01/2038			26,875.80	26,875.80	254,396.80
05/01/2039	206,000	4.740%	26,875.80	232,875.80	
11/01/2039			21,993.60	21,993.60	254,869.40
05/01/2040	216,000	4.740%	21,993.60	237,993.60	
11/01/2040			16,874.40	16,874.40	254,868.00
05/01/2041	226,000	4.740%	16,874.40	242,874.40	
11/01/2041			11,518.20	11,518.20	254,392.60
05/01/2042	237,000	4.740%	11,518.20	248,518.20	
11/01/2042			5,901.30	5,901.30	254,419.50
05/01/2043	249,000	4.740%	5,901.30	254,901.30	
11/01/2043					254,901.30
	3,290,000		1,857,893.03	5,147,893.03	5,147,893.03

NET DEBT SERVICE

**Waterlefe Community Development District
(Manatee County, Florida)
Capital Improvement Revenue Bonds, Series 2023**

<i>Date</i>	<i>Total Debt Service</i>	<i>Capitalized Interest thru 11/1/2023</i>	<i>Net Debt Service</i>
11/01/2023	56,313.83	56,313.83	
05/01/2024	178,973.00		178,973.00
11/01/2024	75,579.30		75,579.30
05/01/2025	181,579.30		181,579.30
11/01/2025	73,067.10		73,067.10
05/01/2026	184,067.10		184,067.10
11/01/2026	70,436.40		70,436.40
05/01/2027	187,436.40		187,436.40
11/01/2027	67,663.50		67,663.50
05/01/2028	189,663.50		189,663.50
11/01/2028	64,772.10		64,772.10
05/01/2029	192,772.10		192,772.10
11/01/2029	61,738.50		61,738.50
05/01/2030	195,738.50		195,738.50
11/01/2030	58,562.70		58,562.70
05/01/2031	199,562.70		199,562.70
11/01/2031	55,221.00		55,221.00
05/01/2032	203,221.00		203,221.00
11/01/2032	51,713.40		51,713.40
05/01/2033	206,713.40		206,713.40
11/01/2033	48,039.90		48,039.90
05/01/2034	210,039.90		210,039.90
11/01/2034	44,200.50		44,200.50
05/01/2035	214,200.50		214,200.50
11/01/2035	40,171.50		40,171.50
05/01/2036	218,171.50		218,171.50
11/01/2036	35,952.90		35,952.90
05/01/2037	222,952.90		222,952.90
11/01/2037	31,521.00		31,521.00
05/01/2038	227,521.00		227,521.00
11/01/2038	26,875.80		26,875.80
05/01/2039	232,875.80		232,875.80
11/01/2039	21,993.60		21,993.60
05/01/2040	237,993.60		237,993.60
11/01/2040	16,874.40		16,874.40
05/01/2041	242,874.40		242,874.40
11/01/2041	11,518.20		11,518.20
05/01/2042	248,518.20		248,518.20
11/01/2042	5,901.30		5,901.30
05/01/2043	254,901.30		254,901.30
	5,147,893.03	56,313.83	5,091,579.20

COST OF ISSUANCE**Waterlefe Community Development District
(Manatee County, Florida)
Capital Improvement Revenue Bonds, Series 2023**

<i>Cost of Issuance</i>	<i>\$/1000</i>	<i>Amount</i>
Placement Agent Fee	15.19757	50,000.00
District Counsel	9.11854	30,000.00
Bond Counsel - Validation	4.12631	13,575.56
Bond Counsel	10.63830	35,000.00
Bank Counsel	6.38298	21,000.00
District Manager/ Special Assessment Consultant	6.07903	20,000.00
Trustee	1.80851	5,950.00
Trustee Counsel	1.89970	6,250.00
District Misc. Expenses	0.64210	2,112.50
	55.89303	183,888.06

FORM 8038 STATISTICS

**Waterlefe Community Development District
(Manatee County, Florida)
Capital Improvement Revenue Bonds, Series 2023**

Dated Date 06/21/2023

Delivery Date 06/21/2023

<i>Bond Component</i>	<i>Date</i>	<i>Principal</i>	<i>Coupon</i>	<i>Price</i>	<i>Issue Price</i>	<i>Redemption at Maturity</i>
Term Bond due 5/1/2043:						
	05/01/2024	101,000.00	4.740%	100.000	101,000.00	101,000.00
	05/01/2025	106,000.00	4.740%	100.000	106,000.00	106,000.00
	05/01/2026	111,000.00	4.740%	100.000	111,000.00	111,000.00
	05/01/2027	117,000.00	4.740%	100.000	117,000.00	117,000.00
	05/01/2028	122,000.00	4.740%	100.000	122,000.00	122,000.00
	05/01/2029	128,000.00	4.740%	100.000	128,000.00	128,000.00
	05/01/2030	134,000.00	4.740%	100.000	134,000.00	134,000.00
	05/01/2031	141,000.00	4.740%	100.000	141,000.00	141,000.00
	05/01/2032	148,000.00	4.740%	100.000	148,000.00	148,000.00
	05/01/2033	155,000.00	4.740%	100.000	155,000.00	155,000.00
	05/01/2034	162,000.00	4.740%	100.000	162,000.00	162,000.00
	05/01/2035	170,000.00	4.740%	100.000	170,000.00	170,000.00
	05/01/2036	178,000.00	4.740%	100.000	178,000.00	178,000.00
	05/01/2037	187,000.00	4.740%	100.000	187,000.00	187,000.00
	05/01/2038	196,000.00	4.740%	100.000	196,000.00	196,000.00
	05/01/2039	206,000.00	4.740%	100.000	206,000.00	206,000.00
	05/01/2040	216,000.00	4.740%	100.000	216,000.00	216,000.00
	05/01/2041	226,000.00	4.740%	100.000	226,000.00	226,000.00
	05/01/2042	237,000.00	4.740%	100.000	237,000.00	237,000.00
	05/01/2043	249,000.00	4.740%	100.000	249,000.00	249,000.00
		3,290,000.00			3,290,000.00	3,290,000.00

	<i>Maturity Date</i>	<i>Interest Rate</i>	<i>Issue Price</i>	<i>Stated Redemption at Maturity</i>	<i>Weighted Average Maturity</i>	<i>Yield</i>
Final Maturity	05/01/2043	4.740%	249,000.00	249,000.00		
Entire Issue			3,290,000.00	3,290,000.00	11.9137	4.7406%

Proceeds used for accrued interest	0.00
Proceeds used for bond issuance costs (including underwriters' discount)	183,888.06
Proceeds used for credit enhancement	0.00
Proceeds allocated to reasonably required reserve or replacement fund	0.00

PROOF OF ARBITRAGE YIELD

Waterlefe Community Development District (Manatee County, Florida) Capital Improvement Revenue Bonds, Series 2023

