

Bridgewater Community Development District

FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2017/2018 O&M Budget	\$264,875.00
Polk Co. 7% Collection Cost:	\$19,936.83
2017/2018 Total:	\$284,811.83

2016/2017 O&M Budget	\$294,306.00
2017/2018 O&M Budget	\$264,875.00
Total Difference:	-\$29,431.00

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2016/2017	2017/2018	\$	%
Debt Service - Villa (Series 2015 AA2)	\$702.67	\$702.67	\$0.00	0.0%
Operations/Maintenance - Villa	\$206.21	\$185.60	-\$20.61	-10.0%
Total	\$908.88	\$888.27	-\$20.61	-2.3%
Debt Service - Duplex (Series 2015 AA2)	\$853.24	\$853.24	\$0.00	0.0%
Operations/Maintenance - Duplex	\$250.42	\$225.37	-\$25.05	-10.0%
Total	\$1,103.66	\$1,078.61	-\$25.05	-2.3%
Debt Service - Single Family 40' (Series 2015 AA2)	\$853.24	\$853.24	\$0.00	0.0%
Operations/Maintenance - Single Family 40'	\$250.42	\$225.37	-\$25.05	-10.0%
Total	\$1,103.66	\$1,078.61	-\$25.05	-2.3%
Debt Service - Single Family 50' (Series 2015 AA1)	\$813.52	\$813.52	\$0.00	0.0%
Operations/Maintenance - Single Family 50'	\$294.60	\$265.15	-\$29.45	-10.0%
Total	\$1,108.12	\$1,078.67	-\$29.45	-2.7%
Debt Service - Single Family 50' (Series 2015 AA2)	\$1,003.82	\$1,003.82	\$0.00	0.0%
Operations/Maintenance - Single Family 50'	\$294.60	\$265.15	-\$29.45	-10.0%
Total	\$1,298.42	\$1,268.97	-\$29.45	-2.3%
Debt Service - Single Family 60' (Series 2015 AA1)	\$1,016.90	\$1,016.90	\$0.00	0.0%
Operations/Maintenance - Single Family 60'	\$368.25	\$331.43	-\$36.82	-10.0%
Total	\$1,385.15	\$1,348.33	-\$36.82	-2.7%
Debt Service - Single Family 60' (Series 2015 AA2)	\$1,254.77	\$1,254.77	\$0.00	0.0%
Operations/Maintenance - Single Family 60'	\$368.25	\$331.43	-\$36.82	-10.0%
Total	\$1,623.02	\$1,586.20	-\$36.82	-2.3%
Debt Service - Single Family 65' (Series 2015 AA1)	\$1,220.28	\$1,220.28	\$0.00	0.0%
Operations/Maintenance - Single Family 65'	\$441.91	\$397.71	-\$44.20	-10.0%
Total	\$1,662.19	\$1,617.99	-\$44.20	-2.7%
Debt Service - Single Family 65' (Series 2015 AA2)	\$1,505.72	\$1,505.72	\$0.00	0.0%
Operations/Maintenance - Single Family 65'	\$441.91	\$397.71	-\$44.20	-10.0%
Total	\$1,947.63	\$1,903.43	-\$44.20	-2.3%
Debt Service - Single Family 75' (Series 2015 AA1)	\$1,423.66	\$1,423.66	\$0.00	0.0%
Operations/Maintenance - Single Family 75'	\$515.55	\$464.00	-\$51.55	-10.0%
Total	\$1,939.21	\$1,887.66	-\$51.55	-2.7%
Debt Service - Single Family 75' (Series 2015 AA2)	\$1,756.68	\$1,756.68	\$0.00	0.0%
Operations/Maintenance - Single Family 75'	\$515.55	\$464.00	-\$51.55	-10.0%
Total	\$2,272.23	\$2,220.68	-\$51.55	-2.3%
Debt Service - Commercial (Series 2015 AA2)	\$4,015.27	\$4,015.27	\$0.00	0.0%
Operations/Maintenance - Commercial	\$1,178.41	\$1,060.57	-\$117.84	-10.0%
Total	\$5,193.68	\$5,075.84	-\$117.84	-2.3%
Debt Service - Golf (Series 2015 AA1)	\$1,627.04	\$1,627.04	\$0.00	0.0%
Operations/Maintenance - Golf	\$589.20	\$530.28	-\$58.92	-10.0%
Total	\$2,216.24	\$2,157.32	-\$58.92	-2.7%
Debt Service - Condo/Apt	\$0.00	\$0.00	\$0.00	0.0%
Operations/Maintenance - Condo/Apt	\$30.80	\$27.72	-\$3.08	-10.0%
Total	\$30.80	\$27.72	-\$3.08	-10.0%

BRIDGEWATER

FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL ADMIN O&M BUDGET		\$115,284.43	TOTAL FIELD O&M BUDGET		\$149,590.57
COLLECTION COSTS @	7.0%	<u>\$8,677.32</u>	COLLECTION COSTS @	7.0%	<u>\$11,259.51</u>
TOTAL ADMIN O&M ASSESSMENT		<u>\$123,961.75</u>	TOTAL FIELD O&M ASSESSMENT		<u>\$160,850.08</u>

