

***Approved Budget
Fiscal Year 2023***

***Bartram Park Community
Development District***

April 27, 2022



**Bartram Park
Community Development District**

TABLE OF CONTENTS

General Fund

Budget	Page 1
Narrative	Page 2-3

Debt Service Fund

Series 2015A-1/A-2	Page 4
Amortization Schedule - 2015A-1	Page 5
Amortization Schedule - 2015A-2	Page 6
Series 2022	Page 7
Amortization Schedule - 2022	Page 8

Capital Reserve Fund

Budget	Page 9
--------	--------

Bartram Park

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual Thru 3/31/22	Projected Next 6 Months	Total Projected 9/30/22	Approved Budget FY 2023
Revenues					
Special Assessments - On Roll	\$129,495	\$127,150	\$2,345	\$129,495	\$129,495
Interest	\$0	\$3	\$0	\$3	\$0
TOTAL REVENUES	\$129,495	\$127,153	\$2,345	\$129,498	\$129,495
Expenditures					
Administrative					
Supervisor Fees	\$4,800	\$2,600	\$2,000	\$4,600	\$4,800
FICA Expense	\$367	\$199	\$153	\$352	\$367
Engineering	\$8,500	\$135	\$365	\$500	\$8,500
Assessment Roll	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Arbitrage	\$1,200	\$0	\$1,200	\$1,200	\$1,200
Dissemination	\$3,500	\$1,750	\$1,750	\$3,500	\$3,500
Attorney	\$20,000	\$3,277	\$6,724	\$10,000	\$20,000
Annual Audit	\$3,400	\$3,500	\$0	\$3,500	\$3,600
Trustee Fees	\$18,000	\$10,000	\$8,000	\$18,000	\$18,000
Management Fees	\$41,600	\$20,800	\$20,800	\$41,600	\$45,000
Computer Time	\$1,250	\$625	\$625	\$1,250	\$1,450
Website Compliance	\$700	\$350	\$250	\$600	\$900
Telephone	\$150	\$102	\$75	\$177	\$180
Postage	\$600	\$67	\$333	\$400	\$600
Printing & Binding	\$1,000	\$432	\$568	\$1,000	\$1,000
Insurance	\$6,646	\$7,331	\$0	\$7,331	\$8,797
Legal Advertising	\$800	\$322	\$478	\$800	\$800
Other Current Charges	\$1,400	\$100	\$1,300	\$1,400	\$1,400
Office Supplies	\$100	\$37	\$63	\$100	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Operating Reserves	\$7,807	\$0	\$7,807	\$7,807	\$0
TOTAL EXPENDITURES	\$129,495	\$59,302	\$52,490	\$111,792	\$127,869
Other Sources/(Uses)					
Transfer Out to Capital Reserve	\$0	(\$10,000)	\$0	(\$10,000)	(\$1,626)
TOTAL OTHER SOURCES/(USES)	\$0	(\$10,000)	\$0	(\$10,000)	(\$1,626)
Assigned Fund Balance	\$0	\$57,852	(\$50,145)	\$7,707	\$0
			FY 2021	FY 2022	FY 2023
Per Unit Assessments			\$33.75	\$33.75	\$33.75

BARTRAM PARK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2023

REVENUES:

Maintenance Assessments:

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

EXPENDITURES:

Administrative:

Engineering Fees

The District has contracted with England Thims and Miller to provide general engineering services to the District including attendance and preparation for board meetings, etc.

Assessment Roll

Governmental Management Services 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 Arbitrage Rebate Calculation on the districts 2015 Special Assessment Bonds and 2022 Revenue Refunding Note. The district has contracted with Grau & Associates to provide these calculations for each bond issue.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District is contracted with Governmental Management Services.

Attorney

Kutak Rock LLP is the District's legal counsel providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Grau and Associates to provide this service.

Trustee Fees

The District issued Series 2015 Special Assessment Bonds and 2012-1 thru 2012-5 Convertible Capital Appreciation Special Assessment Bonds which are held with a Trustee at BNY Mellon. The amount of the trustee fees is based on the agreement between BNY Mellon and the District for each bond issue.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services. These services are further outlined in Exhibit "A" of the Management Agreement.

BARTRAM PARK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2023

Computer Time

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. contracted with Governmental Management Services.

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. contracted with Governmental Management Services.

Telephone

Telephone and fax machine.

Postage

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

Printing & Binding

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

Legal Advertising

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

Other Current Charges

Bank charges, amortization schedule fees, and any other miscellaneous expenses that are incurred during the year.

Office Supplies

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.