<i>Date</i>	<i>Debt Service</i>	<i>Present Value to 06/21/2023 @ 4.7406389569%</i>
11/01/2023	56,313.83	55,369.06
05/01/2024	178,973.00	171,895.90
11/01/2024	75,579.30	70,909.89
05/01/2025	181,579.30	166,416.44
11/01/2025	73,067.10	65,415.05
05/01/2026	184,067.10	160,974.82
11/01/2026	70,436.40	60,173.44
05/01/2027	187,436.40	156,418.31
11/01/2027	67,663.50	55,158.70
05/01/2028	189,663.50	151,032.11
11/01/2028	64,772.10	50,384.79
05/01/2029	192,772.10	146,481.10
11/01/2029	61,738.50	45,826.79
05/01/2030	195,738.50	141,927.18
11/01/2030	58,562.70	41,479.77
05/01/2031	199,562.70	138,076.75
11/01/2031	55,221.00	37,322.56
05/01/2032	203,221.00	134,171.93
11/01/2032	51,713.40	33,352.02
05/01/2033	206,713.40	130,230.76
11/01/2033	48,039.90	29,564.67
05/01/2034	210,039.90	126,269.55
11/01/2034	44,200.50	25,956.73
05/01/2035	214,200.50	122,876.60
11/01/2035	40,171.50	22,510.89
05/01/2036	218,171.50	119,425.93
11/01/2036	35,952.90	19,224.74
05/01/2037	222,952.90	116,457.00
11/01/2037	31,521.00	16,083.42
05/01/2038	227,521.00	113,403.34
11/01/2038	26,875.80	13,085.54
05/01/2039	232,875.80	110,759.40
11/01/2039	21,993.60	10,218.30
05/01/2040	237,993.60	108,012.35
11/01/2040	16,874.40	7,481.05
05/01/2041	242,874.40	105,182.08
11/01/2041	11,518.20	4,872.71
05/01/2042	248,518.20	102,699.92
11/01/2042	5,901.30	2,382.24
05/01/2043	254,901.30	100,516.15
5,147,893.03		3,290,000.00

Proceeds Summary

Delivery date	06/21/2023
Par Value	3,290,000.00
Target for yield calculation	3,290,000.00

Tab 10



Ramco Mulch Solutions
6151 Lake Osprey Drive, Suite 300
Sarasota, FL 34240

Proposal #6107
Created: 05/19/2023

Proposal For

WaterLefe CDD JCrawford@rizzetta.com

Location

1022 Fish Hook Cove
Bradenton, FL 34212

WaterLefe CDD 2023 w/ Discount

Terms
Net 15

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Cubic Yard - Installed Pinebark Mulch Installed	700 CY	\$ 50.00	\$ 35,000.00
Freight Charge Fuel surcharge	8	\$ 300.00	\$ 2,400.00
Prepay Discount	1	\$ 1,122.00	\$ 1,122.00

Client Notes

*Top Dressing Depth on Specified common areas

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

Prices subject to change without notice

All proposals are only good for 30days

SUBTOTAL	\$ 36,278.00
SALES TAX	\$ 0.00
TOTAL	\$ 36,278.00

Signature

x

Date:

Please sign here to accept the terms and conditions

Tab 11

LANDSCAPE COMMITTEE MEETING MINUTES

May 5, 2023

- I. The meeting was called to order at 2:00 p.m. in the Lefe Room.
- II. It was confirmed the meeting had been properly noticed.
- III. A quorum was established with the attendance of committee members Mike Jacobs (Chairman), Becky Kutska, Dona Lasseter, and Angela Potter. Also, in attendance were CDD Liaison, Tom Tosi; Rizzetta Field Services Manager, John Toborg; ArtisTree Account Executive, Tim Drumgool; General Manager, Steve Dietz; and Executive Assistant, Mary Paige Huisman.
- IV. The draft of the minutes from the March 3, 2023, meeting was discussed. With unanimous approval of one suggested correction, the committee voted unanimously to approve the minutes.
- V. PUBLIC COMMENTS
 - A. Because of roadwork and increasing traffic on Upper Manatee River Road (UMRR) and Fort Hamer, a resident near the 16th hole tee box requested placement of a fountain in the adjacent retention pond for the purpose of noise abatement. It is uncertain how effective fountains will be at covering road noise, but requests are being taken under advisement. In the meantime, Steve will continue efforts to convince Manatee County take responsibility for, or at least participate in, noise reducing measures for Waterlefe made necessary by the expansion of the adjacent roadways.
 - B. Two residents adjacent to the Day Lily Court cul-de-sac requested the firebush in the cul-de-sac be maintained at a height of approximately three feet, citing safety concerns. Mike contacted all residents in this area, and the feeling was unanimous. Tim was instructed to institute this change.
 - C. Residents in the cul-de-sacs on Big Bass and Rainbow Court appreciate the renovations but reported the areas lack sufficient mulch. This was also noted in John Toborg's report. Tim reported that they installed the amount on the proposal, and as a matter of interest, we questioned why the amount proposed was so short. Per Tim, the program ArtisTree uses to generate the proposals calculates the amount of mulch based on the measurements he enters. ArtisTree will install and bill additional mulch.
 - D. The residents adjacent to the Sand Crane south (outbound side) cul-de-sac appreciate the cleanup that has taken place in the last month but still have concerns about the brown petticoat that remains on the palm and the condition of the turf. We reviewed the pictures provided by Mary Paige. There is also a concern with the water shut-off device in this area. Per Steve, this device did fail inspection a year or so ago, but he believes it was repaired and has since passed inspection. This will be researched. In the short term, we asked Tim to have the brown petticoat removed from the palm; however, total renovation will likely have to wait until the next fiscal year that begins October 1.
 - E. Mary Paige reported a complaint from a seasonal resident on Whooping Crane about the look of the Waterlefe median endcap parallel to ladies' tee box on hole #6, the "sparse look" on Waterlefe Boulevard (WLB) since her last visit, and the dead material in the roundabout. The dead material in the roundabout is currently being addressed, as noted in Section VI.B. The resident will be informed that sod was recently placed in said endcap and should look better shortly. It will also be explained that damage from Hurricane Ian necessitated removal of some trees from WLB, and the improved view of the palms and vistas provided by removal of the damaged Ligustrum has been well received by others in the community. However, repair is still an ongoing project, and we appreciate her input.

VI. CHAIRMAN REPORT

- A. This is Mike Jacob's last meeting as member and chairman of the Landscape Committee. All in attendance today thanked Mike for his years of service and encouraged him to remain involved when he returns from his travels. Bon voyage, Mike! We will miss you!
- B. Roundabout and Front Entrance update:
 - 1. The liriopae at the entrance has been replaced. The liriopae in the roundabout is being replaced this afternoon.
 - 2. Two Bougainvillea shrubs in the roundabout continue to be a problem. One was determined to be dead and has already been replaced with a 25-gallon size bush Bougainvillea. Another will also be replaced. Following discussion citing the windy conditions at this higher point, the problems we have had with the instability of the top-heavy standards, which were recommended by ArtisTree's designer, and the failure of the Duck Bill staking system, Mike moved to replace any future bougainvillea with bush varieties and that the existing standards be allowed to convert to their natural bushy state. This fast-growing plant will ultimately be of uniform appearance and kept at a size and shape that will enhance the roundabout without intruding into adjacent vegetation. Angela seconded the motion, which was then unanimously approved.
 - 3. Dona asked why there is still dead material on some of the palms, and Tim reminded us that some of it is more than 15 feet high and, therefore, too tall for routine removal by his regular crew.
- C. Bird Island Update: White Diamond has completed removal of the "stick tree" and removal of most of the Spanish Moss from the live tree, as proposed. The photograph Mary Paige provided shows the area looks as we intended at this time. We may consider adding another tree in the future.
- D. The CDD Board supported our plan to renovate all sections of Winding Stream Boulevard berm. Tim reports this project is scheduled for May 17-19. Nancy is planning to be present, providing it does not conflict with her work schedule.
- E. The Rainbow Court endcap at Winding Stream will be designed and completed at a future date, probably in the 2024 fiscal year.
- F. The Sago Palms at WLB and Discovery on outbound side are being installed today.

