

*Bartram Springs*  
*Community Development District*



*Approved Budget*

*FY 2027*

**May 11, 2026**



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

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>Revenues</b>					
Maintenance Assessments	\$1,648,528	\$1,613,379	\$35,149	\$1,648,528	\$1,713,329
Facility Income	8,000	4,877	5,275	10,152	8,500
Program Sharing	7,400	4,643	2,757	7,400	7,400
Program Sharing - Vesta	19,000	15,307	3,693	19,000	25,000
Comcast Revenue Share	20,000	10,920	10,969	21,889	20,000
Interest / Miscellaneous Income	24,996	16,117	14,910	31,027	25,000
Carryforward	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>\$1,727,924</b>	<b>\$1,665,242</b>	<b>\$72,753</b>	<b>\$1,737,995</b>	<b>\$1,799,229</b>

**Expenditures**

Administrative

Supervisor Fees	\$14,000	\$5,800	\$6,000	\$11,800	\$14,000
FICA Expense	1,071	444	459	903	1,071
Engineering	7,000	5,813	6,548	12,360	12,500
Attorney	33,000	10,682	24,592	35,273	36,000
Annual Audit	3,700	-	3,700	3,700	3,800
Assessment Roll	7,597	7,597	-	7,597	8,053
Arbitrage	450	-	450	450	450
Trustee	4,435	3,030	1,095	4,125	4,435
Management Fees	66,454	33,227	33,227	66,454	70,441
Information Technology	1,890	945	945	1,890	2,003
Website Maintenance	1,416	708	708	1,416	1,501
Telephone	848	353	495	848	848
Postage	2,000	402	1,500	1,902	2,000
Insurance	89,194	78,530	-	78,530	75,282
Printing & Binding	2,850	1,795	1,919	3,714	3,700
Legal Advertising	3,400	502	1,998	2,500	3,400
Other Current Charges	3,500	2,083	2,100	4,183	4,200
Office Supplies	350	4	346	350	350
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$243,330</b>	<b>\$152,090</b>	<b>\$86,080</b>	<b>\$238,169</b>	<b>\$244,209</b>

**Amenity Center**

Utilities

Electric	\$75,000	\$26,715	\$36,841	\$63,556	\$75,000
Water/Irrigation	28,000	13,672	14,328	28,000	20,000
Phone/Cable/Internet	14,400	8,249	8,730	16,979	17,600
Gas	1,800	785	900	1,685	1,800
Trash Removal	11,433	6,147	5,717	11,863	11,900

Security

Security Monitoring	500	280	-	280	500
Access Cards	1,000	-	1,000	1,000	1,000

Management Contracts

Facility Management	175,951	87,976	87,976	175,951	190,028
Pool Attendants	93,579	4,139	89,440	93,579	101,065
Guest Services Attendant	95,665	47,832	47,832	95,665	103,318
Field Operations Management	103,329	51,665	44,434	96,099	111,595
Retention Bonus	-	100	10,175	10,275	10,275
Pool Maintenance	34,781	17,391	17,391	34,781	37,564
Janitorial	22,416	11,208	10,574	21,782	24,209
Gym Monitor	40,060	20,030	20,030	40,060	43,265