UNITS ASSESSED ⁽¹⁾				
SERIES 2015 AA1/SERIES 2015 AA2				
LOT SIZE	O&M	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽²⁾	EAU FACTOR
PLATTED PARCELS				
Duplex	120	0	120	0.85
Single Family 40'	180	0	180	0.85
Single Family 50'	150	0	147	1.00
Single Family 50'	123	123	0	1.00
Single Family 60'	50	0	50	1.25
Single Family 60'	39	39	0	1.25
Single Family 65'	38	0	38	1.50
Single Family 65'	77	76	0	1.50
Single Family 75'	44	0	44	1.75
Single Family 75'	1	1	0	1.75
Golf	1	1	0	2.00
TOTAL PLATTED	823	240	579	

UNPLATTED LANDS ⁽⁴⁾				
PLANNED UNITS				
	O&M			EAU FACTOR
Condo/Apt	300	0	0	0.25
Villa	162	0	162	0.70
Single Family 40'	3	0	3	0.85
Single Family 50'	-4	0	-4	1.00
Single Family 60'	1	0	1	1.25
Commercial	9.28	0	9.28	4.00
TOTAL UNPLATTED	471.28	0	171.28	
TOTAL COMMUNITY	1294.28	240	750.28	

ALLOCATION OF ADMIN O&M ASSESSMENT				
UNITS	TOTAL EAU's	% TOTAL EAU's	ADMIN PER PARCEL	ADMIN PER LOT
120	102.00	9.12%	\$11,311.39	\$94.26
180	153.00	13.69%	\$16,967.09	\$94.26
150	150.00	13.42%	\$16,634.40	\$110.90
123	123.00	11.00%	\$13,640.21	\$110.90
50	62.50	5.59%	\$6,931.00	\$138.62
39	48.75	4.36%	\$5,406.18	\$138.62
38	57.00	5.10%	\$6,321.07	\$166.34
77	115.50	10.33%	\$12,808.49	\$166.34
44	77.00	6.89%	\$8,538.99	\$194.07
1	1.75	0.16%	\$194.07	\$194.07
1	2.00	0.18%	\$221.79	\$221.79
TOTAL	892.50	79.84%	\$98,974.67	

ALLOCATION OF FIELD O&M ASSESSMENT				
UNITS	TOTAL EAU's	% TOTAL EAU's	FIELD PER PARCEL	FIELD PER LOT
120	102.00	9.78%	\$15,733.02	\$131.11
180	153.00	14.67%	\$23,599.53	\$131.11
150	150.00	14.38%	\$23,136.79	\$154.25
123	123.00	11.79%	\$18,972.17	\$154.25
50	62.50	5.99%	\$9,640.33	\$192.81
39	48.75	4.67%	\$7,519.46	\$192.81
38	57.00	5.47%	\$8,791.98	\$231.37
77	115.50	11.08%	\$17,815.33	\$231.37
44	77.00	7.38%	\$11,876.89	\$269.93
1	1.75	0.17%	\$269.93	\$269.93
1	2.00	0.19%	\$308.49	\$308.49
TOTAL	892.50	85.59%	\$137,663.93	

PER LOT ANNUAL ASSESSMENT			
O&M	2015 AA1 DEBT SERVICE ⁽³⁾	2015 AA2 DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
\$225.37	\$0.00	\$853.24	\$1,078.61
\$225.37	\$0.00	\$853.24	\$1,078.61
\$265.15	\$0.00	\$1,003.82	\$1,268.97
\$265.15	\$813.52	\$0.00	\$1,078.67
\$331.43	\$0.00	\$1,254.77	\$1,586.20
\$331.43	\$1,016.90	\$0.00	\$1,348.33
\$397.71	\$0.00	\$1,505.72	\$1,903.43
\$397.71	\$1,220.28	\$0.00	\$1,617.99
\$464.00	\$0.00	\$1,756.68	\$2,220.68
\$464.00	\$1,423.66	\$0.00	\$1,887.66
\$530.28	\$1,627.04	\$0.00	\$2,157.32
TOTAL	\$27.72	\$0.00	\$27.72
TOTAL	\$185.60	\$0.00	\$888.27
TOTAL	\$225.37	\$0.00	\$1,078.61
TOTAL	\$265.15	\$0.00	\$1,268.97
TOTAL	\$331.43	\$0.00	\$1,586.20
TOTAL	\$1,060.57	\$0.00	\$5,075.84

LESS: Polk County Collection Costs and Early Payment Discount Costs		(\$8,677.32)		(\$11,259.51)
Net Revenue to be Collected		<u>\$115,284.43</u>		<u>\$149,590.57</u>

UNPLAT BY ACREAGE	53.30	22.26	\$24,987.08	\$23,186.15
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PER ACRE ASSESSMENTS - UNPLATTED			
O&M	2015 AA1 DEBT	2015 AA2 DEBT	TOTAL
\$903.61	\$0.00	\$6,778.68	\$7,682.49

- (1) Reflects 1 (one) Series 2015 AA1 prepayment and 3 (three) Series 2015 AA2 prepayments.
- (2) Reflects the number of total lots with Series 2015 AA1 and 2015 AA2 debt outstanding.
- (3) Annual debt service assessment per lot adopted in connection with the Series 2015 AA1 and Series 2015 AA2 bond issues. Annual assessment includes principal, interest, Polk County collection costs and early payment discount costs.
- (4) Annual assessment that will appear on November 2017 Polk County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.
- (5) The Single Family 40' units were under platted 3 lots and Singly Family 50' units were over platted 4 lots.