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

- A. Fertilizer
 - 1. In May, 182 50-pound bags of 8-2-12 +4 fertilizer is to be applied to turf, ornamentals, and palms. ArtisTree was reminded of notification requirements.
- B. Irrigation
 - 1. Irrigation supplying the recently replaced turf on Conch Shell west is to be rechecked.
 - 2. The solar powered controller at Restoration still contains a 9V battery, not the recommended Ni-CD battery.
 - 3. Tim has added a drip tube to the irrigation system currently supplying the Viburnum hedge along the south wall of the Mossy Branch gates. ArtisTree's irrigation crew still says there is no adjacent water source. Tim will follow up with Dan, ArtisTree's head of irrigation.
 - 4. The controller adjacent to the northernmost home on the east side of Foggy Morn that was reported on previous reports has now been removed. When can we expect its replacement?

5. Part of the Viburnum hedge along River Basin is thinning. Tim will check the irrigation coverage in this area.
6. Irrigation heads in cart crossing leading to tee #10 are on two different zones and operate when turned on, but when zone 3 is running zone 4 gurgles, too. ArtisTree was asked to investigate.

C. Turf

1. Turf strips in median just outside the guardhouse on WLB are in serious decline. Removal of the remnants of grass and replacement with turf or groundcover is recommended to improve the appearance and to keep the mulch in this area from washing away. Options discussed without a decision.
2. ArtisTree has now reported that two irrigation valves have been replaced in the Sand Crane south (outbound side) cul-de-sac. John recommended the patch of dead turf in that area be cut out and replaced at ArtisTree's expense because ArtisTree's failure to respond in a timely fashion resulted in the dead turf.
3. Patch of dead turf in Discovery east (inbound) cul-de-sac reported months ago still shows no improvement. We now ask that the dead turf be cut out and replaced.
4. Patch of dead turf in WLB median between Field Brook and Discovery needs to be smoothed out and filled in with new St. Augustine.

D. Shrubs and Trees

1. The Hong Kong Orchid Trees adjacent to UMRR are misshapen secondary to damage by Hurricane Ian and subsequent removal of broken limbs. John will obtain a proposal from an arborist for the selective trimming of these trees for a more natural and attractive appearance.
2. There are two dead Ixoras on the tip of the middle WLB median on the outbound side between Sand Crane and Portside.
3. Two oaks outside the south wall east of the Mossy Branch gate are under stress while others in the vicinity are leafing out appropriately. These are not on Waterlefe property.
4. The Mammy Croton and Gold Dust Croton in the Mossy Branch median (outbound side) replaced by ArtisTree are now dead but should be still under warranty. There is also a new dead Ixora beyond these Crotons.
5. There are several missing plants on endcaps and WLB medians. Dead/missing shrubs are part of ongoing community maintenance and should be replaced. A survey of the common ground's shrubs will be done to record the plants that need to be replaced.

E. Cleanup

1. ArtisTree was reminded that the small area adjacent to the beds outside the Mossy Branch gate should be kept clear of overgrowth to maintain a neat appearance.
2. Misty Pond median is messy. Shrubs should be pruned, Areca Palms should be fertilized, and dead fronds and loose material should be removed.

F. Proposals

1. Failing turf in Discovery buffer on outbound side of Misty Pond treated with herbicide and fertilizer may recover into the rainy season, but John has requested a proposal from ArtisTree for eradication and removal of this turf and replacement of "Bitter Blue" St. Augustine.
2. ArtisTree to provide proposal for removal of any remaining Split-Leaf Philodendron at the Rainbow lift station and replacement with a cluster of three 5–7-gallon FULL *Clusia guttifera* (Pitch Apple). Specific directions were given on the placement of these plants.

3. ArtisTree to provide proposal to eradicate existing failing turf in tract leading to Misty Pond trail and replacement with new Bahia turf. **Extreme caution advised not to allow herbicide to drift into the yard of the adjacent resident.**

VIII. ARTISTREE REPORT: In addition to Tim's participation noted elsewhere, we discussed that the spring mix annuals currently in place are thriving and have recently received an application of 20-20-20 fertilizer. Tim reported the next round of annuals is scheduled for installation on approximately June 6, but given how well the spring mix is performing, we asked if the summer rotation could be postponed. Tim said he had already contacted Bloom Masters and was told that postponing the summer mix a bit would not cause a problem. Tim will follow up with Mary Paige with a new date for installation.

IX. GENERAL MANAGER UPDATE:

- A. Steve and Tom recently met with ArtisTree management to discuss contractual items and to learn how things work within ArtisTree. Both agreed they were encouraged by the encounter. Apparently, our problems are mainly the result of inadequate communication within ArtisTree and Tim's lack of authority over other departments. Bill Walters, ArtisTree's Vice-President of Operations, seemed unaware that we were so dissatisfied. He also emphasized that Waterlefe is exactly the size and type of community they want as a client and their desire to continue our relationship. Steve noted our current service contract will terminate on September 30, and we will likely see a price increase with the next contract. Should this increase be excessive (totaling more than ~\$195K) or the performance not improve significantly, we may have to consider putting the contract out for bid.
- B. Finances
 1. Review of finances showed we have approximately \$10,000 remaining in the budget approved for fiscal year ending September 30, 2023. This should cover incidentals that may occur in the next three months, but should something significant require attention before then, we could argue that much of our planned budget was spent on storm damage repair and ask the CDD Board for additional funding. Per Steve, FEMA has yet to respond to our claim for Hurricane Ian storm damage.
 2. Steve reminded us it is time to start planning for proposed FY 2024 projects as the budget meeting of the CDD Board is imminent. Tom said not to expect an increase and perhaps brace for a decrease due to the sizable expenditures the CDD Board has planned for the golf club. Because each of us feels a responsibility to the community, and each takes personally the criticism when things are not up to the community's standards, the committee encourages the CDD Board to continue to view the landscape of the community as just as important as it's amenities. To paraphrase a comment: "What will be the real impression of our luxurious golf amenities if they are surrounded by a subpar community?"

X. LIASON COMMENTS. In addition to Tom's participation and comments noted elsewhere:

- A. The CDD Board of Supervisors has asked Steve and Mary Paige to lead the Landscape Committee meetings as they do for other committees. The need for a chairman may be reconsidered later.
- B. Tom continued the discussion of improving the efficiency of the Landscape Committee meetings. It was agreed that one contributing factor could be that too much time is spent discussing things that could be eliminated by ArtisTree's **meaningful** response to John's Landscape Inspection Report before the meeting. When Tim was asked his opinion on the time

Landscape Committee Meeting
May 5, 2023

ArtisTree needs to prepare an adequate response, he said a week should suffice. Tom will email us with his thoughts on changing schedules so that we have the information we need for our meeting and to prepare for the CDD Board meeting on the third Monday of each month. Discussion will continue.

- C. Tom restated his opinion that ArtisTree values its partnership with Waterlefe and that the relationship is salvageable, though an optimal and consistent appearance of our community may require tweaking processes.
- D. Tom reiterated our need to take a fresh look at the budget. See Section IX.B.2.

