

***Adopted Budget  
Fiscal Year 2022***

***Bartram Springs Community  
Development District***

***July 12, 2021***



**Bartram Springs**  
**Community Development District**

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**Bartram Springs**  
Community Development District

**General Fund**

| <u>Description</u>                 | <u>Adopted Budget FY 2021</u> | <u>Actual Thru 5/31/21</u> | <u>Projected Next 4 Months</u> | <u>Total Projected 9/30/21</u> | <u>Adopted Budget FY 2022</u> |
|------------------------------------|-------------------------------|----------------------------|--------------------------------|--------------------------------|-------------------------------|
| <b>Revenues</b>                    |                               |                            |                                |                                |                               |
| Maintenance Assessments            | \$1,266,292                   | \$1,260,752                | \$5,542                        | \$1,266,294                    | \$1,352,945                   |
| Facility Income                    | \$9,000                       | \$2,892                    | \$2,108                        | \$5,000                        | \$8,000                       |
| Program Sharing - ASG              | \$7,000                       | \$3,305                    | \$1,695                        | \$5,000                        | \$7,000                       |
| Comcast Revenue Share              | \$18,000                      | \$10,277                   | \$8,723                        | \$19,000                       | \$20,000                      |
| Interest / Miscellaneous           | \$1,000                       | \$100                      | \$12                           | \$112                          | \$200                         |
| <b>Total Revenues</b>              | <b>\$1,301,292</b>            | <b>\$1,277,326</b>         | <b>\$18,081</b>                | <b>\$1,295,406</b>             | <b>\$1,388,145</b>            |
| <b>Expenditures</b>                |                               |                            |                                |                                |                               |
| <b>Administrative</b>              |                               |                            |                                |                                |                               |
| Supervisor Fees                    | \$12,000                      | \$6,600                    | \$4,600                        | \$11,200                       | \$12,000                      |
| FICA Expense                       | \$918                         | \$505                      | \$352                          | \$857                          | \$918                         |
| Engineering                        | \$6,000                       | \$1,989                    | \$1,600                        | \$3,589                        | \$6,000                       |
| Assessment Roll                    | \$5,000                       | \$5,000                    | \$0                            | \$5,000                        | \$5,000                       |
| Arbitrage                          | \$600                         | \$600                      | \$0                            | \$600                          | \$600                         |
| Attorney                           | \$38,000                      | \$28,150                   | \$14,075                       | \$42,224                       | \$38,000                      |
| Dissemination                      | \$500                         | \$100                      | \$0                            | \$100                          | \$0                           |
| Trustee                            | \$12,300                      | \$12,220                   | \$0                            | \$12,220                       | \$12,300                      |
| Annual Audit                       | \$3,250                       | \$0                        | \$3,250                        | \$3,250                        | \$3,250                       |
| Management Fees                    | \$51,090                      | \$34,060                   | \$17,030                       | \$51,090                       | \$53,645                      |
| Information Technology             | \$1,000                       | \$667                      | \$333                          | \$1,000                        | \$1,250                       |
| Website Maintenance                | \$2,400                       | \$1,200                    | \$600                          | \$1,800                        | \$2,340                       |
| Telephone                          | \$250                         | \$438                      | \$208                          | \$646                          | \$648                         |
| Postage                            | \$1,000                       | \$281                      | \$1,008                        | \$1,289                        | \$1,000                       |
| Insurance                          | \$50,629                      | \$50,302                   | \$0                            | \$50,302                       | \$55,332                      |
| Printing & Binding                 | \$1,500                       | \$797                      | \$1,394                        | \$2,191                        | \$1,500                       |
| Records Storage                    | \$350                         | \$0                        | \$0                            | \$0                            | \$350                         |
| Legal Advertising                  | \$2,900                       | \$659                      | \$2,041                        | \$2,700                        | \$2,900                       |
| Other Current Charges              | \$1,000                       | \$514                      | \$252                          | \$766                          | \$1,000                       |
| Office Supplies                    | \$350                         | \$332                      | \$36                           | \$368                          | \$350                         |
| Dues, Licenses & Subscriptions     | \$175                         | \$175                      | \$0                            | \$175                          | \$175                         |
| <b>Administrative Expenditures</b> | <b>\$191,212</b>              | <b>\$144,587</b>           | <b>\$46,780</b>                | <b>\$191,367</b>               | <b>\$198,558</b>              |
| <b>Amenity Center</b>              |                               |                            |                                |                                |                               |
| <b>Utilities</b>                   |                               |                            |                                |                                |                               |
| Electric                           | \$65,000                      | \$40,264                   | \$19,600                       | \$59,864                       | \$65,000                      |
| Water/Irrigation                   | \$24,000                      | \$11,859                   | \$8,000                        | \$19,859                       | \$26,000                      |
| Cable                              | \$7,000                       | \$6,029                    | \$3,148                        | \$9,177                        | \$9,580                       |
| Gas                                | \$1,500                       | \$939                      | \$561                          | \$1,500                        | \$1,500                       |
| Trash Removal                      | \$9,036                       | \$6,209                    | \$3,136                        | \$9,345                        | \$9,408                       |
| <b>Security</b>                    |                               |                            |                                |                                |                               |
| Security Monitoring                | \$3,300                       | \$428                      | \$0                            | \$428                          | \$1,000                       |
| Access Cards                       | \$2,200                       | \$603                      | \$397                          | \$1,000                        | \$2,200                       |
| <b>Management Contracts</b>        |                               |                            |                                |                                |                               |
| Facility Management                | \$141,424                     | \$94,283                   | \$47,141                       | \$141,424                      | \$173,493                     |
| Pool Attendants                    | \$59,990                      | \$17,296                   | \$37,704                       | \$55,000                       | \$77,174                      |
| Night Swim                         | \$8,960                       | \$0                        | \$8,960                        | \$8,960                        | \$0                           |
| Field Operations Management        | \$64,500                      | \$43,000                   | \$21,500                       | \$64,500                       | \$66,934                      |
| Pool Maintenance                   | \$38,528                      | \$25,685                   | \$12,843                       | \$38,528                       | \$41,878                      |
| Janitorial                         | \$33,865                      | \$22,576                   | \$11,288                       | \$33,865                       | \$38,940                      |
| Gym Monitor                        | \$25,743                      | \$17,162                   | \$8,581                        | \$25,743                       | \$29,496                      |

