

### Unit Information

Unit Type: Special District      Year: 2021

Unit Name: Bridgewater of Wesley Chapel  
Community Development District      Unit Dependency: Independent

Unit Status: Active

### Location Information

Name: Mrs. Johanna Lee

Title: Treasurer

Phone: (904) 355-1831

Address:

245 Riverside Avenue  
Suite 300  
Jacksonville, FL 32202

### Contact Information

Name: Mrs. Johanna Lee

Title: Treasurer

Phone: (904) 355-1831

Email: skyelee@vestapropertyservices.com

Address:

245 Riverside Avenue  
Suite 300  
Jacksonville, FL 32202

### AFR Details

#### Original AFR

AFR Status: Verified By DFS

AFR Received Date: 11/14/2022

Audit Received Date: 11/14/2022

Submission Type: Electronic

### Long-Term Debt Information

Long-Term Debt: \$3,600,000

### Audit Information

Was an audit performed? Yes

Audit Performed Date: 11/2/2022

Auditor Name: Grau & Associates

Address:

951 Yamato Road, Suite 280  
Boca Raton, Florida 33431

### Certification

#### Chief Financial Officer

Name: Howard McGaffney

Title: Treasurer

#### Chairman/Elected Official

Name: Steve Brown

Title: Chairman

Have You Experienced a Financial Emergency in this year?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes, Have You Compiled With Section 218.503(2), Florida Statutes?

<input type="checkbox"/>	<input type="checkbox"/>
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Revenues Report for FYE 2021

Account Code	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Pension	Trust	Custodial	Component Units	Total
329500 - Other Fees & Special Assessments	833,699	0	356,748	0	0	0	0	0	0	0	0	1,190,447
361100 - Interest	733	0	75	0	0	0	0	0	0	0	0	808
369900 - Other Miscellaneous Revenues	11,983	0	0	0	0	0	0	0	0	0	0	11,983
Grand Total	846,415	0	356,823	0	0	0	0	0	0	0	0	1,203,238

Expenditures Report for FYE 2021

Account/Object Code	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Pension	Trust	Custodial	Component Units	Total
517.70 - Debt Service Payments - Debt Service	0	0	354,385	0	0	0	0	0	0	0	0	354,385
519.30 - Other General Government - Operating Expenses	180,528	0	0	0	0	0	0	0	0	0	0	180,528
539.30 - Other Physical Environment - Operating Expenses	304,487	0	0	0	0	0	0	0	0	0	0	304,487
572.30 - Parks/Recreation - Operating Expenses	13,632	0	0	0	0	0	0	0	0	0	0	13,632
Grand Total	498,647	0	354,385	0	0	0	0	0	0	0	0	853,032

Data Element Worksheet Report for FYE: 2021, Bridgewater of Wesley Chapel Community Development District

Affiliates Report for FYE 2021

Supplemental Information Report for FYE 2021

Compensation

Total Employees	Total Employee Compensation Earned or Awarded	Total Contractors	Total Contractor Compensation Earned or Awarded
3	7,400	0	7,350

Construction Projects



Millage Rates

Special Assessments

Total Category	Unit Type	Rate
O&M	Rate	1159.03
Debt Service	Rate	497.27

Bonds

Bond Type	Series	Earliest Maturity Date	Latest Maturity Date	Total Outstanding Amount
Non-Ad Valorem	2014	05/01/2029	5/1/2029	3,810,000