XI. OTHER BUSINESS/COMMITTEE DISCUSSION

- A. With Mike's resignation, the search will begin for another committee member.
- B. Dona will arrange to meet with Giella Designs to start planning this year's holiday decorations. Mary Paige will send Dona the vendor's contact information. Steve pointed out that the cost of decorating the secondary gates this year will be offset by not decorating the golf club during renovations.

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

XIII. The Sunshine Law was reiterated to committee members.

XIV. The next Landscape Committee meeting is scheduled for Friday, June 2, 2023.

XV. On motion by Becky seconded by Dona and with unanimous approval, this meeting was adjourned at 4:23 p.m.

05/25/2023/ahp

Tab 12

Waterlefe Community Development District

Safety Committee Minutes

April 11th, 2023

Present: Sue Bryant, Tony Maddaloni, Amber Browne, and Kathy McElligott

A quorum was established.

Absent: Dom Paturno

Other Attendees: Steve Dietz (CDD GM & Golf Club GM), Susan Green (MPOA & River Club GM) and Ruth Harenchar (CDD Board Liaison)

Call to Order: Meeting was called to order @ 10:06AM by Mr. Dietz.

Public Comments: No comments.

Business Administration:

Approval of March Meeting Minutes: There was a motion by T. Maddaloni to approve minutes with a second by S. Bryant. This was unanimously approved.

Business Items:

Speeding Data Discussion: The committee discussed the radar sign and its current location. It was decided staff will begin the work of selecting the next location on Foggy Morn and will reach out to the residents that it may affect. Staff will also reach out to the contractors to get the sign relocated once the location is set.

Golf Cart Gate Stickers Discussion: The committee discussed the current policy for golf carts to get gate passes. Public attendee, Kevin Randolph, shared his information regarding this matter. The committee plans to review the policy at the next meeting. During the time in between meetings staff will reach out to neighboring communities and the county to see what their policy is for golf carts.

Meeting Dates & Times During Closure: Staff updated the committee on upcoming meeting dates and times once the clubhouse renovations begin.

Additional Committee Discussion: Sue Bryant discussed the concern of fisherman crossing over the boat lift to get to the shores to fish. Steve also brought up including a safety tip of the month to be included in the monthly life. This will be separate from the monthly committee updates already included.

Liaison Comments: No Report.

Adjournment: T. Maddaloni made a motion to adjourn the meeting with a second by K. McElligott. Meeting was adjourned at 11:00am.

Tab 13

Waterlefe Community Development District
Golf Committee Minutes
April 13th, 2023

Present: Ted Cole, Barbie Brand, Joel Ambrose, Bonnie Tyler, Don Snowden, Bruce Ambrose, and Bob Buchanan

A quorum was established.

Absent: Tony Maddaloni, Scott Smith, and Bill Vernal

Other Attendees: Steve Dietz (CDD GM & Golf Club GM), Mark Trotter (Director of Golf), Sasha Jarquin (Director of Marketing and Membership), and Chris Noll (Golf Course Superintendent)

Call to Order: Meeting was called to order @ 12:06pm by Mr. Dietz

Public Comments: No Report.

Business Administration:

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

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

Financial Review:

- February finalized financials we presented. Revenue was up for the month and YTD as were the COGS. Net income was positive to budget for the month and the YTD as well. March preliminary financials were briefly reported on; it was reported that the first three weeks of march were still busy even with the greens being recently sprayed. April MTD was briefly mentioned as the course is closed so there is no golf revenue coming in but the Grille Room is open.

Business Items: Steve reported that staff is working with the River Club to see about moving the meetings up there once the building closes for renovations. There may be some meetings that have to be moved the cart barn once the River Club starts their renovations but staff will continue to update the committee of any changes as the meetings get closer.

Staff Reports:

Golf Course Maintenance:

- Chris updated on the current status of the greens renovations. The construction crew is working on stripping the grass and coring the greens. Maintenance staff has been working on other course projects like working on the fairways, drainage on number 12 and fertilizing. Chris also reported on the plans and timing of sprigging the greens. There was committee discussion on the pitch of greens and the locations of tees on hole 15.

Marketing Report:

- Sasha reported on the new membership numbers. She reported some of the recent sign ups were members wanting to get in before the initiation fee goes up. All outside marketing and ads is on hold right now during the closures but once the club reopens those will

Waterlefe Community Development District
Golf Committee Minutes
April 13th, 2023

resume. The club does have someone coming out and taking video footage and photos of the progress of the construction. Some have come back already and staff is working to get it all together to send out to membership.

Pro Shop:

- Mark reported on the last chance open which was the last event of season. The event was very successful with two different shotguns. The pro shop is doing well with the current merchandise sale going on. Staff is working to get the bag storage and lockers all cleared out. Mark also reported on the staffing and hour adjustments with the closures and the current April reciprocals.

Grille Room:

- Steve reported on the current lunch service with the course closure. Lunch service has been doing very well so far. All the previous staff is expected to come back when the club reopens. The committee discussed what operations might look like when the course re opens but the clubhouse is still closed.

Fact Finding Subcommittee:

- Steve reviewed a document showing potential changes for reopening regarding the dues and cart fees, membership counts, tee time management and any potential membership caps.

Operations Subcommittee:

- Steve discussed that the operations committee is still one person short of a quorum.

Communications:

- No Report.

WMGA:

- Mr. Ambrose reported on the WMGA plans for next year.

WWGA:

- Mrs. Tyler reported on the final meeting of the WWGA event.

Liaison Comments:

- No Report

Additional Committee Discussion: Mr. Buchanan gave an update on the Waterlefe Youth Program.

Adjournment:

- B. Ambrose motioned for adjournment; B. Buchanan seconded. It was moved to adjourn the meeting @ 2:00PM.

Tab 14

MINUTES OF MEETING

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

**WATERLEFE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Waterlefe Community Development District was held on **Monday, May 15, 2023, at 2:00 p.m.** at the Waterlefe Golf Club – Lefe Room located at 1022 Fishhook Cove Bradenton, FL 34212.

Present and constituting a quorum were:

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

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
Ruben Durand	District Manager, Rizzetta & Company, Inc.
Andy Cohen	District Counsel, Persson, Cohen & Mooney, P.A.
Rick Schappacher	District Engineer, Schappacher Eng.
John Toborg	Field Service Manager,
Steve Dietz	General Manager, Waterlefe Golf Club
Mary Paige Huisman	Representative, Waterlefe Golf Club
Tm Drumgool	Representative, ArtisTree Landscaping Red
Alex Johnson	Representative, Solitude

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comments

A resident made comments regarding the condition of Pond 1.

THIRD ORDER OF BUSINESS**Aquatic Maintenance Report
and Update**

Mr. Alex Johnson reviewed his report with the Board. He informed the Board that he and Rick Schappacher will investigate the over excavating in the Ponds on the northside. The Board discussed supplemental pond treatments and testing; however, there was no decision made during the CDD meeting.

FOURTH ORDER OF BUSINESS**Landscape and
Irrigation Update****1. Landscape Committee Update**

Steve Dietz updated the Board on the meeting held with Artistree Landscape. Mr. Tosi advised Staff that the scope of work needs to be revised. Discussion ensued about a landscape RFP.