**Bartram Springs**  
Community Development District

| Description                              | General Fund           |                     |                         | General Fund            |                        |
|--|------------------------|---------------------|-------------------------|-------------------------|------------------------|
|  | Adopted Budget FY 2021 | Actual Thru 5/31/21 | Projected Next 4 Months | Total Projected 9/30/21 | Adopted Budget FY 2022 |
| <b>Amenity Center Continued</b>          |                        |                     |                         |                         |                        |
| Facility Maintenance                     | \$47,841               | \$31,894            | \$15,947                | \$47,841                | \$49,844               |
| Pool Chemicals                           | \$25,000               | \$14,631            | \$10,262                | \$24,893                | \$25,000               |
| Mobile Application and Amenities Website | \$0                    | \$250               | \$1,000                 | \$1,250                 | \$3,000                |
| Facility Maintenance - COVID             | \$0                    | \$6,817             | \$3,184                 | \$10,001                | \$5,000                |
| Repairs & Maintenance                    | \$64,660               | \$36,216            | \$9,400                 | \$45,616                | \$64,660               |
| Special Events                           | \$17,050               | \$7,653             | \$9,397                 | \$17,050                | \$17,050               |
| Holiday Decorations                      | \$4,500                | \$699               | \$3,801                 | \$4,500                 | \$7,500                |
| Fitness Center Repairs/Supplies          | \$9,500                | \$3,610             | \$5,890                 | \$9,500                 | \$9,500                |
| Office Supplies                          | \$4,500                | \$3,136             | \$1,364                 | \$4,500                 | \$4,500                |
| ASCAP/BMI Licenses                       | \$3,000                | \$0                 | \$0                     | \$0                     | \$3,000                |
| <b>Amenity Center Expenditures</b>       | <b>\$661,097</b>       | <b>\$391,239</b>    | <b>\$243,104</b>        | <b>\$634,344</b>        | <b>\$731,657</b>       |
| <b>Grounds Maintenance</b>               |                        |                     |                         |                         |                        |
| Landscape Maintenance                    | \$178,415              | \$118,943           | \$59,472                | \$178,415               | \$182,000              |
| Landscape Contingency                    | \$40,000               | \$39,124            | \$876                   | \$40,000                | \$40,000               |
| Lake Maintenance                         | \$20,328               | \$13,552            | \$6,776                 | \$20,328                | \$20,328               |
| Fountain Maintenance                     | \$1,140                | \$1,288             | \$285                   | \$1,573                 | \$1,600                |
| Grounds Maintenance                      | \$20,000               | \$3,943             | \$10,057                | \$14,000                | \$20,000               |
| Pump Repairs                             | \$7,500                | \$3,368             | \$4,132                 | \$7,500                 | \$7,500                |
| Streetlight Repairs                      | \$5,700                | \$0                 | \$2,850                 | \$2,850                 | \$5,700                |
| Irrigation Repairs                       | \$10,000               | \$6,165             | \$3,835                 | \$10,000                | \$10,000               |
| Miscellaneous                            | \$2,500                | \$400               | \$850                   | \$1,250                 | \$2,500                |
| Capital Reserves Contribution            | \$163,400              | \$163,400           | \$0                     | \$163,400               | \$168,302              |
| <b>Grounds Maintenance Expenditures</b>  | <b>\$448,983</b>       | <b>\$350,183</b>    | <b>\$89,133</b>         | <b>\$439,316</b>        | <b>\$457,930</b>       |
| <b>TOTAL EXPENDITURES</b>                | <b>\$1,301,292</b>     | <b>\$886,010</b>    | <b>\$379,017</b>        | <b>\$1,265,027</b>      | <b>\$1,388,145</b>     |
| <b>EXCESS REVENUES</b>                   | <b>\$0</b>             | <b>\$391,316</b>    | <b>(\$360,936)</b>      | <b>\$30,379</b>         | <b>\$0</b>             |

