

STATEMENT 1
BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT
FY 2023 ADOPTED BUDGET - GENERAL FUND (O&M)

	FY 2020	FY 2021	FY 2022	FY 2023	VARIANCE
	ACTUAL	ACTUAL	ADOPTED	ADOPTED	2022-2023
I. REVENUE					
GENERAL FUND REVENUE /(a)	\$ 56,790	\$ 38,340	\$ 401,997	\$ 472,142	\$ 70,145
INTEREST	7.26	-	-		-
TOTAL REVENUE	56,798	38,340	401,997	472,142	70,145
II. EXPENDITURES					
GENERAL ADMINISTRATIVE:					
SUPERVISORS COMPENSATION	2,000	1,144	8,000	4,800	(3,200)
PAYROLL TAXES	153	55	612	367	(245)
PAYROLL PROCESSING	196	100	490	490	-
MANAGEMENT CONSULTING SERVICES	7,000	8,500	21,000	23,000	2,000
CONSTRUCTION ACCOUNTING SERVICES	-	1,500	9,000	9,000	-
PLANNING, COORDINATING & CONTRACT SERVICES	15,000	6,000	36,000	36,000	-
ADMINISTRATIVE SERVICES	-	600	3,600	3,600	-
BANK FEES	148	-	300	300	-
MISCELLANEOUS	-	125	500	500	-
AUDITING SERVICES	2,600	2,700	3,500	3,600	100
TRAVEL PER DIEM	114	-	500	500	-
INSURANCE	2,614	5,495	6,045	8,305	2,260
REGULATORY AND PERMIT FEES	175	175	175	175	-
LEGAL ADVERTISEMENTS (Bond issuance)	3,049	8,339	3,300	3,300	-
ENGINEERING SERVICES	-	459	4,000	4,000	-
LEGAL SERVICES	3,954	5,928	5,500	7,000	1,500
WEBSITE HOSTING	2,015	1,071	2,015	2,015	-
TOTAL GENERAL ADMINISTRATIVE	39,019	42,191	104,537	106,952	2,415
DEBT ADMINISTRATION:					
DISSEMINATION AGENT	-	-	5,000	5,000	-
TRUSTEE FEES	-	-	8,000	4,040	(3,960)
ARBITRAGE	-	-	750	750	-
TOTAL DEBT ADMINISTRATION	-	-	13,750	9,790	(3,960)

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	FY 2020	FY 2021	FY 2022	FY 2023	VARIANCE
PHYSICAL ENVIRONMENT EXPENDITURES:					
STREETPOLE LIGHTING	-	-	72,100	68,600	(3,500)
ELECTRICITY (IRRIGATION & POND PUMP).	-	-	7,500	15,000	7,500
WATER	-	-	10,000	8,100	(1,900)
LANDSCAPE MAINTENANCE	-	-	142,310	143,000	690
LANDSCAPE REPLINISHMENT	-	-	5,000	5,000	-
IRRIGATION MAINTENANCE	-	-	5,000	20,000	15,000
MITIGATION MONITORING & MAINTENANCE	-	-	5,400	5,400	-
PET WASTE REMOVAL	-	-	-	2,000	2,000
POND MAINTENANCE	-	-	15,000	23,100	8,100
POND EROSION	-	-	-	-	-
GATE MAINTENANCE	-	-	3,400	10,000	6,600
CARD ACCESS & FOBS	-	-	6,000	8,000	2,000
CAMERA & SECURITY SYSTEM	-	-	-	27,000	27,000
GATE MONITORING	-	-	-	1,200	1,200
COMPREHENSIVE FIELD TECH SERVICES	-	5,200	12,000	12,000	-
HOLIDAY DECORATION/EVENTS	-	-	-	7,000	7,000
PHYSICAL ENVIRONMENT CONTINGENCY	-	-	-	-	-
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	-	5,200	283,710	355,400	71,690
TOTAL EXPENDITURES	39,019	47,391	401,997	472,142	70,145
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	17,779	(9,051)	-	-	-
FUND BALANCE - BEGINNING	-	17,779	8,728	(0)	
FUND BALANCE - ENDING	\$ 17,779	\$ 8,728	\$ 8,728	\$ (0)	\$ -

**STATEMENT 2
BRIGHTWATER CDD
FY 2023 GENERAL FUND BUDGET
O&M ASSESSMENT ALLOCATION**

A. ERU Assignment

Approx Lot Width	Assigned ERU	Lot Count	Total ERU	% ERU
35'	0.70	222	155.40	49.3%
50'	1.00	160	160.00	50.7%
total		382	315.40	100.0%

B. Expenditures (O&M Assessment)

Total Expenditures (net)	\$ 472,142.20
County collection charges & early pmt. Disc.	\$ 30,136.74
Total O&M Assessment, if all ON Roll (gross)	\$ 502,278.94
Total ERUs in District	315.40
O&M Assessment per ERU (Gross)	\$ 1,592.51
O&M Assessment per ERU (Net)	\$ 1,496.96

C. Assessment Allocation (a)

Table 1 - Proposed FY 2023 Allocation of AR (as if all On-Roll)

Approx Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
35'	0.70	\$ 1,048	\$ 232,628	\$ 1,114.76	\$ 247,477
50'	1.00	\$ 1,497	\$ 239,514	\$ 1,592.51	\$ 254,802
total			\$ 472,142		\$ 502,279

2. FY 2022 Allocation of AR (as if all On-Roll)

Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
35'	0.70	538.00	\$119,355	\$571.95	\$126,973
50'	1.00	768.00	\$282,642	\$817.07	\$300,683
Total	1.7		\$401,997		\$427,656

3. Difference between Propsed FY 2023 and Current FY 2022

	<u>FY 2023</u>	<u>Current FY</u>	<u>Change</u>	
TOTAL EXPENDITURES - NET:	\$ 472,142.20	\$401,997	17.4%	\$ 70,145

Lot Width	FY 2022 Net Assmt/Unit	Proposed FY 2023 Net Assmt/Unit	Change in Net Assmt/Unit	Change in Net/Unit per month
35'	\$ 538	\$ 1,048	\$509.87	\$42.49
50'	\$ 768	\$ 1,497	\$728.96	\$60.75

STATEMENT 4
BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT
ADOPTED FY 2022-2023 BUDGET
DEBT SERVICE SCHEDULES

	SERIES 2021	TOTAL FY22 BUDGET
REVENUE		
SPECIAL ASSESSMENTS - ON ROLL (GROSS)		
SPECIAL ASSESSMENTS - OFF ROLL (NET)	548,971	548,971
LESS: EARLY PAYMENT ASSESSMENTS		
TOTAL REVENUE	548,971	548,971
EXPENDITURES		
COUNTY - ASSESSMENT COLLECTION FEES		
INTEREST EXPENSE		
May 1, 2023	173,203	173,203
November 1, 2023	170,768	170,768
PRINCIPAL RETIREMENT		
PRINCIPAL PAYMENT		
May 1, 2023	205,000	205,000
November 1, 2023	-	-
TOTAL EXPENDITURES	548,971	548,971
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	-
FUND BALANCE - ENDING		

Table 1. Series 2021 Allocation of Maximum Annual Debt Service (NET MADS)

LOT TYPE	ERU	LOTS	TOTAL ERU	% ERU	TOTAL ASSMTS	ASSMT/LOT
35'	0.7	222	155.4	49.27%	\$ 272,336.78	\$ 1,227
50'	1	160	160	50.73%	\$ 280,398.22	\$ 1,752
Total		382	315.4	100.00%	\$ 552,735	