On a motion by Ms. Harenchar, seconded by Mr. Tosi, with all in favor, the Board of Supervisors, approved for Staff to move forward with RFP for Landscaping, for the Waterlefe Community Development District.

2. Field Inspection Report

John Toborg presented the Field Inspection Report to the Board. Mr. Toborg informed the Board that the fertilizer used does not have phosphorus in it.

3. Landscape Contractor Report

Tim Drumgool was present and presented the Landscape Contractor Report to the Board. He informed the Board that fertilizer has been scheduled for May 18th, 2023, and May 22nd, 2023.

FIFTH ORDER OF BUSINESS**Golf Course Update****1. Director of Golf Course Operations Update**

Steve Dietz presented the Golf Course Operations Update to the Board. He informed the Board that the golf course budget is projected to be \$653,000. Mr. Tosi would like to have the golf course budget prior to the District's proposed budget.

SIXTH ORDER OF BUSINESS

Safety Committee

1. Safety Committee Update

Steve Dietz gave the Safety Committee Update to the Board The radar signs have been moved to a new location.

On a motion by Ms. Harenchar, seconded by Mr. Xinos, with all in favor, the Board of Supervisors, appointed Kevin Randolph as a new member of the Safety Committee, for the Waterlefe Community Development District.

SEVENTH ORDER OF BUSINESS

Capital Project Committee

Mr. Dietz presented the Capital Project Committee update to the Board.

On a motion by Mr. Bumgarner, seconded by Mr. Tosi, with all in favor, the Board of Supervisors, approved the Capital Project Committee to do an acoustic analysis for the new renovations projected at \$8,960.00, for the Waterlefe Community Development District.

EIGHTH ORDER OF BUSINESS

Property Management Update

1. CDD Completed Work Orders Maintenance Report

The Completed Work Orders Maintenance Report was presented to the Board.

NINTH ORDER OF BUSINESS

MPOA Liaison Update

Not present, no report given.

TENTH ORDER OF BUSINESS

District Counsel

1. Ratification of the Term Sheet

Andy Cohen presented the Revised Term Sheet for the golf course amenity facility renovation financing action to the Board.

On a motion by Mr. Xinos, seconded by Mr. Bumgarner, with all in favor, the Board of Supervisors, ratified the Revised Term Sheet., for the Waterlefe Community Development District.

ELEVENTH ORDER OF BUSINESS

District Engineer

Rick Schappacher was present and informed the Board that the road paving will start next week at Fish Hook Cove and Winding Stream Way. The Board discussed the erosion project and the excavation of the ponds previously mentioned.

TWELFTH ORDER OF BUSINESS

District Manager

1. Presentation of Monthly Financial Statement

The next regularly scheduled meeting will be held on June 19, 2023, at 2:00 p.m.

Mr. Huber presented the most-to-date Monthly Financial Statement to the Board. The Board discussed the location for the final budget hearing.

2. Presentation of Registered Voters

Mr. Huber presented the registered voters count as 990 as of April 15, 2023.

THIRTEENTH ORDER OF BUSINESS

**Consideration of
Resolution 2023-05, Approving
Special Assessments
on Proposed Financing**

Mr. Cohen presented Resolution 2023-05, Approving Special Assessments on Proposed Financing to the Board.

On a motion by Mr. Bumgarner, seconded by Mr. Xinos, with all in favor, the Board of Supervisors adopted Resolution 2023-05, Approving the Special Assessments on the Proposed Financing, for the Waterlefe Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of
Resolution 2023-06, Setting
a Public Hearing on the Special
Assessments on
Proposed Financing**

Mr. Cohen presented Resolution 2023-06, Setting a Public Hearing on the Special Assessments on Proposed Financing to the Board. The Board agreed to set the public hearing on June 19, 2023, at 2:00 p.m.

On a motion by Mr. Xinos, seconded by Mr. Carroll, with all in favor, the Board of Supervisors adopted Resolution 2023-06, Setting a Public Hearing on the Special Assessments on Proposed Financing, for the Waterlefe Community Development District.

FIFTEENTH ORDER OF BUSINESS**Consideration of Resolution of
2023-04, Approving the
Fiscal Year 2023/2024
Proposed Budget and
Setting the Public Hearing on the
Final Budget**

Mr. Huber presented Resolution 2023-04, Approving the Fiscal Year 2023-2024 Proposed Budget and Setting the Public Hearing on the Final Budget to the Board. The Final Budget Public Hearing meeting will need to be at least 60 days from today's meeting Meeting, which will either be July 17th, 2023, or August 21st, 2023.

On a motion by Ms. Harenchar, seconded by Mr. Xinos, with all in favor, the Board of Supervisors adopted Resolution 2023-04, Approving the Fiscal Year 2023-2024 Proposed Budget and Setting the Public Hearing on the Final Budget for August 21, 2023, for the Waterlefe Community Development District.

SIXTEENTH ORDER OF BUSINESS**Discussion of the Future of
Governance of Waterlefe**

The Board discussed the possibility of looking for a CDD Board Member to act as liaison for this resident non-CDD committee. Sydney Xinos volunteered for this role on behalf of the CDD.

SEVENTEENTH ORDER OF BUSINESS**Consent Agenda Items**

- A. Consideration of Acceptance of Landscape Committee
Meeting Minutes from March 31, 2023**
- B. Consideration of Acceptance of Safety Committee
Meeting Minutes from March 14, 2023**
- C. Consideration of Acceptance of Golf Committee
Meeting Minutes from March 16, 2023**
- D. Consideration of Acceptance of the Regular
Meeting Minutes from April 17, 2023**
- E. Consideration of Acceptance of Operations and
Maintenance Expenditures for April 2023**

On a motion by Mr. Bumgarner, seconded by Ms. Harenchar, with all in favor, the Board of Supervisors unanimously approved the consent agenda items, for the Waterlefe Community Development District.

EIGHTTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Xinos, seconded by Mr. Carroll, the Board of Supervisors, unanimously approved to adjourn the meeting at 5:01 p.m., for the Waterlefe Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Exhibit A

Waterlefe Clubhouse Project Cost Report
Cost Report Date: March 2023

						I+J	G-K	L/G		
Cost Category	Cost Account	Commitment Contract Value or Allowance		Cost Reported Last Period	Cost Reported this period	Total Cost to Date	Cost to Complete	% Complete	Comment	
Misc Soft Costs		1.00 \$2,221,000.00	\$0.00	\$26,885.05	\$6,704.43	\$33,589.48	\$2,187,410.52	1.54%	Includes Bond Fees/Interest	
Utility Fees		2.00 \$17,013.75	\$0.00	\$0.00	\$0.00	\$0.00	\$17,013.75	0.00%		
Professional Fees		3.00 \$379,395.50	\$0.00	\$139,573.75	\$5,135.00	\$144,708.75	\$234,686.75	61.66%		
Construction		4.00 \$3,699,489.90	\$0.00	\$0.00	\$0.00	\$0.00	\$3,699,489.90	0.00%		

LANDSCAPE COMMITTEE REPORT

- I. Staff and Tom Tosi met with Artistree's top managers to discuss performance issues.
- II. The plantings at the Roundabout have been completed. The bougainvillea facing Winding Stream has been removed and will be replaced. Planting of liriope at the main entrance monuments has also been completed.
- III. Renovations to the Winding Stream Berm are scheduled to be completed this week starting on Wednesday.
- IV. Financial Report.