<sup>(1)</sup>Carry forward surplus is net of maintenance reserves

| Product Type | FY2021          |                 |                       | FY2022                        |             |
|--------------|-----------------|-----------------|-----------------------|-------------------------------|-------------|
|              | Units           | Per Unit        | Total                 |                               |             |
| 50'          | 456             | \$ 899          | \$ 409,982            | Gross Assessments             | \$1,462,643 |
| 60'          | 412             | \$ 963          | \$ 396,685            | Less 7.5% Disc. & Collections | \$109,698   |
| 70'          | 290             | \$ 1,026        | \$ 297,540            | Net Assessments               | \$1,352,945 |
| 80'          | 242             | \$ 1,088        | \$ 263,300            |                               |             |
| Multi-Family | 294             | \$ 290          | \$ 85,219             |                               |             |
| Commercial   | 21818           | \$ 0.45         | \$ 9,917              |                               |             |
|              |                 |                 |                       |                               |             |
|              |                 |                 | Gross Assessment      | \$                            | 1,462,643   |
|              |                 |                 |                       |                               |             |
| Product Type | FY2021 Per Unit | FY2022 Per Unit | Increase / (Decrease) |                               |             |
| 50'          | \$ 838          | \$ 899          | \$                    |                               | 61          |
| 60'          | \$ 901          | \$ 963          | \$                    |                               | 62          |
| 70'          | \$ 963          | \$ 1,026        | \$                    |                               | 63          |
| 80'          | \$ 1,024        | \$ 1,088        | \$                    |                               | 64          |
| Multi-Family | \$ 267          | \$ 290          | \$                    |                               | 23          |
| Commercial   | \$ 0.45         | \$ 0.45         | \$                    |                               | 0.01        |

# Bartram Springs Community Development District

GENERAL FUND BUDGET

Fiscal Year 2022

## REVENUES:

### Maintenance Assessments

The District will levy a non ad-valorem special assessment on all assessed property within the District to fund all of the General Operating and Maintenance Expenditures for the fiscal year.

### Facility Income

Represents miscellaneous income received for activities related to the Amenity Center.

### Program Sharing Income – ASG

Represents miscellaneous income received based on the Sharing of Revenues agreement between the District and ASG.

### Comcast Revenue Share

Funding Received from Comcast for marketing support.

### Interest / Miscellaneous

The District will have all excess funds invested with U.S. Bank. The amount is based upon the estimated average balance of funds available during the fiscal year.

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## EXPENDITURES:

### Administrative:

#### Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon five supervisors attending the estimated 12 annual meetings.

#### FICA Expense

These expenses represent the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisors checks.

#### Engineering

The District's engineering firm, England, Thims & Miller, Inc., will be providing general engineering services to the District, including attendance and preparation for monthly board meetings, review invoices, etc.

#### Assessment Roll

GMS, LLC serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector.

#### Arbitrage

The District is required to have an annual arbitrage rebate calculation prepared for the District's Series 2016 Special Assessment Refunding and Revenue Bonds.

