

# *Bartram Springs*

## *Community Development District*



### *Approved Budget*

*FY 2026*

June 9, 2025



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**Bartram Springs**  
Community Development District  
**Approved Budget**  
**General Fund**

Description	Adopted Budget FY 2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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**Revenues**

Maintenance Assessments	\$1,598,585	\$1,587,270	\$11,315	\$1,598,585	\$1,648,524
Facility Income	8,000	6,394	3,306	9,700	8,000
Program Sharing	6,000	3,904	3,594	7,498	7,400
Program Sharing - Vesta	19,000	22,889	1,200	24,089	19,000
Comcast Revenue Share	20,000	11,024	10,937	21,961	20,000
Interest / Miscellaneous Income	25,000	14,806	10,194	25,000	25,000
<b>TOTAL REVENUES</b>	<b>\$1,676,585</b>	<b>\$1,646,287</b>	<b>\$40,546</b>	<b>\$1,686,833</b>	<b>\$1,727,924</b>

**Expenditures**

**Administrative**

Supervisor Fees	\$12,000	\$8,000	\$5,000	\$13,000	\$14,000
FICA Expense	918	612	383	995	1,071
Engineering	6,300	4,991	1,309	6,300	7,000
Attorney	33,000	8,877	24,123	33,000	33,000
Annual Audit	3,250	-	3,600	3,600	3,700
Assessment Roll	6,890	6,890	-	6,890	7,597
Arbitrage	600	450	-	450	450
Trustee	4,500	-	4,041	4,041	4,435
Management Fees	63,289	36,919	26,371	63,289	66,454
Information Technology	1,800	1,050	750	1,800	1,890
Website Maintenance	1,348	786	562	1,348	1,416
Telephone	848	361	439	800	848
Postage	2,500	454	1,446	1,900	2,000
Insurance	88,808	81,770	-	81,770	89,194
Printing & Binding	2,850	818	2,032	2,850	2,850
Legal Advertising	2,900	965	1,935	2,900	3,400
Other Current Charges	1,560	2,008	1,625	3,633	3,500
Office Supplies	350	258	92	350	350
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$233,887</b>	<b>\$155,383</b>	<b>\$73,707</b>	<b>\$229,091</b>	<b>\$243,330</b>

**Amenity Center**

**Utilities**

Electric	\$75,000	\$36,290	\$27,266	\$63,556	\$75,000
Water/Irrigation	28,000	12,640	11,360	24,000	28,000
Phone/Cable/Internet	12,850	7,942	5,880	13,822	14,400
Gas	1,800	788	575	1,363	1,800
Trash Removal	11,099	6,431	4,581	11,012	11,433

**Security**

Security Monitoring	1,000	280	-	280	500
Access Cards	1,500	299	731	1,030	1,000

**Management Contracts**

Facility Management	165,992	84,394	60,282	144,676	175,951
Pool Attendants	88,282	13,980	74,302	88,282	93,579
Guest Services Attendant	90,250	50,101	35,786	85,887	95,665
Field Operations Management	97,480	51,840	37,028	88,868	103,329
Pool Maintenance	32,812	19,140	13,672	32,812	34,781
Janitorial	21,147	12,336	8,811	21,147	22,416
Gym Monitor	37,793	20,798	14,855	35,653	40,060