2022-23 CDD Landscape Financial Forecast

	Actual	Actual	Actual	Actual	Actual	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast			
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	YTD as of 3/23/2023	Budget 2022/2023	Variance
Expenditures - Field Operations															
Ornamental Lighting & Maintenance	4,795	520											5,315	5,000	(315)
Landscape - Annual Flower Program		7,912			7,912				8,000				23,824	30,360	6,536
Holiday Decorations	9,350			9,350									18,700	20,000	1,300
Landscape Replacement Plants, Shrubs, Trees	3,545	2,150	405	1,495	11,142	13,894	12,021	1,800					46,453	62,500	16,047
Landscape Miscellaneous						2,615							2,615	10,000	7,385
Total Expenses	17,690	10,582	405	10,845	19,054	16,509	12,021	1,800	8,000	-	-	-	96,907	127,860	30,954

Landscape Committee 2022-2023 Projects

	Budget Estimate	Remaining Cost	Actual Cost	Variance
Modify/Upgrade Annual Irrigation	\$ 3,999	\$ 3,999		
Restake Bougainvilleas in the Roundabout with Duck E	\$ 364	\$ -	\$ 364	\$ -
Phase Two of Oak Trimming	\$ 20,000	\$ -	\$ 9,050	\$ (10,950)
Renovate Winding Stream Berm	\$ 7,342	\$ 7,342		
Mulch Edging for retention at medians and flowerbeds	\$ 3,700	\$ 3,700		
Supplement Median Islands & Perennial Beds	\$ 3,000	\$ 3,000		
Enhancement of Discovery Eyebrows	\$ 3,846	\$ 3,846		
Refurbish Cul De Sacs	\$ 5,645	\$ -	\$ 10,267	\$ 4,622
Removal of Tree on Bird Island	\$ 3,146	\$ -	\$ 3,500	\$ 354
Enhance Fountain in Pond #2	\$ 185	\$ 185		
Trimming of Hong Kong Orchids	\$ 2,085	\$ -	\$ 2,250	\$ 165
Total:	\$ 53,311	\$ 22,072	\$ 25,431	\$ (5,809)
Complete				
In Process				

Winding Stream Berm Proposals	
Section 1	\$ 1,356
Section 2	\$ 1,510
Section 3	\$ 154
Section 4	\$ 1,582
Section 5	\$ 4,158
Section 6	\$ 1,705
Section 7	\$ 2,960
Section 8	\$ 2,113
Section 9	\$ 1,356
Section 10	\$ 1,469
Section 11	\$ 1,987
Removal	\$ 325
Total Cost:	\$ 20,673

CDD Approved Project Costs

4,155,052 *

*Plus Debt Service

Current Project Cost Forecast

Legal Fees	5,000
Design & Engineering	50,000
CDD Procured Equipment & Supplies	806,862
Kitchen Equipment	
Kitchen Hood	
Low Voltage & A/V	
Security/Fire Monitoring	
Designer Work/Fees	
Construction GMP/Contingency/Performance Bond	3,108,990
Temporary Facilities/Cart Barn Renovations	208,055
Cart Barn Restroom Renovation	
Food Trailer	
Pro Shop Modular Unit	
Operational Impacts/MPOA Fees/Schedule Delays	TBD
Other Miscellaneous Expenses	TBD
Subtotal	4,178,907
Finance Costs Including Fees/Interest/Debt Service	2,068,000
Total	6,246,907

Current Funding Plan

Cash Reserves/Cash Balance	1,000,000
Loan Amount	3,000,000
Loan Cost/Fees	290,000
Loan Payment Source (Debt Service Projected at \$260,000 annually)	
Previous Assessment Amount Currently In O/M	109,350
Reduction Of Golf Club Contribution In O/M Budget	95,650
Enterprise Fund	55,000

Waterlefe Clubhouse Project Cost Report
Cost Report Date 31-Mar-23

			I+J		G-K		L/G			
Cost Category	Cost Account Item Description	Company/Cost Source	Commitmen Contract Value or Allowance	CDD Authorized Amount	Cost Reported Last Period	Cost Reported this period	Total Cost to Date	Cost to Complete	% Complete	Comment
Misc Soft Costs	1.00									
	1.01 Legal Fees	Persson, Cohen,Mooney,Fernande	\$10,000.00	\$0.00	\$5,215.50	\$2,030.00	\$7,245.50	\$2,754.50	27.55%	
	Legal Fees	MCT Law	\$25,000.00		\$21,669.55	\$2,422.50	\$24,092.05	\$907.95	3.63%	
	1.02 Financing Consultant	Bond Validation (Bryant Miller Oliv	\$15,000.00		\$0.00	\$0.00	\$0.00	\$15,000.00	100.00%	
	1.07 Building Permit Fee Allowance (2%)	Manatee County	\$19,265.68		\$0.00	\$0.00	\$0.00	\$19,265.68	100.00%	
Utility Fees	2.00						\$0.00	\$0.00	#DIV/0!	
Professional Fees	3.00						\$0.00	\$0.00	#DIV/0!	
	3.01 Construction Manager (pre-construction)	Manasota Construction	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00	100.00%	
	Construction Manager (post-construction)						\$0.00	\$0.00	#DIV/0!	
	3.02 Architect	Scott Geresy	\$50,000.00	\$50,000.00	\$48,201.25	\$0.00	\$48,201.25	\$1,798.75	3.60%	
	3.03 Soil Testing & Inspection Fees		\$5,000.00				\$5,000.00	\$0.00	0.00%	
	3.04 Structural Engineer	Belt Engineers	\$9,200.00	\$24,000.00	\$9,200.00	\$460.00	\$9,660.00	(\$460.00)	-5.00%	
	3.05 MEP/FP Engineer	KAD Engineers	\$15,000.00	\$15,000.00	\$3,000.00	\$0.00	\$3,000.00	\$12,000.00	80.00%	
	3.06 Energy Calculations						\$0.00	\$0.00	#DIV/0!	
	3.07 Interior Design	ADC A Designers Concepts	\$60,000.00	\$60,000.00	\$60,000.00	\$0.00	\$60,000.00	\$0.00	0.00%	
	3.08 Civil Engineer	Schappacher Engineering	\$20,000.00	\$15,000.00	\$17,375.00	\$675.00	\$18,050.00	\$1,950.00	9.75%	
	3.09 Kitchen Consultant						\$0.00	\$0.00	#DIV/0!	
	3.10 Communications / AV Consultant						\$0.00	\$0.00	#DIV/0!	
	3.11 Printing Expenses						\$0.00	\$0.00	#DIV/0!	
	3.12 Travel Expenses						\$0.00	\$0.00	#DIV/0!	
	3.13 As Built Documents						\$0.00	\$0.00	#DIV/0!	
	3.14 Design Contingency (1%)						\$0.00	\$0.00	#DIV/0!	
	3.15 Architect/Engrs Administrative Services during Construction						\$0.00	\$0.00	#DIV/0!	
	Total		\$233,465.68	\$169,000.00	\$164,661.30	\$5,587.50	\$175,248.80	\$58,216.88	24.94%	
	Golf Club Funding		\$113,500.00				\$113,500.00			
	CDD Funding		\$119,965.68				\$61,748.80			

Prepared for CDD Meeting 2/23/23

Thoughts for improving the CDD's performance of upkeep in PST.

