

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

	<b>FY 2022 ADOPTED</b>	<b>FY 2023 PROPOSED</b>	<b>VARIANCE 2022-2023</b>
<b>I. REVENUE</b>			
GENERAL FUND REVENUE /(a)	\$ 401,997	\$ 472,142	\$ 70,145
INTEREST	-		-
<b>TOTAL REVENUE</b>	<b>401,997</b>	<b>472,142</b>	<b>70,145</b>
<b>II. EXPENDITURES</b>			
<b>GENERAL ADMINISTRATIVE:</b>			
SUPERVISORS COMPENSATION	8,000	4,800	(3,200)
PAYROLL TAXES	612	367	(245)
PAYROLL PROCESSING	490	490	-
MANAGEMENT CONSULTING SERVICES	21,000	23,000	2,000
CONSTRUCTION ACCOUNTING SERVICES	9,000	9,000	-
PLANNING, COORDINATING & CONTRACT SERVICES	36,000	36,000	-
ADMINISTRATIVE SERVICES	3,600	3,600	-
BANK FEES	300	300	-
MISCELLANEOUS	500	500	-
AUDITING SERVICES	3,500	3,600	100
TRAVEL PER DIEM	500	500	-
INSURANCE	6,045	8,305	2,260
REGULATORY AND PERMIT FEES	175	175	-
LEGAL ADVERTISEMENTS (Bond issuance)	3,300	3,300	-
ENGINEERING SERVICES	4,000	4,000	-
LEGAL SERVICES	5,500	7,000	1,500
WEBSITE HOSTING	2,015	2,015	-
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>104,537</b>	<b>106,952</b>	<b>2,415</b>
<b>DEBT ADMINISTRATION:</b>			
DISSEMINATION AGENT	5,000	5,000	-
TRUSTEE FEES	8,000	4,040	(3,960)
ARBITRAGE	750	750	-
<b>TOTAL DEBT ADMINISTRATION</b>	<b>13,750</b>	<b>9,790</b>	<b>(3,960)</b>

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	<b>FY 2022</b>	<b>FY 2023</b>	<b>VARIANCE</b>
<b>PHYSICAL ENVIRONMENT EXPENDITURES:</b>			
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	12,000	12,000	-
HOLIDAY DECORATION/EVENTS	-	7,000	7,000
PHYSICAL ENVIRONMENT CONTINGENCY	-	-	-
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>283,710</b>	<b>355,400</b>	<b>71,690</b>
<b>TOTAL EXPENDITURES</b>	<b>401,997</b>	<b>472,142</b>	<b>70,145</b>
<b>III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	-	-	-
FUND BALANCE - BEGINNING	8,728	(0)	
<b>FUND BALANCE - ENDING</b>	<b>\$ 8,728</b>	<b>\$ (0)</b>	<b>\$ -</b>

**Footnote:**

**(a) Revenue collections from County tax collector. (b)Revenues from prorated builder lot closings plus, Developer funding via the budget funding agreement based only on actual expenditures needed that exceed actual revenues.**

**STATEMENT 2  
BRIGHTWATER CDD  
FY 2023 PROPOSED 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%
<b>total</b>		<b>382</b>	<b>315.40</b>	<b>100.0%</b>

**B. Expenditures (O&M Assessment)**

<b>Total Expenditures (net)</b>	\$ 472,142.20
County collection charges & early pmt. Disc.	\$ 30,136.74
<b>Total O&amp;M Assessment, if all ON Roll (gross)</b>	<b>\$ 502,278.94</b>
Total ERUs in District	315.40
O&M Assessment per ERU (Gross)	\$ <b>1,592.51</b>
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
<b>total</b>			<b>\$ 472,142</b>		<b>\$ 502,279</b>

**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
<b>Total</b>	<b>1.7</b>		<b>\$401,997</b>		<b>\$427,656</b>

**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%	<b>\$ 70,145</b>

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

**(a) Revenue collections from County tax collector. Revenues from prorated builder lot closings plus, Developer funding via the budget funding agreement based only on actual expenditures needed that exceed actual revenues.**