# Bartram Springs Community Development District

## GENERAL FUND BUDGET

Fiscal Year 2022

### Attorney

The District's legal counsel, Hopping Green & Sams, will be providing general legal services to the District, including attendance and preparation for monthly meetings, preparation and review of operating and maintenance contracts, etc.

### Trustee

The District issued \$19,630,000 Series 2016 Special Assessment Refunding and Revenue Bonds which are held by a Trustee with US Bank, N.A. The amount of the trustee fee is based on the agreement between US Bank and the District for the Series 2016 bonds.

### Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Berger currently serves as the District's Independent Auditor.

### Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC.

### Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

### Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. The District also uses Unicorn Web Services for community monthly updates.

| <b>Contract</b>      | <b>Monthly</b> | <b>Annual</b> |
|----------------------|----------------|---------------|
| GMS                  | \$ 100         | \$ 1,200      |
| Unicorn Web Services | \$ 95          | \$ 1,140      |
|                      |                | \$ 2,340      |

### Telephone

Telephone and fax machine.

### Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

### Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies.

# Bartram Springs Community Development District

GENERAL FUND BUDGET

Fiscal Year 2022

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Records Storage

All documents of the District will be copied and stored electronically with automatic back up to ensure complete records. Back up of all records will be keep off-site for security and safety.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc. in the Daily Record.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

This includes miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Amenity Center:

Electric & Water

The District has utility accounts with JEA to provide electricity and water for the District.

| <b>Electric Acct #</b> | <b>Location</b>                 | <b>Monthly</b> | <b>Annual</b> |
|------------------------|---------------------------------|----------------|---------------|
| 22489908               | 14532 Cherry Lake Dr E Apt TRCT | 3,200          | 38,405        |
| 22493394               | 14543 Cherry Lake Dr W Apt LS01 | 12             | 140           |
| 22508751               | 17 Everest La Apt SG01          | 1,350          | 16,199        |
| 89095424               | 14751 Bartram Springs Pkwy      | 59             | 710           |
| 22493397               | 14857 Bartram Springs Pkwy      | 101            | 1,214         |
| Contingency            |                                 |                | 8,332         |
| <b>Total Electric</b>  |                                 |                | <b>65,000</b> |

# Bartram Springs Community Development District

GENERAL FUND BUDGET

Fiscal Year 2022

| <u>Water &amp; Sewer Account #</u>        | <u>Location</u>            | <u>Monthly</u> | <u>Annual</u> |
|---|----------------------------|----------------|---------------|
| 60940149                                  | 14530 Cherry Lake Dr E     | 257            | 3,078         |
| 60940149                                  | 14530 Cherry Lake Dr E     | 171            | 2,052         |
| 83003017                                  | 14530 Cherry Lake Dr E     | 151            | 1,807         |
| 83003017                                  | 14530 Cherry Lake Dr E     | 103            | 1,236         |
| 68272587                                  | 14751 Bartram Springs Pkwy | 88             | 1,059         |
| 68272587                                  | 14751 Bartram Springs Pkwy | 50             | 601           |
| Contingency                               |                            | 291            | 3,497         |
| <b>Total Water &amp; Sewer</b>            |                            |                | <b>13,331</b> |
| <u>Irrigation Account #</u>               | <u>Location</u>            | <u>Monthly</u> | <u>Annual</u> |
| 61905337                                  | 14530 Cherry Lake Dr E     | 736            | 8,836         |
| 74759444                                  | 14752 Bartram Springs Pkwy | 69             | 833           |
| Contingency                               |                            | 250            | 3,000         |
| <b>Total Irrigation</b>                   |                            | <b>1,056</b>   | <b>12,669</b> |
| <b>Total Water/Sewer &amp; Irrigation</b> |                            |                | <b>26,000</b> |

### Phone/Cable/Internet

The District has accounts with Comcast to provide telephone, cable television services, and internet for the Amenity Center.

| <u>Account #</u>    | <u>Location</u>            | <u>Monthly</u> | <u>Annual</u> |
|---------------------|----------------------------|----------------|---------------|
| 8495-74-121-1618453 | 14530 Cherry Lake Dr E OFC | 645            | 7,740         |
| 8495-74-121-2680338 | Fitness Center             | 140            | 1,680         |
|                     | Contingency                | 13             | 160           |
| <b>TOTAL CABLE</b>  |                            | <b>798</b>     | <b>9,580</b>  |

### Gas

The District has accounts with TECO-Peoples Gas and Florida Natural Gas to provide gas to the Amenity Center.