Resident Concerns

1. Creek aesthetics
2. South Wall
 - a. Status of repairs to turf and irrigation
 - b. Wind mitigation buffer follow-up

Supervisor Oversight Responsibilities

1. Waterways (ponds and creek water health)
2. Perimeter Wall/Fence (especially South Wall on Benderson side)
3. Liaison with Master, Villa, and Condo HOAs
4. Groundskeeping, including pond/creek banks (beautification and trash removal), pedestrian bridge
5. Electrical equipment – gate controls, street lighting
6. Aesthetics of community
7. Other oversight recommendations

Communications

1. Email notifications
 - a. Work plans
 - b. Work progress
2. Sunshine laws keep Supervisors in the dark
3. Like to see invoices with Financial Statements (O&M vs Financial Statements)

The Future Governance

Waterlefe Golf & River Club

Facts

- Community in third decade, facing challenges of an aging community, increasing market competition, new communities with updated amenities; potential to erode house values,
- Revenues from the 616 homeowners are finite and must support two governmental entities, CDD and MPOA,
- Budgeting process and Capital spending done independently and not coordinated,
- Long range planning done independently and not coordinated,
- Resident confusion; communication/education process insufficient,
- ClubMark report May 2020, pg 13. “splintered governance, operational inefficiencies, clannishness....”

Next Steps

- Committee formation autonomous, but with both CDD and MPOA liaison, format open to all residents,
- Determine Strengths, Weaknesses, Opportunities, Threats,
- Gather information,
- Develop **Fact based** suggestions / recommendations,
- Implementation TBD.

GOLF/COMMUNITY BUILDING FINANCING
May 2023

Hopefully, this memo will help to explain the financing issues for the golf/community building renovation scheduled to begin this summer.

First, and most importantly **Waterlefe residents will not pay any additional money** to fund this project. Sufficient funds are available to help with the funding process.

However, our initial communications with a bank led us to believe that we could fund the project by using our current Operation and Maintenance (O/M) funds already in our current and future budgets as security for the loan/bond. Apparently, given the recent banking issues that impacted lending institutions the bank decided that they were unable to provide this type of funding to the CDD.

As a result, we worked with a company that we have used in the past to secure funding in the amount needed to fund the project. I am pleased to announce that we have been successful getting a placement for the funding at the same rates (4.74%) for 20 years that we were working on previously.

Now comes the BUT—given we have to fund this project with a bond (secured by a separate assessment) we will have to make this assessment of \$XXXXXXXX for each Waterlefe homeowner to complete the funding process.

Now the good news. The CDD will reduce the current O/M fees by that same amount as the assessment with the result to each homeowner being NO increase in costs.

While this was not the preferred approach to fund this much needed renovation project it is the only approach we have available to complete the project.

We appreciate your patience and understanding.

Respectfully,

Ken Bumgarner, Chairman
Waterlefe CDD

CDD Approved Project Costs

4,155,052 *

*Plus Debt Service

Cost To Date:

266,466

Current Project Cost Forecast

Legal Fees	5,000
Design & Engineering	50,000
CDD Procured Equipment & Supplies	806,862
Kitchen Equipment	
Kitchen Hood	
Low Voltage & A/V	
Security/Fire Monitoring	
Designer Work/Fees	
Construction GMP/Contingency/Performance Bond	3,108,990
Temporary Facilities/Cart Barn Renovations	208,055
Cart Barn Restroom Renovation	
Food Trailer	
Pro Shop Modular Unit	
Operational Impacts/MPOA Fees/Schedule Delays	TBD
Other Miscellaneous Expenses	TBD

Subtotal **4,445,373**

Finance Costs Including Fees/Interest/Debt Service 2,068,000

Total **6,513,373****Current Funding Plan**

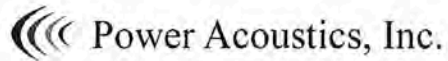
Cash Reserves/Cash Balance	1,000,000
Loan Amount	3,000,000
Loan Cost/Fees	290,000

Loan Payment Source (Debt Service Projected at \$260,000 annually)

Previous Assessment Amount Currently In O/M	109,350
Reduction Of Golf Club Contribution In O/M Budget	95,650
Enterprise Fund	55,000

Waterlefe Clubhouse Project Cost Report
Cost Report Date 31-Mar-23

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	1.02 Financing Consultant	Bond Validation (Bryant Miller Olin	\$15,000.00		\$0.00	\$0.00	\$0.00	\$15,000.00	100.00%	
	1.07 Building Permit Fee Allowance (2%)	Manatee County	\$19,265.68		\$0.00	\$0.00	\$0.00	\$19,265.68	100.00%	
Utility Fees	2.00						\$0.00	\$0.00	#DIV/0!	
Professional Fees	3.00						\$0.00	\$0.00	#DIV/0!	
	3.01 Construction Manager (pre-construction)	Manasota Construction	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00	100.00%	
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	3.02 Architect	Scott Geresy	\$50,000.00	\$50,000.00	\$48,201.25	\$0.00	\$48,201.25	\$1,798.75	3.60%	
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	3.04 Structural Engineer	Belt Engineers	\$9,200.00	\$24,000.00	\$9,200.00	\$460.00	\$9,660.00	(\$460.00)	-5.00%	
	3.05 MEP/FP Engineer	KAD Engineers	\$15,000.00	\$15,000.00	\$3,000.00	\$0.00	\$3,000.00	\$12,000.00	80.00%	
	3.06 Energy Calculations						\$0.00	\$0.00	#DIV/0!	
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	3.10 Communications / AV Consultant						\$0.00	\$0.00	#DIV/0!	
	3.11 Printing Expenses						\$0.00	\$0.00	#DIV/0!	
	3.12 Travel Expenses						\$0.00	\$0.00	#DIV/0!	
	3.13 As Built Documents						\$0.00	\$0.00	#DIV/0!	
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	Total		\$233,465.68	\$169,000.00	\$164,651.30	\$5,587.50	\$175,248.80	\$58,216.88	24.94%	
	Golf Club Funding		\$113,500.00				\$113,500.00			
	CDD Funding		\$119,965.68				\$61,748.80			



2730 NORTHAMPTON AVE. • ORLANDO, FLORIDA • 32828
PHONE: (407) 381-1439

January 23, 2023

Mr. Steve Dietz, PGA / LCAM General Manager
Waterlefe CDD & Golf Club
1022 Fish Hook Cove
Bradenton, FL 34212

Proposal #23-2306

This document contains 4 total pages.

Clubhouse Noise Study – Plan Review and Recommendations

Dear Mr. Dietz;

As we've discussed, this proposal defines the tasks and associated costs to review the plans of the proposed facility design and determine reverberation times (or room constants) within the main community use areas. The study will compare the estimated building reverberation to generally acceptable guideline for the environment. Analytical modeling of the facility's plans and the effect of adding additional absorption to the spaces will then be used to determine the amount of sound absorptive material necessary to achieve reverberation times necessary to create a "quiet" environment for the building's use and volume.