**Bartram Springs**  
Community Development District  
**Approved Budget**  
**General Fund**

Description	Adopted Budget FY 2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b><i>Amenity Center (Continued)</i></b>					
Facility Maintenance	\$100,154	\$66,383	\$47,417	\$113,800	\$106,163
Pool Chemicals	47,200	17,948	21,524	39,472	47,200
Mobile Application and Amenities Website	2,500	-	-	-	-
Repairs & Maintenance	78,000	72,317	37,496	109,813	100,000
Special Events	21,000	13,257	10,598	23,855	25,000
Holiday Decorations	7,500	9,348	-	9,348	9,350
Fitness Center Repairs/Supplies	5,000	2,099	2,901	5,000	5,000
Office Supplies	7,000	5,106	3,092	8,198	8,200
ASCAP/BMI Licenses	1,000	-	-	-	1,000
<b>TOTAL AMENITY CENTER</b>	<b>\$934,359</b>	<b>\$503,717</b>	<b>\$418,156</b>	<b>\$921,873</b>	<b>\$999,827</b>
<b><i>Grounds Maintenance</i></b>					
Landscape Maintenance	\$200,322	\$97,963	\$97,963	\$195,925	\$203,762
Landscape Contingency	40,000	38,896	33,508	72,404	80,238
Athletic Field	25,250	19,200	16,300	35,500	36,000
Lake Maintenance	31,667	15,084	9,445	24,529	31,667
Fountain Maintenance	1,600	924	308	1,232	1,600
Grounds Maintenance	10,000	817	4,183	5,000	6,000
Pump Repairs	5,000	800	4,200	5,000	5,000
Streetlight Repairs	3,000	-	1,500	1,500	3,000
Irrigation Repairs	15,000	12,233	2,767	15,000	15,000
Miscellaneous	1,500	446	1,054	1,500	2,500
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$333,339</b>	<b>\$186,363</b>	<b>\$171,227</b>	<b>\$357,590</b>	<b>\$384,767</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,501,585</b>	<b>\$845,463</b>	<b>\$663,091</b>	<b>\$1,508,554</b>	<b>\$1,627,924</b>
<b><i>Other Sources/(Uses)</i></b>					
Interfund Transfer In/(Out)	\$(175,000)	\$-	\$-	\$-	\$(100,000)
<b>Total Other Sources/(Uses)</b>	<b>\$(175,000)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$(100,000)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$800,824</b>	<b>\$(622,545)</b>	<b>\$178,279</b>	<b>\$0</b>

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

**Bartram Springs**  
**Community Development District**  
**General Fund**  
**Budget Narrative**

**REVENUES**

**Special Assessments-Tax Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Facility Income**

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

**Program Sharing Income**

Represents miscellaneous income received based on the Sharing of Revenues agreement between the District and third party vendors.

**Comcast Revenue Share**

The District will receive marketing revenues from Comcast

**Interest/Miscellaneous Income**

The District will receive interest on all excess funds invested with U.S. Bank and State Board Administration. The amount is based upon the estimated average balance of funds available during the fiscal year. Miscellaneous Revenue includes Swim Season Revenue, Northeast Florida Vending Revenue, and other miscellaneous deposits.

**Expenditures - Administrative**

**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings and possible additiopnal meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Engineering**

The District's engineer, Matthews Design Group, LLC, will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

**Attorney**

The District's Attorney, Kutak Rock LLP, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

**Assessment Roll Administration**

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

**Arbitrage**

The District is required to have an annual arbitrage rebate calculation prepared for the District's Series 2021 Special Assessment Refunding and Revenue Bonds.

**Trustee Fees**

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee for Special Assessment Refunding and Revenue Bonds Series 2021.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Information Technology**

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC.

**Website Maintenance**

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by Governmental Management Services, LLC and updated monthly.

**Communication - Telephone**

Internet, Phone and Wi-Fi service for Office.

**Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon estimated premium for the District.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Bartram Springs**  
Community Development District  
General Fund  
Budget Narrative

**Expenditures - Administrative (continued)**

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Other Current Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

**Expenditures - Amenity Center**

**Electric & Water**

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

Electric Acct #	Meter #	Location	Monthly	Annual
2568379466	22489908	14532 Cherry Lake Dr E Apt TRCT	\$4,212	\$50,544
2568379466	22493394	14543 Cherry Lake Dr W Apt LS01	\$24	\$288
2568379466	22508751	17 Everest La Apt SG01	\$1,466	\$17,592
1540008426	24063319	14751 Bartram Springs Pkwy	\$105	\$1,260
1540008426	22493397	14857 Bartram Springs Pkwy	\$81	\$972
Contingency			\$362	\$4,344
<b>Total Electric</b>			<b>\$6,250</b>	<b>\$75,000</b>
Water & Sewer Account #	Meter #	Location	Monthly	Annual
2568379466	83003017	14530 Cherry Lake Dr E	\$135	\$1,620
2568379466	86860454	14530 Cherry Lake Dr E	\$268	\$3,216
2568379466	83003017	14530 Cherry Lake Dr E	\$72	\$864
2568379466		14530 Cherry Lake Dr E	\$43	\$519
2568379466	86860454	14531 Cherry Lake Dr E	\$130	\$1,560
1540008426	68272587	14751 Bartram Springs Pkwy	\$38	\$456
1540008426	68272587	14751 Bartram Springs Pkwy	\$25	\$300
Contingency			\$205	\$2,465
<b>Total Water &amp; Sewer</b>			<b>\$917</b>	<b>\$11,000</b>
Irrigation Account #	Meter #	Location	Monthly	Annual
2568379466	61905337	14530 Cherry Lake Dr E	\$465	\$5,580
2568379466	894241659	61 Everest Lane Apt IR01	\$745	\$8,940
1540008426	75759444	14752 Bartram Springs Pkwy	\$78	\$936
Contingency			\$129	\$1,544
<b>Total Irrigation</b>			<b>\$1,417</b>	<b>\$17,000</b>
<b>Total Water/Sewer &amp; Irrigation</b>				<b>\$28,000</b>
<b>TOTAL UTILITIES</b>				<b>\$103,000</b>