Bartram Park
Community Development District

Debt Service Fund
Series 2015A-1/A-2

Description	Adopted Budget FY 2022	Actual Thru 3/31/22	Projected Next 6 Months	Total Projected 9/30/22	Approved Budget FY 2023
Revenues					
Special Assessments	\$1,395,346	\$1,282,262	\$23,648	\$1,305,910	\$1,305,910
Interest Income	\$100	\$71	\$83	\$154	\$100
(1) Carry Forward Surplus	\$294,181	\$299,439	\$0	\$299,439	\$297,403
TOTAL REVENUES	\$1,689,627	\$1,581,772	\$23,731	\$1,605,503	\$1,603,413
Expenditures					
<u>Series 2015A-1</u>					
Interest 11/1	\$229,706	\$229,706	\$0	\$229,706	\$240,031
Principal Prepayment - 11/1	\$0	\$0	\$0	\$0	\$0
Interest - 5/1	\$229,706	\$0	\$229,706	\$229,706	\$220,531
Principal - 5/1	\$580,000	\$0	\$580,000	\$580,000	\$600,000
Principal Prepayment - 5/1	\$0	\$0	\$5,000	\$5,000	\$0
<u>Series 2015A-2</u>					
Interest 11/1	\$64,425	\$64,263	\$0	\$64,263	\$61,275
Interest - 5/1	\$64,425	\$0	\$64,425	\$64,425	\$61,275
Principal - 5/1	\$135,000	\$0	\$135,000	\$135,000	\$140,000
TOTAL EXPENDITURES	\$1,303,263	\$293,969	\$1,014,131	\$1,308,100	\$1,323,113
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES/USES	\$0	\$0	\$0	\$0	\$0
EXCESS REVENUES	\$386,365	\$1,287,803	(\$990,400)	\$297,403	\$280,300

(1) Carry forward surplus is net of the reserve requirement

Series 2015A-1 Interest - 11/1/23	\$210,781
Series 2015A-2 Interest - 11/1/23	\$58,125
	\$268,906

	FY 2023
Net Assessments	\$1,305,910
Plus Collection Fees (7.5%)	\$97,943
Gross Assessments	\$1,403,853

Bartram Park

Community Development District

Amortization Schedule

Series 2015A-1, Special Assessment Revenue Refunding Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/22	\$10,200,000.00		\$0.00	\$240,031.25	\$240,031.25
05/01/23	\$10,200,000.00	3.250%	\$600,000.00	\$220,531.25	
11/01/23	\$9,600,000.00		\$0.00	\$210,781.25	\$1,031,312.50
05/01/24	\$9,600,000.00	4.250%	\$625,000.00	\$210,781.25	
11/01/24	\$8,975,000.00		\$0.00	\$197,500.00	\$1,033,281.25
05/01/25	\$8,975,000.00	4.250%	\$650,000.00	\$197,500.00	
11/01/25	\$8,325,000.00		\$0.00	\$183,687.50	\$1,031,187.50
05/01/26	\$8,325,000.00	4.250%	\$680,000.00	\$183,687.50	
11/01/26	\$7,645,000.00		\$0.00	\$169,237.50	\$1,032,925.00
05/01/27	\$7,645,000.00	4.250%	\$710,000.00	\$169,237.50	
11/01/27	\$6,935,000.00		\$0.00	\$154,150.00	\$1,033,387.50
05/01/28	\$6,935,000.00	4.250%	\$740,000.00	\$154,150.00	
11/01/28	\$6,195,000.00		\$0.00	\$138,425.00	\$1,032,575.00
05/01/29	\$6,195,000.00	4.250%	\$770,000.00	\$138,425.00	
11/01/29	\$5,425,000.00		\$0.00	\$122,062.50	\$1,030,487.50
05/01/30	\$5,425,000.00	4.500%	\$805,000.00	\$122,062.50	
11/01/30	\$4,620,000.00		\$0.00	\$103,950.00	\$1,031,012.50
05/01/31	\$4,620,000.00	4.500%	\$845,000.00	\$103,950.00	
11/01/31	\$3,775,000.00		\$0.00	\$84,937.50	\$1,033,887.50
05/01/32	\$3,775,000.00	4.500%	\$880,000.00	\$84,937.50	
11/01/32	\$2,895,000.00		\$0.00	\$65,137.50	\$1,030,075.00
05/01/33	\$2,895,000.00	4.500%	\$920,000.00	\$65,137.50	
11/01/33	\$1,975,000.00		\$0.00	\$44,437.50	\$1,029,575.00
05/01/34	\$1,975,000.00	4.500%	\$965,000.00	\$44,437.50	
11/01/34	\$1,010,000.00		\$0.00	\$22,725.00	\$1,032,162.50
05/01/35	\$1,010,000.00	4.500%	\$1,010,000.00	\$22,725.00	\$1,032,725.00
TOTAL			\$10,200,000.00	\$3,454,625.00	\$13,654,625.00