Study Basis:

1. Analytical model will include estimates of the "as designed" sound absorption compared that considered typically acceptable for the size and volume of the space and use.
2. The analytical model will be exercised to determine acoustical treatments to walls and/or ceiling, as necessary. Iterations will be made to determine the amount of absorption necessary to achieve desired reverberation times for reduced sound levels within the space.
3. We will recommend materials/guidelines that will help meet the objectives as determined from the analysis. Note that acoustical aesthetics and visual aesthetics are not always the same. Trade-offs and compromise are usually necessary in the design process of a space.

Based on the above, the fixed cost for review and analysis of the bar area/east dining room, west dining room and community room is \$8,960 (cost is valid for 30 days).

Additional meetings or services are billed at time and expense and must be approved, in writing, by Client and by Power Acoustics, Inc.

Availability:

At mutually acceptable time (assumed to begin in February 2023).

STANDARD RATES AND EXPENSES (IF NOT FIX COST)**Standard Hourly Rate –Sound Measurements, Analysis and Reports**

Principal Consultants: \$280 per hour standard acoustical consultation rates and travel

Technician: \$130 per hour

Principal Consultant: \$420 per hour (minimum 4-hour charge) for expert witness and testimony and work related to expert work such as attorney consultations, meetings and preparation for trial work.

- Travel time billing is capped at 8 hours per day.
- Holiday Support (including travel), *if required* for site testing etc. billed at (2.0) times standard rate

Holidays are as follows:

- Easter Sunday
- Memorial Day
- July 4th plus day before (if 4th is Tue or Sat) or day after (if 4th is Sun or Thu)
- Labor Day
- Thanksgiving Day and following Friday
- December 24th through January 2nd

Expenses

We will be reimbursed for all expenses, if applicable, incurred in connection with services:

- Travel and subsistence
- Customs duties, import fees, sales and use taxes
- Equipment use, such as sound level meters, etc. - billed at fair market use value of consultant's equipment or at actual rental cost if special equipment is necessary
- All costs relating to the report reproduction or special graphics required by the Client.

Tab 15

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures May 2023 For Board Approval

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

The total items being presented: **\$75,232.02**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Waterlefe Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Artistree Landscape Maintenance & Design STE B	100246	171050	Plant Install 05/23	\$ 1,527.00
Artistree Landscape Maintenance & Design STE B	100246	171051	Plants Install 05/23	\$ 4,163.85
Artistree Landscape Maintenance & Design STE B	100246	171052	Plants Install Discovery/Upper 05/23	\$ 2,080.36
Artistree Landscape Maintenance & Design STE B	100246	171053	Plants Roundabout 05/23	\$ 108.48
Artistree Landscape Maintenance & Design STE B	100246	171056	Plant Install Sea Turtle Terr 05/23	\$ 183.24
Artistree Landscape Maintenance & Design STE B	100254	171212	Plants 05/23	\$ 2,960.28
Artistree Landscape Maintenance & Design STE B	100254	171213	Plants 05/23	\$ 4,157.97
Artistree Landscape Maintenance & Design STE B	100254	171214	Plants 05/23	\$ 1,581.84
Artistree Landscape Maintenance & Design STE B	100254	171215	Plants 05/23	\$ 1,704.53
Artistree Landscape Maintenance & Design STE B	100254	171216	Plants 05/23	\$ 1,355.88
Artistree Landscape Maintenance & Design STE B	100254	171217	Plants 05/23	\$ 1,509.80
Artistree Landscape Maintenance & Design STE B	100254	171218	Plants 05/23	\$ 2,113.24
Artistree Landscape Maintenance & Design STE B	100254	171219	Plants 05/23	\$ 1,355.85

Waterlefe Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Artistree Landscape Maintenance & Design STE B	100254	171220	Plants 05/23	\$ 1,468.87
Artistree Landscape Maintenance & Design STE B	100254	171221	Plants 05/23	\$ 1,986.50
Artistree Landscape Maintenance & Design STE B	100254	171239	Plant Removal 05/23	\$ 325.00
Artistree Landscape Maintenance & Design STE B	100254	171240	Plants 05/23	\$ 153.68
Artistree Landscape Maintenance & Design STE B	100254	171310	Monthly Grounds Maintenance 05/23	\$ 11,928.83
Dye, Harrison, Kirkland, Petruff, Pratt & St. Paul, PLLC	100255	994084	Legal Services 04/23	\$ 140.00
Florida Power & Light Company	20230509-1	FPL Summary 04/23 ACH	FPL Summary 04/23	\$ 2,573.74
Kenneth E. Bumgarner	100238	KB042823	Board of Supervisors Meeting 04/28/23	\$ 200.00
Kenneth E. Bumgarner	100249	KB051523	Board of Supervisors Meeting 05/15/23	\$ 200.00
Maglio Christopher & Toale, PA	100256	00010970	Legal Services 04/23	\$ 411.00
Manasota Commercial Construction Company	100236	042823 Manasota	Pre-Construction Renovation 04/23	\$ 4,000.00
Manatee County Utilities Department	20230516-1	MCUD CDD 04/23-700 AUTOPAY	MCUD Summary 04/23	\$ 4,025.87
Mary Paige Huisman	100247	Petty Cash 04/23 CDD	Petty Cash 04/23 - CDD	\$ 24.25

Waterlefe Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Persson, Cohen & Mooney, P.A.	100239	3513	Legal Services 04/23	\$ 4,928.00
Persson, Cohen & Mooney, P.A.	100239	3514	Legal Services GC 04/23	\$ 1,190.00
Richard E Carroll	100240	RC042823	Board of Supervisors Meeting 04/28/23	\$ 200.00
Richard E Carroll	100250	RC051523	Board of Supervisors Meeting 05/15/23	\$ 200.00
Rizzetta & Company, Inc.	100237	INV0000079711	District Management Fees 05/23	\$ 6,340.83
Rizzetta & Company, Inc.	100248	INV0000080291	Mass Mailing 05/23	\$ 828.56
Ruth A Harenchar	100241	RH042823	Board of Supervisors Meeting 04/28/23	\$ 200.00
Ruth A Harenchar	100251	RH051823	Board of Supervisors Meeting 05/15/23	\$ 200.00
Schappacher Engineering, LLC	100257	2414	Engineering Services 04/23	\$ 2,212.50
Solitude Lake Management, LLC	100258	PSI-70856	Monthly Lake and Pond 05/23	\$ 3,611.00
Spectrum	20230509-2	168629201042123 05/23 AUTOPAY	Guardhouse - Winding Stream Way 05/23	\$ 199.98
Spectrum	20230523-1	003919042323 05/23 Auto	Cable/Internet 05/23	\$ 197.96
Spectrum	20230524-1	2095400050523 05/23 Auto	Cable/Internet Guardhouse 05/23	\$ 418.13

Waterlefe Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Stayton Pest Services, Inc.	100242	1030274	Palm Drench & Heart Treatment 04/23	\$ 65.00
Sydney S. Xinos	100243	SX042823	Board of Supervisors Meeting 04/28/23	\$ 200.00
Sydney S. Xinos	100252	SX051823	Board of Supervisors Meeting 05/15/23	\$ 200.00
Thomas A Tosi	100244	TT042823	Board of Supervisors Meeting 04/28/23	\$ 200.00
Thomas A Tosi	100253	TT051523	Board of Supervisors Meeting 05/15/23	\$ 200.00
True Tree Inc	100259	4061	Tree Removal 05/23	<u>\$ 1,400.00</u>
Report Total				<u><u>\$ 75,232.02</u></u>