**Phone/Cable/Internet**

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

Account #	Location	Monthly	Annual
8495-74-121-1618453	14530 Cherry Lake Dr E OFC	\$566	\$6,792
8495-74-121-2680338	Fitness Center	\$135	\$1,620
8495-74-120-3774991	14751 Bartram Springs Pkwy	\$348	\$4,176
Contingency	Contingency	\$151	\$1,812
<b>Total</b>		<b>\$1,200</b>	<b>\$14,400</b>

**Gas**

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

Vendor	Account #	Location	Monthly	Annual
TECO	211003320143	14530 Cherry Lake Dr E	\$48	\$576
TECO	221003032432	14531 Cherry Lake Dr E Fire Pit	\$55	\$660
Florida Natural Gas	38487	Inside FERC FGTZ3	\$7	\$84
Florida Natural Gas	38488	Inside FERC FGTZ3	\$8	\$96
Contingency		Contingency	\$32	\$384
<b>Total</b>			<b>\$150</b>	<b>\$1,800</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.

**Facility Management**

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

**Bartram Springs**  
**Community Development District**  
**General Fund**  
**Budget Narrative**

**Expenditures – Amenity Center (continued)**

**Pool Attendants**

The District has contracted with Governmental Management Services, LLC 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.

**Guest Services Attendant**

The District has contracted with Governmental Management Services, LLC to provide front desk attendants to work the amenity center office assisting resident questions and concerns.

**Field Operations Management**

The District is contracted with Governmental Management Services, LLC 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 Governmental Management Services, LLC to maintain the pool.

**Janitorial Services**

The District utilizes the services of Governmental Management Services, LLC to provide janitorial services.

**Gym Monitor**

The District contracts with Governmental Management Services, LLC 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 Governmental Management Services, LLC to provide a full-time maintenance employee at the amenity center.

**Pool Chemicals**

The estimated cost for delivery of pool chemicals. The District is contracted with Poolsure for services.

Vendor	Contract	Monthly	Annual
PoolSure	October-March	\$2,984	\$17,904
PoolSure	April-September	\$3,786	\$22,713
	Contingency	\$549	\$6,583
	<b>Total</b>		<b>\$47,200</b>

**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 GMS to manage website and maintain services for \$2500 per year.

**Repair & Maintenance**

Represent estimated cost of regular maintenance and replacement throughout the district and amenity center.

**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 for the amenity center.

**ASCAP/BMI Licenses**

License fee required to broadcast music to the amenity center.

**Bartram Springs**  
**Community Development District**  
**General Fund**  
**Budget Narrative**

<b>Expenditures – Grounds Maintenance</b>
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**Landscape Maintenance**

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

Vendor	Contract	Monthly	Annual
VerdeGo	Landscape service	\$16,980	\$203,762

**Landscape Contingency**

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

**Athletic Field – Additional Maintenance Services**

The CDD will contract with vendor to perform addition maintenance treatments of athletic field to ensure adequate conditions for recreational use. Treatments include aerifications, fertilizations, application of growth regulators, and top dressing with sand after aeration. These treatments are in addition to current fertilization program executed by VerdeGo.

**Lake Maintenance**

The District has contracted with The Lake Doctors to maintain the lakes and stocking of grass carps.

Vendor	Contract	Monthly	Annual
The Lake Doctor	Lake Maintenance	\$1,889	\$22,668
	Contingency	\$750	\$8,999
		<hr/> \$2,639	<hr/> \$31,667

**Fountain Maintenance**

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

Vendor	Contract	Quarterly	Annual
The Lake Doctor	Fountain Maintenance	\$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.