| <u>Vendor</u>       | <u>Account #</u> | <u>Location</u>                 | <u>Monthly</u> | <u>Annual</u> |
|---------------------|------------------|---------------------------------|----------------|---------------|
| TECO                | 211003320143     | 14530 Cherry Lake Dr E          | 28             | 336           |
| TECO                | 221003032432     | 14531 Cherry Lake Dr E Fire Pit | 50             | 600           |
| Florida Natural Gas | 38487            | Inside FERC FGTZ3               | 10             | 120           |
| Florida Natural Gas | 38488            | Inside FERC FGTZ3               | 20             | 240           |
|                     |                  | Contingency                     | 17             | 204           |
| <b>TOTAL GAS</b>    |                  |                                 | <b>125</b>     | <b>1,500</b>  |

### Trash Removal

The District uses Logistic Rubicon Global for refuse picking up at the Amenity Center.

### Security Monitoring

The District has contracted with Atlantic Companies, Inc. to monitor the Amenity Center.

### Access Cards

Cost of access cards for issuance to new residents and to replace lost or damaged cards.



# Bartram Springs Community Development District

GENERAL FUND BUDGET

Fiscal Year 2022

## Facility Management

The District contracted with Vesta Property Services to provide management services for the Amenity Center. This included staffing of amenity center with full-time and part-time personnel, to include a general manager and assistant general manager.

## Pool Attendants

The District has contracted with Vesta Property Services to provide pool attendants during the operating season for the pool. This line includes night swim for extended evening hours staffing of front office pool monitors, and lifeguards.

## Field Operations Management

The District is contracted with Vesta Property Services for a full-time employee to manage maintenance contracts for the District and manage community appearance of all common areas and District facilities.

## Pool Maintenance

The District utilizes the services of Vesta Property Services to maintain the pool.

## Janitorial Services

The District utilizes the services of Vesta Property Services to provide janitorial services.

## Gym Monitor

The District contracts with Vesta Property Services for monitor of fitness room during evening hours of fitness room operations when front office is not staffed. Monitor duties are to prevent unauthorized use of fitness room and prevent vandalism or misuse of equipment.

## Facility Maintenance

The District has contract with Vesta Property Services to provide a full-time maintenance employee at the amenity center.

## Pool Chemicals

The District has contracted with Pool Sure for purchase and delivery of pool chemicals.

| <b>Contract</b>   | <b>Monthly</b> | <b>Annual</b> |
|-------------------|----------------|---------------|
| October - March   | \$ 1,583       | \$ 9,500      |
| April - September | \$ 2,566       | \$ 15,393     |
| Contingency       | \$ 9           | \$ 107        |
|                   |                | \$ 25,000     |

## Mobile Application and Amenities Website

Alternative mobile communication of information related to Amenity Facilities for residents and patrons included but not limited to hours of operations, resident programs, special events, and other services for the District. Contracted with Vesta to manage website and maintain services for \$250 per month.

# Bartram Springs Community Development District

GENERAL FUND BUDGET

Fiscal Year 2022

## Facility Maintenance - COVID

The District has contracted with UV Disinfection Solution Specialists, LLC to disinfect all surfaces within the fitness center using UVC light technology services on a weekly basis at \$199 per week. Agreement can renew for up to two additional 6-month periods under same terms. Termination must be in writing at least 14 days prior to expiration of the term that the Agreement shall not be renewed.

## Repair & Maintenance

Regular maintenance and replacement.

## Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

## Holiday Decorations

Represents estimated costs for the District to decorate the amenity center throughout the Fiscal Year.

## Fitness Center Repairs/Supplies

Represents estimated costs for the Fitness Center repairs of equipment, purchase of supplies, and preventative maintenance contract.

## Office Supplies

Represents miscellaneous office supplies needed throughout the Fiscal Year.

## ASCAP/BMI Licenses

License fee required to broadcast music to the amenity center.

## Grounds Maintenance:

### Landscape Maintenance

The District has a contract with Verdego LLC for the maintenance of the landscape.

| <b>Contract</b> | <b>Monthly</b> | <b>Annual</b> |
|-----------------|----------------|---------------|
| Verdego         | \$ 15,167      | \$ 182,000    |

### Landscape Contingency

Estimated cost of landscape services in addition to the monthly contract.