STATEMENT 3				
BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT				
CONTRACT SUMMARY				
FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	SERVICE PROVIDED	ANNUAL AMOUNT OF CONTRACT	COMMENTS (SCOPE OF SERVICE)
<b>EXPENDITURES ADMINISTRATIVE:</b>				
SUPERVISORS COMPENSATION	NA	NA	4,800	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 3 Board Members per Meeting , 8 Meetings Considered. Chairman waives compensation as the fourth Supervisor
PAYROLL TAXES	NA	NA	367	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll
PAYROLL PROCESSING	Innovative	NA	490	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor compensation
MANAGEMENT CONSULTING SRVS	Breeze	DISTRICT MGMT.	23,000	The District received Management, Accounting and Assessment services as part of a Management Agreement.
CONSTRUCTION ACCOUNTING SERVICES	Breeze	CONSTRUCTION ACCTNG	9,000	Construction accounting services are provided for the processing of requisitions and funding requets for the District. Bonds to be issued in August 2022
PLANNING, COORDINATING, & CONTRACT SERVICES	Breeze	COORDINATE SVCS	36,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with the maintenance & construction of District infrastructure
ADMINISTRATIVE SERVICES	Breeze	OFFICE EXPENSES	3,600	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with the maintenance & construction of District infrastructure
BANK FEES	Bank United		300	Estimated for any bank related fees and check printing
MISCELLANEOUS	As needed		500	Estimated for administrative expenditures not identified in any other line item
AUDITING SERVICES	Dibartolomeo	ANNUAL AUDIT	3,600	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.
TRAVEL PER DIEM	Pursuant to meetings schedule		500	Estimated for Supervisor travel to and from District meetings
INSURANCE	Florida	INSURANCE	8,305	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received fro EGIS
REGULATORY & PERMIT FEES	DEO	ANNUAL FILING FEE	175	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.
LEGAL ADVERTISEMENTS	TIME PUBLISHING	PUBLIC NOTICE	3,300	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation
ENGINEERING SERVICES	STANTEC	DISTRICT ENGINEER	4,000	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested
LEGAL SERVICES	STRALEY & ROBIN	DISTRICT ATTORNEY	7,000	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Superviros and the District Manager
WEBSITE HOSTING	Innersync/Campus Suite	ADA Website	2,015	Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight
<b>EXPENDITURES DEBT ADMINISTRATION:</b>				
DISSEMINATION AGENT			5,000	The District is required by the Securities & Exchange Commission to comply with Ruke 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.
TRUSTEE FEES			4,040	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee.
ARBITRAGE			750	The District receives services from an independdnt specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances.
<b>PHYSICAL ENVIRONMENT EXPENDITURES:</b>				
STREETPOLE LIGHTING	Gig Fiber		68,600	The budget considers Solar Lights - 49 for phase 2A and 56 for phase 2B - with deposits to be installed by November 2022
ELECTRICITY (IRRIGATION & POND PUMP).			15,000	Estimated for electric utility services related to the irrigation and pond pumps
WATER			8,100	Estimated water utility services related to the operations of the District.
LANDSCAPE MAINTENANCE			143,000	Estimated for for landscaping professional sefrvices that includes Phase 2 as well as along roadway and concrete wall
LANDSCAPE REPLINISHMENT			5,000	Estimated for landscape replinishment
IRRIGATION MAINTENANCE			20,000	The Districts provides for the servicing of valves on a monthly basis. Approximately 50 lots will come on for valve repair and maintenance service at \$25 per month
MITIGATION MONITORING & MAINTENANCE			5,400	The District is required to provide Wetland Preservation & Cleanup as stipulated by permits
PET WASTE REMOVAL			2,000	The District provides for the removal of pet waste in the community. The addition of 2 pet waste stations , bags and cleanup
POND MAINTENANCE			23,100	The District will contract for the monthly care and maintenace of the lakes and ponds throughout the District. It is Estimated that the 8 ponds will come online on October 1
POND EROSION			-	
GATE MAINTENANCE			10,000	Estimated for repairs and maintenance of all gates throughout the District.
CARD ACCESS & FOBS			8,000	The District provides for access cards and fobs for new residents to access the community. It is estimated that 200 will be necessary in FY 2023
GATE MONITORING			1,200	
CAMERA & SECURITY SYSTEM			27,000	
COMPREHENSIVE FIELD TECH SERVICES			12,000	Directs day to day operations and oversees field services technician. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security, manage of RFP for ongoing maintenance, prepare written monthly reports to the Board, including travel for field technician.
HOLIDAY DECORATION/EVENTS			7,000	The District has estblished a \$5,000 allowance for holiday decorations and \$2k for events
PHYSICAL ENVIRONMENT CONTINGENCY			-	

**STATEMENT 4**  
**BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT**  
**PROPOSED FY 2021-2022 BUDGET**  
**DEBT SERVICE SCHEDULES**

	<b>SERIES 2021</b>	<b>TOTAL FY22 BUDGET</b>
<b>REVENUE</b>		
SPECIAL ASSESSMENTS - ON ROLL (GROSS)		
SPECIAL ASSESSMENTS - OFF ROLL (NET)	548,971	548,971
LESS: EARLY PAYMENT ASSESSMENTS		
<b>TOTAL REVENUE</b>	<b>548,971</b>	<b>548,971</b>
<b>EXPENDITURES</b>		
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	-	-
<b>TOTAL EXPENDITURES</b>	<b>548,971</b>	<b>548,971</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>-</b>
<b>FUND BALANCE - ENDING</b>		

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

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