**Bartram Springs**  
**Community Development District**  
**Approved Budget**  
**Recreation Fund**

<b>Description</b>	<b>Adopted Budget FY 2025</b>	<b>Actuals Thru 4/30/25</b>	<b>Projected Next 5 Months</b>	<b>Projected Thru 9/30/25</b>	<b>Approved Budget FY 2026</b>
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**Revenues**

Summer Camp Revenues	\$61,000	\$22,425	\$38,575	\$61,000	\$61,000
Kid's Night Out Income	-	1,980	760	2,740	3,000
Carryforward	-	-	-	-	2,162
<b>TOTAL REVENUES</b>	<b>\$61,000</b>	<b>\$24,405</b>	<b>\$39,335</b>	<b>\$63,740</b>	<b>\$66,163</b>

**Expenditures**

***Youth Programs***

Payroll - Counselors	\$39,600	\$(1,715)	\$41,315	\$39,600	\$39,600
Payroll-Kid's Night Out	-	1,119	235	1,354	2,000
Payroll - FICA Expense	3,029	79	3,161	3,239	3,029
Education/Training-CPR Certification	1,095	526	569	1,095	1,095
Events-Themed Inflatibles	6,000	-	6,000	6,000	6,000
Supplies - Uniforms	700	380	320	700	700
Supplies - Camp	-	110	1,240	1,350	1,350
Supplies - Crafts	900	-	926	926	950
Supplies - General	900	-	1,405	1,405	1,410
Supplies - Pizza Friday	1,350	-	1,795	1,795	1,800
Supplies - Snow Cones Wednesday	900	-	400	400	900
Kids Night Out	-	1,364	700	2,064	1,530
Other Current Charges (Paypal Fees)	1,650	703	947	1,650	1,650
Contingency	4,876	-	-	-	4,148
<b>TOTAL YOUTH PROGRAMS</b>	<b>\$61,000</b>	<b>\$2,565</b>	<b>\$59,013</b>	<b>\$61,578</b>	<b>\$66,163</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$-</b>	<b>\$21,840</b>	<b>\$(19,678)</b>	<b>\$2,162</b>	<b>\$-</b>

**Bartram Springs**  
**Community Development District**  
**Recreation Fund**  
**Budget Narrative**

**REVENUES**

**Summer Camp Revenues**

Estimated income for campers to attend the Bartram Springs Summer Camp.

**Kids Night Out Revenue**

Estimated income for Kids Night Out events.

**Expenditures - Administrative**

**Payroll - Counselors**

Salaries to pay the part-time and full-time camp counselors during the 2024 Summer Camp.

**Payroll - FICA Expense**

Represents the Employer's share of Social Security and Medicare taxes withheld for the camp counselors' paychecks (7.65%).

**Education/Training-CPR Certification**

The cost of Training and CPR certification for all camp counselors.

**Events-Themed Inflatables**

Estimated cost for weekly themed inflatables for entertainment.

**Supplies - Uniforms**

The cost to provide the counselors camp uniform T-shirts.

**Supplies - Crafts**

The cost for the weekly craft projects.

**Supplies - General**

Miscellaneous supplies such as plates, cups, paper towels and other needed items during camp.

**Supplies - Pizza Friday**

Each Friday during camp, the campers will enjoy a Pizza lunch.

**Supplies - Snow Cones Wednesday**

Each Wednesday during camp, the campers will enjoy Snow Cones.

**Kids Night Out**

Special short Youth program for children at night while parent are out.

**Other Current Charges (Paypal Fees)**

Bank fees and pay pal fees.

**Contingency**

Any unanticipated expenditure that may arise during summer camp.

**Bartram Springs**  
**Community Development District**  
**Approved Budget**  
**Special Assessment Refunding Bonds Series 2021**  
**Debt Service Fund**

Description	Adopted Budget FY 2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>Revenues</b>					
Special Assessments - Tax Roll	\$1,232,157	\$1,223,433	\$8,725	\$1,232,157	\$1,232,157
Interest Earned	26,000	19,734	10,266	30,000	26,000
Carryforward Surplus	221,758	\$221,286	-	221,286	248,148
<b>Total Revenues</b>	<b>\$1,479,916</b>	<b>\$1,464,452</b>	<b>\$18,991</b>	<b>\$1,483,443</b>	<b>\$1,506,305</b>
<b>Expenditures</b>					
Interest 11/1	\$125,148	\$125,148	\$-	\$125,148	\$118,992
Interest 5/1	125,148	-	125,148	125,148	118,992
Principal 5/1	985,000	-	985,000	985,000	1,000,000
<b>TOTAL EXPENDITURES</b>	<b>\$1,235,296</b>	<b>\$125,148</b>	<b>\$1,110,148</b>	<b>\$1,235,296</b>	<b>\$1,237,983</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$244,620</b>	<b>\$1,339,305</b>	<b>\$(1,091,157)</b>	<b>\$248,148</b>	<b>\$268,322</b>