### Lake Maintenance

The District has contracted with The Lake Doctors to maintain the lakes.

| <b>Contract</b>  | <b>Monthly</b> | <b>Annual</b> |
|------------------|----------------|---------------|
| The Lake Doctors | \$ 1,694       | \$ 20,328     |

# Bartram Springs Community Development District

GENERAL FUND BUDGET

Fiscal Year 2022

## Fountain Maintenance

The District has contracted with The Lake Doctors to maintain the fountain quarterly.

| <b>Contract</b>  | <b>Quarterly</b> | <b>Annual</b> |
|------------------|------------------|---------------|
| The Lake Doctors | \$ 400           | \$ 1,600      |

## Grounds Maintenance

The day to day maintenance of district common areas. Services to include the following:

1. All common areas, lakes, easements and park trash clean up
2. Decorative and ground light bulb replacements
3. Pressure wash, paint and repairs to district walls
4. Pressure wash, paint & repairs to pillars and entry monuments
5. Storm sewer grate and Lake outfall structure inspections/cleaning
6. Trash can and dog waste receptacle change out including bags
7. Bogus signage removal, maintenance of community signage
8. Tree removal & storm clean up

## Pump Repairs & Replacements

Regular maintenance and replacement of various pumps throughout the district.

## Street Light Repairs

Regular maintenance and repairs of streetlights throughout the district.

## Irrigation Repairs

Represents miscellaneous irrigation repairs and maintenance cost for the District.

## Miscellaneous

Other miscellaneous landscape costs not included in other budget categories.

## Capital Reserve

Represents any Capital expenditures the District may need outside of the regular maintenance.

**Bartram Springs**  
Community Development District

Capital Reserve Fund

| <u>Description</u>               | <u>Adopted<br/>Budget<br/>FY 2021</u> | <u>Actual<br/>Thru<br/>5/31/21</u> | <u>Projected<br/>Next<br/>4 Months</u> | <u>Total<br/>Projected<br/>9/30/21</u> | <u>Adopted<br/>Budget<br/>FY 2022</u> |
|----------------------------------|---------------------------------------|------------------------------------|--|--|---------------------------------------|
| <b><u>Revenues</u></b>           |                                       |                                    |  |  |                                       |
| Capital Reserve Contribution     | \$163,400                             | \$163,400                          | \$0                                    | \$163,400                              | \$168,302                             |
| Unassigned Fund Balance          | \$114,559                             | \$102,218                          | \$0                                    | \$102,218                              | \$141,463                             |
| <b><i>Total Revenues</i></b>     | <b><u>\$277,959</u></b>               | <b><u>\$265,618</u></b>            | <b><u>\$0</u></b>                      | <b><u>\$265,618</u></b>                | <b><u>\$309,765</u></b>               |
| <b><u>Expenditures</u></b>       |                                       |                                    |  |  |                                       |
| Capital Projects                 | \$75,000                              | \$104,971                          | \$0                                    | \$104,971                              | \$75,000                              |
| Repair and Maintenance           | \$0                                   | \$18,659                           | \$0                                    | \$18,659                               | \$142,006                             |
| Other Services Charges           | \$800                                 | \$340                              | \$184                                  | \$524                                  | \$800                                 |
| <b><i>Total Expenditures</i></b> | <b><u>\$75,800</u></b>                | <b><u>\$123,971</u></b>            | <b><u>\$184</u></b>                    | <b><u>\$124,155</u></b>                | <b><u>\$217,806</u></b>               |
| <b>Assigned Fund Balance</b>     | <b><u>\$202,159</u></b>               | <b><u>\$141,647</u></b>            | <b><u>(\$184)</u></b>                  | <b><u>\$141,463</u></b>                | <b><u>\$91,959</u></b>                |

