

STATEMENT 1
BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT
FY 2022 PROPOSED BUDGET - GENERAL FUND (O&M)

| | FY 2020 ACTUAL | FY 2021 BUDGET | FY 2021 MARCH YTD | FY 2022 PROPOSED | VARIANCE 2021-2022 |
|--|---------------------------|---------------------------|------------------------------|-----------------------------|-------------------------------|
| I. REVENUE | | | | | |
| GENERAL FUND REVENUE /(1) | \$ 56,790 | \$ 316,022 | \$ 10,591 | \$ 401,997 | \$ 85,975 |
| INTEREST | 7.26 | - | 1 | - | - |
| TOTAL REVENUE | 56,798 | 316,022 | 10,592 | 401,997 | 85,975 |
| II. EXPENDITURES | | | | | |
| GENERAL ADMINISTRATIVE: | | | | | |
| SUPERVISORS COMPENSATION | 2,000 | 8,000 | - | 8,000 | - |
| PAYROLL TAXES | 153 | 612 | - | 612 | - |
| PAYROLL PROCESSING | 196 | 490 | - | 490 | - |
| MANAGEMENT CONSULTING SERVICES | 7,000 | 21,000 | - | 21,000 | - |
| CONSTRUCTION ACCOUNTING SERVICES | - | 9,000 | - | 9,000 | - |
| PLANNING, COORDINATING & CONTRACT SERVICES | 15,000 | 36,000 | - | 36,000 | - |
| ADMINISTRATIVE SERVICES | - | 3,600 | - | 3,600 | - |
| BANK FEES | 148 | 300 | - | 300 | - |
| MISCELLANEOUS | - | 500 | - | 500 | - |
| AUDITING SERVICES | 2,600 | 3,500 | - | 3,500 | - |
| TRAVEL PER DIEM | 114 | 500 | - | 500 | - |
| INSURANCE | 2,614 | 8,305 | 5,495 | 6,045 | (2,260) |
| REGULATORY AND PERMIT FEES | 175 | 175 | 175 | 175 | - |
| LEGAL ADVERTISEMENTS (Bond issuance) | 3,049 | 1,800 | 1,131 | 3,300 | 1,500 |
| ENGINEERING SERVICES | - | 4,000 | - | 4,000 | - |
| LEGAL SERVICES | 3,954 | 4,000 | 1,258 | 5,500 | 1,500 |
| WEBSITE HOSTING | 2,015 | 1,650 | 1,071 | 2,015 | 365 |
| TOTAL GENERAL ADMINISTRATIVE | 39,019 | 103,432 | 9,130 | 104,537 | 1,105 |
| DEBT ADMINISTRATION: | | | | | |
| DISSEMINATION AGENT | - | 5,000 | - | 5,000 | - |
| TRUSTEE FEES | - | 8,000 | - | 8,000 | - |
| ARBITRAGE | - | 750 | - | 750 | - |
| TOTAL DEBT ADMINISTRATION | - | 13,750 | - | 13,750 | - |

