



**River Bend  
Community Development District**

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**To: Board of Supervisors, River Bend Community Development District**  
**From: Jimmy Paleveda, Meritus Districts**  
**Re: Amenity Funding/Series 2005 Bond Refinancing**  
**Date: April 4, 2016**

**SECTION I: Annual CDD Assessment Average Increase or Decrease**

	<b>Assessment Average Increase/(Reduction)</b>
<b>OPTION 1 -- AMENITY BOND</b>	<b>(\$57.74)</b>
<b>OPTION 2 -- RETAINED ASSESSMENT REVENUES</b>	<b>\$0.00</b>
<b>OPTION 3 -- REFINANCE &amp; AMENITY BOND</b>	<b>(\$272.05)</b>
<b>OPTION 4 -- PRIVATE LOAN</b>	<b>\$0.00</b>
<b>OPTION 5 -- CONVENTIONAL BANK LOAN</b>	<b>\$0.00</b>
<b>OPTION 6 -- REFINANCE EXISTING BOND DEBT</b>	<b>(\$113.57)</b>

**SECTION II: Cost of Issuance**

	<b>Cost of Issuance</b>
<b>OPTION 1 -- AMENITY BOND</b>	<b>\$84,336.25</b>
<b>OPTION 2 -- RETAINED ASSESSMENT REVENUES</b>	<b>\$0.00</b>
<b>OPTION 3 -- REFINANCE &amp; AMENITY BOND</b>	<b>\$335,900.00</b>
<b>OPTION 4 -- PRIVATE LOAN</b>	<b>\$40,000.00</b>
<b>OPTION 5 -- CONVENTIONAL BANK LOAN</b>	<b>\$40,000.00</b>
<b>OPTION 6 -- REFINANCE EXISTING BOND DEBT</b>	<b>\$293,800.00</b>

### SECTION III: Construction Funding Acquired

	Funding Acquired
OPTION 1 -- AMENITY BOND	\$1,000,000.00
OPTION 2 -- RETAINED ASSESSMENT REVENUES	\$196,620.93 per year
OPTION 3 -- REFINANCE & AMENITY BOND	\$1,000,000.00
OPTION 4 -- PRIVATE LOAN	\$1,000,000.00
OPTION 5 -- CONVENTIONAL BANK LOAN	\$1,000,000.00
OPTION 6 -- REFINANCE EXISTING BOND DEBT	\$0.00

### SECTION IV: Receipt of Funding -- Timing

	Funding Timing
OPTION 1 -- AMENITY BOND	2 - 3 weeks
OPTION 2 -- RETAINED ASSESSMENT REVENUES	Immediate
OPTION 3 -- REFINANCE & AMENITY BOND	4 - 6 weeks
OPTION 4 -- PRIVATE LOAN	Unknown
OPTION 5 -- CONVENTIONAL BANK LOAN	Unknown
OPTION 6 -- REFINANCE EXISTING BOND DEBT	4 - 6 weeks

### SECTION V: Projected Interest Rate

	Interest Rate
OPTION 1 -- AMENITY BOND	3.950%
OPTION 2 -- RETAINED ASSESSMENT REVENUES	N/A
OPTION 3 -- REFINANCE & AMENITY BOND	4.200%
OPTION 4 -- PRIVATE LOAN	6.000%
OPTION 5 -- CONVENTIONAL BANK LOAN	6.000%
OPTION 6 -- REFINANCE EXISTING BOND DEBT	4.200%

### SECTION VI: Series 2005 Bonds (Existing Debt) Duration

	2005 Bond Duration
OPTION 1 -- AMENITY BOND	20 Years
OPTION 2 -- RETAINED ASSESSMENT REVENUES	20 Years
OPTION 3 -- REFINANCE & AMENITY BOND	20 Years
OPTION 4 -- PRIVATE LOAN	20 Years
OPTION 5 -- CONVENTIONAL BANK LOAN	20 Years
OPTION 6 -- REFINANCE EXISTING BOND DEBT	20 Years

## SECTION VII: Amenity Bond (New Debt) Duration

	Amenity Bond Duration
<b>OPTION 1 -- AMENITY BOND</b>	20 Years
<b>OPTION 2 -- RETAINED ASSESSMENT REVENUES</b>	5 - 10 Years
<b>OPTION 3 -- REFINANCE &amp; AMENITY BOND</b>	20 Years
<b>OPTION 4 -- PRIVATE LOAN</b>	7 - 10 Years
<b>OPTION 5 -- CONVENTIONAL BANK LOAN</b>	7 - 10 Years
<b>OPTION 6 -- REFINANCE EXISTING BOND DEBT</b>	N/A