# Bartram Springs

Community Development District

## Debt Service Fund 2016 -2021

| Description                             | Adopted Budget<br>FY 2021 | Actual Thru<br>5/31/21 | Projected Next<br>4 Months | Total Projected<br>9/30/21 | Adopted Budget<br>FY 2022 |
|---|---------------------------|------------------------|----------------------------|----------------------------|---------------------------|
| <b>Revenues</b>                         |                           |                        |                            |                            |                           |
| Assessments - 2021-1                    | \$1,433,591               | \$1,427,135            | \$6,456                    | \$1,433,591                | \$1,192,771               |
| Assessments - 2021-2                    | \$0                       | \$0                    | \$0                        | \$0                        | \$39,277                  |
| Interest Earned                         | \$5,000                   | \$332                  | \$26                       | \$358                      | \$300                     |
| Prepayment                              | \$0                       | \$10,646               | \$0                        | \$10,646                   | \$0                       |
| Carryforward Surplus                    | \$339,495                 | \$1,052,511            | \$0                        | \$1,052,511                | \$110,308                 |
| <b>Total Revenues</b>                   | <b>\$1,778,086</b>        | <b>\$2,490,624</b>     | <b>\$6,482</b>             | <b>\$2,497,106</b>         | <b>\$1,342,657</b>        |
| <b>Expenditures</b>                     |                           |                        |                            |                            |                           |
| <b>Series 2016-1</b>                    |                           |                        |                            |                            |                           |
| Interest 11/1                           | \$291,745                 | \$276,575              | \$0                        | \$276,575                  | \$0                       |
| Special Call - 11/1                     | \$0                       | \$5,000                | \$0                        | \$5,000                    | \$0                       |
| Interest 5/1                            | \$291,745                 | \$276,483              | \$0                        | \$276,483                  | \$0                       |
| Principal 5/1                           | \$800,000                 | \$830,000              | \$0                        | \$830,000                  | \$0                       |
| Principal 5/1 - Prepayment              | \$0                       | \$15,000               | \$0                        | \$15,000                   | \$0                       |
| <b>Series 2016-2</b>                    |                           |                        |                            |                            |                           |
| Interest 11/1                           | \$29,600                  | \$29,600               | \$0                        | \$29,600                   | \$0                       |
| Interest 5/1                            | \$29,600                  | \$29,600               | \$0                        | \$29,600                   | \$0                       |
| <b>Series 2021</b>                      |                           |                        |                            |                            |                           |
| Interest 11/1                           | \$0                       | \$0                    | \$0                        | \$0                        | \$103,826                 |
| Interest 5/1                            | \$0                       | \$0                    | \$0                        | \$0                        | \$138,435                 |
| Principal 5/1                           | \$0                       | \$0                    | \$0                        | \$0                        | \$955,000                 |
| <b>Total Expenditures</b>               | <b>\$1,442,690</b>        | <b>\$1,462,258</b>     | <b>\$0</b>                 | <b>\$1,462,258</b>         | <b>\$1,197,262</b>        |
| <b>Other Sources/(Uses)</b>             |                           |                        |                            |                            |                           |
| Bond Proceeds                           | \$0                       | \$0                    | \$15,175,000               | \$15,175,000               | \$0                       |
| COI                                     | \$0                       | \$0                    | (\$326,927)                | (\$326,927)                | \$0                       |
| Payment to Escrow Agent                 | \$0                       | \$0                    | (\$15,772,613)             | (\$15,772,613)             | \$0                       |
| <b>Total Other Sources/(Uses)</b>       | <b>\$0</b>                | <b>\$0</b>             | <b>(\$924,540)</b>         | <b>(\$924,540)</b>         | <b>\$0</b>                |
| <b>EXCESS REVENUES / (EXPENDITURES)</b> | <b>\$335,396</b>          | <b>\$1,028,366</b>     | <b>(\$918,058)</b>         | <b>\$110,308</b>           | <b>\$145,395</b>          |

\*Carry forward surplus is net of Reserve requirement

11/1/2022 Debt Service

\$134,854

| Product Type                           | Units  | 2021-1 Debt Asmnt |                | Total        |
|--|--------|-------------------|----------------|--------------|
|  |        | Per Unit          | 7.5% 2022-2034 |              |
| 50'                                    | 456    | \$                | 754            | \$ 343,596   |
| 60'                                    | 412    | \$                | 850            | \$ 350,085   |
| 70'                                    | 288    | \$                | 945            | \$ 272,163   |
| 80'                                    | 242    | \$                | 1,039          | \$ 251,336   |
| Multi-Family                           | 293    | \$                | 196            | \$ 57,443    |
| Commercial Square Feet                 | 21,818 | \$                | 0.69           | \$ 15,054    |
| Gross Assessment                       |        |                   |                | \$ 1,289,677 |
| Less: Discounts and Collections (7.5%) |        |                   |                | 96,906       |
| Net Assessments                        |        |                   |                | 1,192,771    |

| Product Type                           | Units | 2021-2 Debt Asmnt |                | Total     |
|--|-------|-------------------|----------------|-----------|
|  |       | Per Unit          | 7.5% 2022-2034 |           |
| 50'                                    | 456   | \$                | 28             | \$ 12,759 |
| 60'                                    | 412   | \$                | 28             | \$ 11,528 |
| 70'                                    | 290   | \$                | 28             | \$ 8,114  |
| 80'                                    | 242   | \$                | 28             | \$ 6,771  |
| Multi-Family                           | 294   | \$                | 11             | \$ 3,290  |
| Commercial Square Feet                 | -     | \$                | -              | \$ -      |
| Gross Assessment                       |       |                   |                | \$ 42,462 |
| Less: Discounts and Collections (7.5%) |       |                   |                | 3,185     |
| Net Assessments                        |       |                   |                | 39,277    |