\*Carry forward surplus is net of Reserve requirement

11/1/2026 Interest \$111,492

**Bartram Springs**  
Community Development District

**Special Assessment Refunding Bonds Series 2021**  
**Amortization Schedule**

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
11/1/25	11,295,000		118,992	118,992
5/1/26	11,295,000	1,000,000	118,992	
11/1/26	10,295,000		111,492	1,230,483
5/1/27	10,295,000	1,015,000	111,492	
11/1/27	9,280,000		102,610	1,229,102
5/1/28	9,280,000	1,035,000	102,610	
11/1/28	8,245,000		92,907	1,230,517
5/1/29	8,245,000	1,055,000	92,907	
11/1/29	7,190,000		83,017	1,230,924
5/1/30	7,190,000	1,075,000	83,017	
11/1/30	7,190,000		83,017	1,241,033
5/1/31	7,190,000	1,100,000	83,017	
11/1/31	5,015,000		59,907	1,242,924
5/1/32	5,015,000	1,125,000	59,907	
11/1/32	3,890,000		47,251	1,232,158
5/1/33	3,890,000	1,150,000	47,251	
11/1/33	2,740,000		33,595	1,230,846
5/1/34	2,740,000	1,175,000	33,595	
11/1/34	1,565,000		19,642	1,228,236
5/1/35	1,565,000	775,000	19,642	
11/1/35	790,000		9,954	804,596
5/1/36	790,000	790,000	9,954	
				799,954
<b>Total</b>		<b>\$11,295,000</b>	<b>\$1,524,763</b>	<b>\$12,819,763</b>

**Bartram Springs**  
**Community Development District**  
**Approved Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY 2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b><u>Revenues</u></b>					
Capital Reserve Transfer In	\$175,000	\$-	\$175,000	175,000	\$100,000
Interest Income	6,000	6,820	2,500	9,320	8,000
Insurance Proceeds	-	10,000	-	10,000	-
Carryforward	249,786	290,887	-	290,887	385,866
<b>TOTAL REVENUES</b>	<b>\$430,786</b>	<b>\$307,707</b>	<b>\$177,500</b>	<b>\$485,207</b>	<b>\$493,866</b>
<b><u>Expenditures</u></b>					
Capital Projects	\$100,000	\$-	\$8,500	\$8,500	\$100,000
Repair and Maintenance (1)	90,552	12,271	78,281	90,552	39,451
Other Services Charges	800	89	200	289	500
<b>TOTAL EXPENDITURES</b>	<b>\$191,352</b>	<b>\$12,360</b>	<b>\$86,981</b>	<b>\$99,341</b>	<b>\$139,951</b>
<b><u>Other Sources/(Uses)</u></b>					
Transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
<b>Total Other Sources/(Uses)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$239,434</b>	<b>\$295,347</b>	<b>\$90,519</b>	<b>\$385,866</b>	<b>\$353,915</b>

(1) Reserve Study Well Pump/Fitness Equipment/ADA Lift/Pool Furniture/Pergola Shade/Pool Pumps/Security Sys FY26

**Bartram Springs**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2025-2026**

Neighborhood	O&M Units	Bonds Units 2021	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
								<b>Total</b>			<b>Total</b>
50'	456	456	<b>\$1,109.29</b>	\$1,070.48	<b>\$38.81</b>	<b>\$781.48</b>	\$781.48	<b>\$0.00</b>	<b>\$1,890.77</b>	\$1,851.96	<b>\$38.81</b>
60'	412	412	<b>\$1,173.38</b>	\$1,137.76	<b>\$35.62</b>	<b>\$877.70</b>	\$877.70	<b>\$0.00</b>	<b>\$2,051.08</b>	\$2,015.46	<b>\$35.62</b>
70'	290	288	<b>\$1,236.90</b>	\$1,204.43	<b>\$32.47</b>	<b>\$972.99</b>	\$972.99	<b>\$0.00</b>	<b>\$2,209.89</b>	\$2,177.42	<b>\$32.47</b>
80'	242	242	<b>\$1,299.25</b>	\$1,269.88	<b>\$29.37</b>	<b>\$1,066.56</b>	\$1,066.56	<b>\$0.00</b>	<b>\$2,365.81</b>	\$2,336.44	<b>\$29.37</b>
Multi-Family	294	293	<b>\$373.56</b>	\$354.56	<b>\$19.00</b>	<b>\$207.24</b>	\$207.24	<b>\$0.00</b>	<b>\$580.80</b>	\$561.80	<b>\$19.00</b>
Commercial	21818	21818	<b>\$0.46</b>	\$0.48	<b>-\$0.02</b>	<b>\$0.69</b>	\$0.69	<b>\$0.00</b>	<b>\$1.15</b>	\$1.17	<b>-\$0.02</b>
Total	23512	23509									