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

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b><i>Amenity Center (Continued)</i></b>					
Facility Maintenance	\$106,163	\$53,414	\$53,082	\$106,496	\$114,656
Pool Chemicals	47,200	17,108	24,863	41,971	47,200
Repairs & Maintenance	100,000	37,136	62,864	100,000	100,000
Special Events	25,000	12,387	12,613	25,000	30,000
Holiday Decorations	9,350	5,508	3,842	9,350	12,000
Fitness Center Repairs/Supplies	5,000	-	2,500	2,500	5,000
Office Supplies	8,200	2,263	5,935	8,198	8,200
ASCAP/BMI Licenses	1,000	-	-	-	1,000
<b>TOTAL AMENITY CENTER</b>	<b>\$999,827</b>	<b>\$424,005</b>	<b>\$561,065</b>	<b>\$985,070</b>	<b>\$1,067,175</b>
<b><i>Grounds Maintenance</i></b>					
Landscape Maintenance	\$203,762	\$95,628	\$92,502	\$188,130	\$185,004
Landscape Contingency	80,238	35,825	44,413	80,238	80,238
Athletic Field	36,000	17,100	16,600	33,700	36,000
Lake Maintenance	31,667	13,534	11,334	24,868	31,667
Fountain Maintenance	1,600	816	1,928	2,744	2,800
Grounds Maintenance	6,000	602	1,560	2,162	3,000
Pump Repairs	5,000	608	4,392	5,000	5,000
Streetlight Repairs	3,000	-	1,500	1,500	3,000
Irrigation Repairs	15,000	5,937	9,063	15,000	15,000
Miscellaneous	2,500	161	2,339	2,500	2,500
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$384,767</b>	<b>\$170,211</b>	<b>\$185,631</b>	<b>\$355,842</b>	<b>\$364,209</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,627,924</b>	<b>\$746,305</b>	<b>\$832,776</b>	<b>\$1,579,081</b>	<b>\$1,675,593</b>
<b><i>Other Sources/(Uses)</i></b>					
Capital Reserve Transfer Out	\$(100,000)	\$(31,577)	\$(100,000)	\$(131,577)	\$(123,636)
Excess Revenue Transfer In	\$-	\$31,758	\$-	\$31,758	\$-
<b>Total Other Sources/(Uses)</b>	<b>(\$100,000)</b>	<b>\$181</b>	<b>(\$100,000)</b>	<b>(\$99,819)</b>	<b>(\$123,636)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$919,118</b>	<b>\$(860,023)</b>	<b>\$59,095</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 additional 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.

<b>Electric Acct #</b>	<b>Meter #</b>	<b>Location</b>	<b>Monthly</b>	<b>Annual</b>
2568379466	22489908	14532 Cherry Lake Dr E Apt TRCT	\$4,212	\$50,544
2568379466	22493394	14543 Cherry Lake Dr W Apt LS01	\$30	\$360
2568379466	22508751	17 Everest La Apt SG01	\$850	\$10,200
1540008426	24063319	14751 Bartram Springs Pkwy	\$150	\$1,800
1540008426	22493397	14857 Bartram Springs Pkwy	\$100	\$1,200
Contingency			\$908	\$10,896
<b>Total Electric</b>			<b>\$6,250</b>	<b>\$75,000</b>

  

<b>Water &amp; Sewer Account #</b>	<b>Meter #</b>	<b>Location</b>	<b>Monthly</b>	<b>Annual</b>
2568379466	83003017	14530 Cherry Lake Dr E	\$67	\$809
2568379466	83003017	14530 Cherry Lake Dr E	\$140	\$1,680
2568379466	86860454	14530 Cherry Lake Dr E	\$245	\$2,940
2568379466		14530 Cherry Lake Dr E	\$32	\$386
2568379466	86860454	14531 Cherry Lake Dr E	\$88	\$1,050
1540008426	101725871	14751 Bartram Springs Pkwy	\$18	\$210
1540008426	101725871	14751 Bartram Springs Pkwy	\$25	\$302
Contingency			\$29	\$343
<b>Total Water &amp; Sewer</b>			<b>\$643</b>	<b>\$7,721</b>

  

<b>Irrigation Account #</b>	<b>Meter #</b>	<b>Location</b>	<b>Monthly</b>	<b>Annual</b>
2568379466	100691764	14530 Cherry Lake Dr E	\$330	\$3,962
2568379466	894241659	61 Everest Lane Apt IR01	\$629	\$7,549
1540008426	75759444	14752 Bartram Springs Pkwy	\$39	\$469
Contingency			\$25	\$300
<b>Total Irrigation</b>			<b>\$1,023</b>	<b>\$12,279</b>
<b>Total Water/Sewer &amp; Irrigation</b>				<b>\$20,000</b>
<b>TOTAL UTILITIES</b>				<b>\$95,000</b>

**Phone/Cable/Internet**

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

<b>Account #</b>	<b>Location</b>	<b>Monthly</b>	<b>Annual</b>
8495-74-121-1618453	14530 Cherry Lake Dr E OFC	\$887	\$10,644
8495-74-121-2680338	Fitness Center	\$190	\$2,280
8495-74-120-3774991	14751 Bartram Springs Pkwy	\$376	\$4,512
Contingency	Contingency	\$14	\$164
<b>Total</b>		<b>\$1,467</b>	<b>\$17,600</b>

**Gas**

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

<b>Vendor</b>	<b>Account #</b>	<b>Location</b>	<b>Monthly</b>	<b>Annual</b>
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, Amenity Manager, and Assistant Amenity 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 to manage maintenance contracts for the District and manage community appearance of all common areas and District facilities. This includes staffing for a full-time Operations Manager and part-time operations personnel.