# Bartram Springs Community Development District

## SERIES 2021 AMORTIZATION SCHEDULE (Combined)

| DATE    | BALANCE          | PRINCIPAL               | INTEREST               | TOTAL                   |
|---------|------------------|-------------------------|------------------------|-------------------------|
| 11/1/21 | \$ 15,175,000.00 |                         | \$ 103,826.00          | \$ 103,826.00           |
| 5/1/22  | \$ 15,175,000.00 | \$ 955,000.00           | \$ 138,435.25          |                         |
| 11/1/22 | \$ 14,220,000.00 |                         | \$ 134,854.00          | \$ 1,228,289.25         |
| 5/1/23  | \$ 14,220,000.00 | \$ 965,000.00           | \$ 134,854.00          |                         |
| 11/1/23 | \$ 13,255,000.00 |                         | \$ 130,632.13          | \$ 1,230,486.13         |
| 5/1/24  | \$ 13,255,000.00 | \$ 975,000.00           | \$ 130,632.13          |                         |
| 11/1/24 | \$ 12,280,000.00 |                         | \$ 125,147.75          | \$ 1,230,779.88         |
| 5/1/25  | \$ 12,280,000.00 | \$ 985,000.00           | \$ 125,147.75          |                         |
| 11/1/25 | \$ 11,295,000.00 |                         | \$ 118,991.50          | \$ 1,229,139.25         |
| 5/1/26  | \$ 11,295,000.00 | \$ 1,000,000.00         | \$ 118,991.50          |                         |
| 11/1/26 | \$ 10,295,000.00 |                         | \$ 111,491.50          | \$ 1,230,483.00         |
| 5/1/27  | \$ 10,295,000.00 | \$ 1,015,000.00         | \$ 111,491.50          |                         |
| 11/1/27 | \$ 9,280,000.00  |                         | \$ 102,610.25          | \$ 1,229,101.75         |
| 5/1/28  | \$ 9,280,000.00  | \$ 1,035,000.00         | \$ 102,610.25          |                         |
| 11/1/28 | \$ 8,245,000.00  |                         | \$ 92,907.13           | \$ 1,230,517.38         |
| 5/1/29  | \$ 8,245,000.00  | \$ 1,055,000.00         | \$ 92,907.13           |                         |
| 11/1/29 | \$ 7,190,000.00  |                         | \$ 83,016.50           | \$ 1,230,923.63         |
| 5/1/30  | \$ 7,190,000.00  | \$ 1,075,000.00         | \$ 83,016.50           |                         |
| 11/1/30 | \$ 7,190,000.00  |                         | \$ 83,016.50           | \$ 1,241,033.00         |
| 5/1/31  | \$ 7,190,000.00  | \$ 1,100,000.00         | \$ 83,016.50           |                         |
| 11/1/31 | \$ 5,015,000.00  |                         | \$ 59,907.13           | \$ 1,242,923.63         |
| 5/1/32  | \$ 5,015,000.00  | \$ 1,125,000.00         | \$ 59,907.13           |                         |
| 11/1/32 | \$ 3,890,000.00  |                         | \$ 47,250.88           | \$ 1,232,158.00         |
| 5/1/33  | \$ 3,890,000.00  | \$ 1,150,000.00         | \$ 47,250.88           |                         |
| 11/1/33 | \$ 2,740,000.00  |                         | \$ 33,594.63           | \$ 1,230,845.50         |
| 5/1/34  | \$ 2,740,000.00  | \$ 1,175,000.00         | \$ 33,594.63           |                         |
| 11/1/34 | \$ 1,565,000.00  |                         | \$ 19,641.50           | \$ 1,228,236.13         |
| 5/1/35  | \$ 1,565,000.00  | \$ 775,000.00           | \$ 19,641.50           |                         |
| 11/1/35 | \$ 790,000.00    |                         | \$ 9,954.00            | \$ 804,595.50           |
| 5/1/36  | \$ 790,000.00    | \$ 790,000.00           | \$ 281,204.00          |                         |
|         |                  | <b>\$ 15,175,000.00</b> | <b>\$ 2,819,542.00</b> | <b>\$ 16,923,338.00</b> |