# CDD ASSESSMENT SUMMARY PAGE

<b>CURRENT ANNUAL ASSESSMENTS</b>					
	<b>O&amp;M</b>	<b>Series 2005 Bonds</b>	<b>Amenity Assessment</b>	<b>Total Assessment</b>	
Single Family 50'	\$529.42	\$800.00	\$284.20	\$1,613.62	
Single Family 60'	\$628.60	\$950.00	\$284.20	\$1,862.80	
Single Family 70'	\$741.32	\$1,120.00	\$284.20	\$2,145.52	
Single Family 80'	\$900.00	\$1,360.00	\$284.20	\$2,544.20	
Single Family 90'	\$1,006.00	\$1,520.00	\$284.20	\$2,810.20	
Single Family 100'	\$1,123.27	\$1,700.00	\$284.20	\$3,107.47	
<b>OPTION 1 -- AMENITY BOND ISSUANCE</b>					
	<b>O&amp;M</b>	<b>Series 2005 Bonds</b>	<b>Amenity Assessment</b>	<b>Total Assessment</b>	<b>Increase/(Reduction)</b>
Single Family 50'	\$529.42	\$800.00	\$226.46	\$1,555.88	(\$57.74)
Single Family 60'	\$628.60	\$950.00	\$226.46	\$1,805.06	(\$57.74)
Single Family 70'	\$741.32	\$1,120.00	\$226.46	\$2,087.78	(\$57.74)
Single Family 80'	\$900.00	\$1,360.00	\$226.46	\$2,486.46	(\$57.74)
Single Family 90'	\$1,006.00	\$1,520.00	\$226.46	\$2,752.46	(\$57.74)
Single Family 100'	\$1,123.27	\$1,700.00	\$226.46	\$3,049.73	(\$57.74)
<b>OPTION 2 -- RETAINED ASSESSMENT REVENUES</b>					
	<b>O&amp;M</b>	<b>Series 2005 Bonds</b>	<b>Amenity Assessment</b>	<b>Total Assessment</b>	<b>Increase/(Reduction)</b>
Single Family 50'	\$529.42	\$800.00	\$284.20	\$1,613.62	\$0.00
Single Family 60'	\$628.60	\$950.00	\$284.20	\$1,862.80	\$0.00
Single Family 70'	\$741.32	\$1,120.00	\$284.20	\$2,145.52	\$0.00
Single Family 80'	\$900.00	\$1,360.00	\$284.20	\$2,544.20	\$0.00
Single Family 90'	\$1,006.00	\$1,520.00	\$284.20	\$2,810.20	\$0.00
Single Family 100'	\$1,123.27	\$1,700.00	\$284.20	\$3,107.47	\$0.00
<b>OPTION 3 -- COMBINATION REFINANCE AND AMENITY BOND ISSUANCE</b>					
	<b>O&amp;M</b>	<b>Series 2005 Bonds</b>	<b>Amenity Assessment</b>	<b>Total Assessment</b>	<b>Increase/(Reduction)</b>
Single Family 50'	\$529.42	\$726.83	\$125.72	\$1,381.97	(\$231.65)
Single Family 60'	\$628.60	\$863.11	\$125.72	\$1,617.43	(\$245.37)
Single Family 70'	\$741.32	\$1,017.56	\$125.72	\$1,884.60	(\$260.92)
Single Family 80'	\$900.00	\$1,235.61	\$125.72	\$2,261.33	(\$282.87)
Single Family 90'	\$1,006.00	\$1,380.97	\$125.72	\$2,512.69	(\$297.51)
Single Family 100'	\$1,123.27	\$1,544.51	\$125.72	\$2,793.50	(\$313.97)
<b>OPTION 4 -- PRIVATE LOAN</b>					
	<b>O&amp;M</b>	<b>Series 2005 Bonds</b>	<b>Amenity Assessment</b>	<b>Total Assessment</b>	<b>Increase/(Reduction)</b>
Single Family 50'	\$529.42	\$800.00	\$284.20	\$1,613.62	\$0.00
Single Family 60'	\$628.60	\$950.00	\$284.20	\$1,862.80	\$0.00
Single Family 70'	\$741.32	\$1,120.00	\$284.20	\$2,145.52	\$0.00
Single Family 80'	\$900.00	\$1,360.00	\$284.20	\$2,544.20	\$0.00
Single Family 90'	\$1,006.00	\$1,520.00	\$284.20	\$2,810.20	\$0.00
Single Family 100'	\$1,123.27	\$1,700.00	\$284.20	\$3,107.47	\$0.00
<b>OPTION 5 -- CONVENTIONAL BANK LOAN</b>					
	<b>O&amp;M</b>	<b>Series 2005 Bonds</b>	<b>Amenity Assessment</b>	<b>Total Assessment</b>	<b>Increase/(Reduction)</b>
Single Family 50'	\$529.42	\$800.00	\$284.20	\$1,613.62	\$0.00
Single Family 60'	\$628.60	\$950.00	\$284.20	\$1,862.80	\$0.00
Single Family 70'	\$741.32	\$1,120.00	\$284.20	\$2,145.52	\$0.00
Single Family 80'	\$900.00	\$1,360.00	\$284.20	\$2,544.20	\$0.00
Single Family 90'	\$1,006.00	\$1,520.00	\$284.20	\$2,810.20	\$0.00
Single Family 100'	\$1,123.27	\$1,700.00	\$284.20	\$3,107.47	\$0.00
<b>OPTION 6 -- REFINANCE EXISTING BOND DEBT ONLY</b>					
	<b>O&amp;M</b>	<b>Series 2005 Bonds</b>	<b>Amenity Assessment</b>	<b>Total Assessment</b>	<b>Increase/(Reduction)</b>
Single Family 50'	\$529.42	\$726.83	\$284.20	\$1,540.45	(\$73.17)
Single Family 60'	\$628.60	\$863.11	\$284.20	\$1,775.91	(\$86.89)
Single Family 70'	\$741.32	\$1,017.56	\$284.20	\$2,043.08	(\$102.44)
Single Family 80'	\$900.00	\$1,235.61	\$284.20	\$2,419.81	(\$124.39)
Single Family 90'	\$1,006.00	\$1,380.97	\$284.20	\$2,671.17	(\$139.03)
Single Family 100'	\$1,123.27	\$1,544.51	\$284.20	\$2,951.98	(\$155.49)