**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 a contract with Governmental Management Services, LLC to provide maintenance employees to perform Amenity Center maintenance services.

**Pool Chemicals**

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

<b>Vendor</b>	<b>Contract</b>	<b>Monthly</b>	<b>Annual</b>
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>

**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 Brightview Landscape Services Inc for the maintenance of the landscape.

<b>Vendor</b>	<b>Contract</b>	<b>Monthly</b>	<b>Annual</b>
Brightview Landscape	Landscape service	\$15,417	\$185,004

**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 Brightview.

**Lake Maintenance**

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

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

**Fountain Maintenance**

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

<b>Vendor</b>	<b>Contract</b>	<b>Quarterly</b>	<b>Annual</b>
The Lake Doctor	Fountain Maintenance	\$400	\$1,600
	Contingency	\$100	\$1,200
		\$500	\$2,800

**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**

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>Revenues</b>					
Summer Camp Revenues	\$61,000	\$29,800	\$42,670	\$72,470	\$99,000
Kid's Night Out Income	-	2,920	2,630	5,550	3,000
Carryforward	-	-	-	-	8,187
<b>TOTAL REVENUES</b>	<b>\$61,000</b>	<b>\$32,720</b>	<b>\$45,300</b>	<b>\$78,020</b>	<b>\$110,187</b>
<b>Expenditures</b>					
<b>Youth Programs</b>					
Camp Director	\$-	\$-	\$-	\$-	\$9,000
Payroll - Counselors	39,600	596	39,004	39,600	45,000
Payroll-Kid's Night Out	-	1,260	2,135	3,396	1,800
Payroll - FICA Expense	3,029	142	3,147	3,289	4,000
Education/Training-CPR Certification	1,095	300	795	1,095	2,000
Events-Themed	6,000	-	6,000	6,000	6,000
Supplies - Uniforms	700	-	700	700	700
Supplies - Camp	-	-	1,777	1,777	2,000
Supplies - Crafts	900	-	900	900	1,500
Supplies - General	900	-	900	900	1,500
Supplies - Pizza Friday	1,350	-	1,350	1,350	1,350
Supplies - Snow Cones Wednesday	900	-	900	900	3,000
Kids Night Out	-	1,051	1,679	2,730	3,000
Other Current Charges (Paypal Fees)	1,650	975	1,345	2,321	3,000
Contingency	4,876	-	4,876	4,876	26,337
<b>TOTAL YOUTH PROGRAMS</b>	<b>\$61,000</b>	<b>\$4,324</b>	<b>\$65,509</b>	<b>\$69,833</b>	<b>\$110,187</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$-</b>	<b>\$28,396</b>	<b>\$(20,209)</b>	<b>\$8,187</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**

**Camp Director**

Represents administrative fee to be paid to Governmental Management Services LLC weekly during the 9 weeks of summer camp to cover the cost of the Camp Director, accounting, and administrative services provided to manage the Summer Camp.

**Payroll - Counselors**

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

**Payroll-Kid's Night Out**

Salaries to pay the part-time and full-time camp counselors for Kid's Night Out events.

**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**

Estimated cost for weekly themed inflatables for entertainment.

**Supplies - Uniforms**

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

**Supplies - Camp**

The cost to purchase miscellaneous supplies needed to run camp activities.

**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 2026	Actuals 3/31/26	Thru	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>Revenues</b>						
Special Assessments - Tax Roll	\$1,231,341	\$1,205,088		\$26,254	\$1,231,341	\$1,231,341
Interest Earned	26,000	11,566		7,900	19,466	15,000
Carryforward Surplus	245,854	\$159,715		-	159,715	162,649
<b>Total Revenues</b>	<b>\$1,503,196</b>	<b>\$1,376,369</b>		<b>\$34,154</b>	<b>\$1,410,522</b>	<b>\$1,408,990</b>
<b>Expenditures</b>						
Interest 11/1	\$118,992	\$118,992		\$-	\$118,992	\$111,382
Special Call - 11/1	-	10,000		-	10,000	\$-
Interest 5/1	118,992	-		118,882	118,882	111,382
Principal 5/1	1,000,000	-		1,000,000	1,000,000	1,015,000
<b>TOTAL EXPENDITURES</b>	<b>\$1,237,983</b>	<b>\$128,992</b>		<b>\$1,118,882</b>	<b>\$1,247,874</b>	<b>\$1,237,764</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$265,213</b>	<b>\$1,247,377</b>		<b>\$(1,084,728)</b>	<b>\$162,649</b>	<b>\$171,226</b>