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| | FY 2020 | FY 2021 | FY 2021 | FY 2022 | VARIANCE |
|---|------------------|----------------|-------------------|------------------|------------------|
| PHYSICAL ENVIRONMENT EXPENDITURES: | | | | | |
| STREETPOLE LIGHTING (43 Lights + Phase 2A) | - | 30,100 | - | 72,100 | 42,000 |
| ELECTRICITY (IRRIGATION & POND PUMP) | - | 7,500 | - | 7,500 | - |
| WATER | - | 10,000 | - | 10,000 | - |
| LANDSCAPE MAINTENANCE | - | 103,440 | - | 142,310 | 38,870 |
| LANDSCAPE REPLINISHMENT | - | 5,000 | - | 5,000 | - |
| IRRIGATION MAINTENANCE | - | 5,000 | - | 5,000 | - |
| MITIGATION MONITORING & MAINTENANCE | - | 5,400 | - | 5,400 | - |
| PET WASTE REMOVAL | - | - | - | - | - |
| SIGNAGE | - | - | - | - | - |
| SECURITY | - | - | - | - | - |
| POND MAINTENANCE | - | 15,000 | - | 15,000 | - |
| POND EROSION | - | - | - | - | - |
| GATE MAINTENANCE - 2 gates in FY 2022 | - | 3,400 | - | 3,400 | - |
| CARD ACCESS & FOBS | - | 6,000 | - | 6,000 | - |
| GATE MONITORING | - | - | - | - | - |
| CAMERA MONITORING | - | - | - | - | - |
| COMPREHENSIVE FIELD TECH SERVICES | - | 8,000 | 2,895 | 12,000 | 4,000 |
| HOLIDAY DECORATION/EVENTS | - | - | - | - | - |
| PHYSICAL ENVIRONMENT CONTINGENCY | - | - | - | - | - |
| TOTAL PHYSICAL ENVIRONMENT EXPENDITURES | - | 198,840 | 2,895 | 283,710 | 84,870 |
| TOTAL EXPENDITURES | 39,019 | 316,022 | 12,025 | 401,997 | 85,975 |
| III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES | 17,779 | - | (1,433) | - | - |
| FUND BALANCE - BEGINNING | - | - | - | 17,779 | 17,779 |
| FUND BALANCE - ENDING | \$ 17,779 | \$ - | \$ (1,433) | \$ 17,779 | \$ 17,779 |

Footnote:

(1) Revenue collections from County tax collector and/or budget funding agreement as needed only based on actual expenditures.
Draws upon budget funding agreement can only be based on actual expenditures.

**STATEMENT 2
BRIGHTWATER CDD
FY 2022 PROPOSED GENERAL FUND BUDGET
O&M ASSESSMENT ALLOCATION**

A. ERU Assignment

| Approx Lot Width | Assigned ERU | Lot Count | Total ERU | % ERU |
|------------------|--------------|------------|---------------|---------------|
| 35' | 0.70 | 220 | 154.00 | 29.4% |
| 50' | 1.00 | 370 | 370.00 | 70.6% |
| total | | 590 | 524.00 | 100.0% |

B. Expenditures (O&M Assessment)

| | |
|---|----------------------|
| Total Expenditures (net) | \$ 401,997.00 |
| County collection charges & early pmt. Disc. | \$ 25,659.38 |
| Total O&M Assessment, if all ON Roll (gross) | \$ 427,656.38 |
| Total ERUs in District | 524.00 |
| O&M Assessment per ERU (Gross) | \$ 816.14 |
| O&M Assessment per ERU (Net) | \$ 767.17 |

C. Assessment Allocation

Table 1 - Proposed FY 2022 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 | \$ 537 | \$ 118,144 | \$ 571.30 | \$ 125,685 |
| 50' | 1.00 | \$ 767 | \$ 283,853 | \$ 816.14 | \$ 301,971 |
| total | | | \$ 401,997 | | \$ 427,656 |

(a) No O&M assessment for non-platted lots will be charged to the Developer. Developer is to only fund based on difference between actual revenues and actual expenditures on an as needed basis only