\*Carry forward surplus is net of Reserve requirement

11/1/2027 Interest \$102,501

**Bartram Springs**  
Community Development District

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

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
11/1/26	10,285,000		111,382	111,382
5/1/27	10,285,000	1,015,000	111,382	
11/1/27	9,270,000		102,501	1,228,883
5/1/28	9,270,000	1,035,000	102,501	
11/1/28	8,235,000		92,798	1,230,299
5/1/29	8,235,000	1,055,000	92,798	
11/1/29	7,180,000		82,907	1,230,705
5/1/30	7,180,000	1,075,000	82,907	
11/1/30	6,105,000		71,485	1,229,392
5/1/31	6,105,000	1,095,000	71,485	
11/1/31	5,010,000		59,851	1,226,336
5/1/32	5,010,000	1,120,000	59,851	
11/1/32	3,890,000		47,251	1,227,102
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>\$10,285,000</b>	<b>\$1,262,730</b>	<b>\$11,547,730</b>

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

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>Revenues</b>					
Capital Reserve Transfer In	\$100,000	\$31,577	\$175,000	206,577	\$123,636
Interest Income	8,000	7,863	8,049	15,912	10,000
Insurance Proceeds	-	-	-	-	-
Carryforward	387,967	496,082	-	496,082	646,476
<b>TOTAL REVENUES</b>	<b>\$495,967</b>	<b>\$535,522</b>	<b>\$183,049</b>	<b>\$718,571</b>	<b>\$780,112</b>
<b>Expenditures</b>					
Capital Projects	\$100,000	\$32,245	\$-	\$32,245	\$50,000
Repair and Maintenance (1)	39,451	18,976	20,475	39,451	63,518
Other Services Charges	500	239	160	399	500
<b>TOTAL EXPENDITURES</b>	<b>\$139,951</b>	<b>\$51,460</b>	<b>\$20,635</b>	<b>\$72,094</b>	<b>\$114,018</b>
<b>Other Sources/(Uses)</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>\$356,016</b>	<b>\$484,062</b>	<b>\$162,414</b>	<b>\$646,476</b>	<b>\$666,094</b>

(1) Reserve Study-Fitness Equip, Office Furniture & Equip, Park Restroom Reno, Pool Pergola Framing, Pool Pumps & Equip, and Water Coolers

**Bartram Springs**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2026-2027**

Neighborhood	O&M Units	Bonds Units 2021	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
								<b>Total</b>			<b>Total</b>
50'	456	456	<b>\$1,155.40</b>	\$1,109.49	<b>\$45.91</b>	<b>\$781.48</b>	\$781.48	<b>\$0.00</b>	<b>\$1,936.88</b>	\$1,890.97	<b>\$45.91</b>
60'	412	411	<b>\$1,219.58</b>	\$1,173.39	<b>\$46.19</b>	<b>\$877.70</b>	\$877.70	<b>\$0.00</b>	<b>\$2,097.28</b>	\$2,051.09	<b>\$46.19</b>
70'	290	288	<b>\$1,283.13</b>	\$1,236.71	<b>\$46.42</b>	<b>\$972.99</b>	\$972.99	<b>\$0.00</b>	<b>\$2,256.12</b>	\$2,209.70	<b>\$46.42</b>
80'	242	242	<b>\$1,345.52</b>	\$1,298.87	<b>\$46.65</b>	<b>\$1,066.56</b>	\$1,066.56	<b>\$0.00</b>	<b>\$2,412.08</b>	\$2,365.43	<b>\$46.65</b>
Multi-Family	294	293	<b>\$391.91</b>	\$373.86	<b>\$18.05</b>	<b>\$207.24</b>	\$207.24	<b>\$0.00</b>	<b>\$599.15</b>	\$581.10	<b>\$18.05</b>
Commercial	21818	21818	<b>\$0.46</b>	\$0.46	<b>\$0.00</b>	<b>\$0.69</b>	\$0.69	<b>\$0.00</b>	<b>\$1.14</b>	\$1.14	<b>\$0.00</b>
<b>Total</b>	<b>23512</b>	<b>23508</b>									