**STATEMENT 2
BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT**

| FINANCIAL STATEMENT CATEGORY | SERVICE PROVIDER (VENDOR) | CONTRACT SUMMARY | | ANNUAL AMOUNT OF CONTRACT | PAYMENT SCHEDULE | COMMENTS (SCOPE OF SERVICE) |
|---|---------------------------|---------------------|---------------------|---------------------------|------------------|---|
| | | SERVICE PROVIDED | CONTRACT/ AGREEMENT | | | |
| EXPENDITURES ADMINISTRATIVE: | | | | | | |
| SUPERVISORS COMPENSATION | NA | NA | NA | 8,000 | MONTHLY | 5 supervisors , 8 Meetings |
| PAYROLL TAXES | NA | NA | NA | 612 | MONTHLY | 7.65% of total payroll |
| PAYROLL PROCESSING | Innovative | NA | NA | 490 | MONTHLY | \$55 per payroll plus \$50 year end processing |
| MANAGEMENT CONSULTING SRVS | DPFG | DISTRICT MGMT. | YES | 21,000 | MONTHLY | District Mgmt. |
| CONSTRUCTION ACCOUNTING SERVICES | DPFG | CONSTRUCTION ACCTNG | NA | 9,000 | MONTHLY | Accounting for the construction using bond funds |
| PLANNING, COORDINATING, & CONTRACT SERVICES | DPFG | COORDINATE SVCS | YES | 36,000 | MONTHLY | Consulting Service |
| ADMINISTRATIVE SERVICES | DPFG | OFFICE EXPENSES | NA | 3,600 | MONTHLY | Administrative Services |
| BANK FEES | | | NA | 300 | QUARTERLY | |
| MISCELLANEOUS | | | YES | 500 | RANDOM | AS needed |
| AUDITING SERVICES | Dibartolomeo | ANNUAL AUDIT | YES | 3,500 | MONTHLY | RFP for Auditor FY21 |
| TRAVEL PER DIEM | PGIT | | NA | 500 | RANDOM | Estimated |
| INSURANCE | Florida | INSURANCE | REQUIRED | 8,305 | ANNUALLY | Liability \$2805 Property \$5,500 (6months) |
| REGULATORY & PERMIT FEES | DEO | ANNUAL FILING FEE | NO | 175 | ANNUALLY | Annual fee |
| LEGAL ADVERTISEMENTS | TIME PUBLISHING | PUBLIC NOTICE | NO | 3,300 | RANDOM | Meeting dates, RFP ads, budget ads |
| ENGINEERING SERVICES | STANTEC | DISTRICT ENGINEER | YES | 4,000 | RANDOM | OM-BW-002 |
| LEGAL SERVICES | STRALEY & ROBIN | DISTRICT ATTORNEY | YES | 5,500 | RANDOM | |
| WEBSITE HOSTING | Innersync/Campus Suite | ADA Website | YES | 2,015 | ANNUALLY | OM-BW-DPFG-001 |
| EXPENDITURES DEBT ADMINISTRATION: | | | | | | |
| DISSEMINATION AGENT | | | | 5,000 | ANNUAL | |
| TRUSTEE FEES | | | | 8,000 | ANNUAL | US BANK |
| ARBITRAGE | | | | 750 | | Arbitrage as required by the Trust Indenture |
| PHYSICAL ENVIRONMENT EXPENDITURES: | | | | | | |
| STREETPOLE LIGHTING | | | | 72,100 | | Solar lights 4.3K deposit- Gig Fiber 43 lights \$600/light assume 1 light every 150' - 200 |
| ELECTRICITY (IRRIGATION & POND PUMP) | | | | 7,500 | | Estimate |
| WATER | | | | 10,000 | | Estimate |
| LANDSCAPE MAINTENANCE | | | | 142,310 | | Includes Phase 2 as well as along roadway and concrete wall |
| LANDSCAPE REPLINISHMENT | | | | 5,000 | | |
| IRRIGATION MAINTENANCE | | | | 5,000 | | Estimate |
| MITIGATION MONITORING & MAINTENANCE | | | | 5,400 | | Est \$450/mo |
| PET WASTE REMOVAL | | | | - | | |
| SIGNAGE | | | | - | | |
| SECURITY | | | | - | | |
| POND MAINTENANCE | | | | 15,000 | | Estimate 8 ponds and creek maintenance (mirror SBN) |
| POND EROSION | | | | - | | |
| GATE MAINTENANCE - 2 gates in FY 2022 | | | | 3,400 | | Gates operational by May 2021 2 gates \$55/mo per gate wireless, \$142/mo contact one per gate, and \$1,000/gate maint (1/2 year) |
| CARD ACCESS & FOBS | | | | 6,000 | | Clickers and access as needed |
| GATE MONITORING | | | | - | | |
| CAMERA MONITORING | | | | - | | |
| COMPREHENSIVE FIELD TECH SERVICES | | | | 12,000 | | |
| HOLIDAY DECORATION/EVENTS | | | | - | | \$5,000 allowance for holiday decorations and \$2k for event FY22 |
| PHYSICAL ENVIRONMENT CONTINGENCY | | | | - | | |