Bartram Park

Community Development District

Amortization Schedule

Series 2015A-2, Special Assessment Revenue Refunding Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/22	\$2,500,000.00	4.50%	\$0.00	\$61,275.00	\$61,275.00
05/01/23	\$2,500,000.00	4.50%	\$140,000.00	\$61,275.00	
11/01/23	\$2,360,000.00	4.50%	\$0.00	\$58,125.00	\$259,400.00
05/01/24	\$2,360,000.00	4.50%	\$145,000.00	\$58,125.00	
11/01/24	\$2,215,000.00	4.50%	\$0.00	\$54,862.50	\$257,987.50
05/01/25	\$2,215,000.00	4.50%	\$155,000.00	\$54,862.50	
11/01/25	\$2,060,000.00	4.50%	\$0.00	\$51,375.00	\$261,237.50
05/01/26	\$2,060,000.00	5.00%	\$160,000.00	\$51,375.00	
11/01/26	\$1,900,000.00	5.00%	\$0.00	\$47,375.00	\$258,750.00
05/01/27	\$1,900,000.00	5.00%	\$170,000.00	\$47,375.00	
11/01/27	\$1,730,000.00	5.00%	\$0.00	\$43,125.00	\$260,500.00
05/01/28	\$1,730,000.00	5.00%	\$180,000.00	\$43,125.00	
11/01/28	\$1,550,000.00	5.00%	\$0.00	\$38,625.00	\$261,750.00
05/01/29	\$1,550,000.00	5.00%	\$190,000.00	\$38,625.00	
11/01/29	\$1,360,000.00	5.00%	\$0.00	\$33,875.00	\$262,500.00
05/01/30	\$1,360,000.00	5.00%	\$200,000.00	\$33,875.00	
11/01/30	\$1,160,000.00	5.00%	\$0.00	\$28,875.00	\$262,750.00
05/01/31	\$1,160,000.00	5.00%	\$210,000.00	\$28,875.00	
11/01/31	\$950,000.00	5.00%	\$0.00	\$23,625.00	\$262,500.00
05/01/32	\$950,000.00	5.00%	\$220,000.00	\$23,625.00	
11/01/32	\$730,000.00	5.00%	\$0.00	\$18,125.00	\$261,750.00
05/01/33	\$730,000.00	5.00%	\$230,000.00	\$18,125.00	
11/01/33	\$500,000.00	5.00%	\$0.00	\$12,375.00	\$260,500.00
05/01/34	\$500,000.00	5.00%	\$240,000.00	\$12,375.00	
11/01/34	\$260,000.00	5.00%	\$0.00	\$6,375.00	\$258,750.00
05/01/35	\$260,000.00	5.00%	\$255,000.00	\$6,375.00	\$261,375.00
TOTAL			\$2,495,000.00	\$956,025.00	\$3,451,025.00

Bartram Park
Community Development District

Debt Service Fund
Series 2022 Note

Description	Proposed Budget FY 2022	Actual Thru 3/31/22	Projected Next 6 Months	Total Projected 9/30/22	Approved Budget FY 2023
Revenues					
Special Assessments	\$0	\$0	\$0	\$0	\$1,046,460
Interest Income	\$0	\$0	\$60	\$60	\$0
(1) Carry Forward Surplus	\$0	\$0	\$0	\$0	\$223,765
TOTAL REVENUES	\$0	\$0	\$60	\$60	\$1,270,225
Expenditures					
Interest 11/1	\$0	\$0	\$0	\$0	\$223,765
Interest - 5/1	\$0	\$0	\$0	\$0	\$178,220
Principal - 5/1	\$0	\$0	\$0	\$0	\$695,000
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0	\$1,096,985
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	\$223,765	\$0	\$223,765	\$0
Bonds Proceeds	\$0	\$376,271	\$0	\$376,271	\$0
Cost of Issuance	\$0	(\$262,545)	\$0	(\$262,545)	\$0
TOTAL OTHER SOURCES/USES	\$0	\$337,491	\$0	\$337,491	\$0
EXCESS REVENUES	\$0	\$337,491	\$60	\$337,551	\$173,240

(1) Carry forward surplus is net of the reserve requirement

Series 2022 Interest - 11/1/23

\$168,490

	FY 2023
Net Assessments	\$1,046,460
Plus Collection Fees (7.5%)	\$78,485
Gross Assessments	\$1,124,945

Bartram Park

Amortization Schedule

Community Development District

Series 2022, Revenue Refunding Note

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/22	\$12,730,000.00	2.80%	\$0.00	\$223,765.11	\$223,765.11
05/01/23	\$12,730,000.00	2.80%	\$695,000.00	\$178,220.00	
11/01/23	\$12,035,000.00	2.80%	\$0.00	\$168,490.00	\$1,041,710.00
05/01/24	\$12,035,000.00	2.80%	\$715,000.00	\$168,490.00	
11/01/24	\$11,320,000.00	2.80%	\$0.00	\$158,480.00	\$1,041,970.00
05/01/25	\$11,320,000.00	2.80%	\$735,000.00	\$158,480.00	
11/01/25	\$10,585,000.00	2.80%	\$0.00	\$148,190.00	\$1,041,670.00
05/01/26	\$10,585,000.00	2.80%	\$755,000.00	\$148,190.00	
11/01/26	\$9,830,000.00	2.80%	\$0.00	\$137,620.00	\$1,040,810.00
05/01/27	\$9,830,000.00	2.80%	\$775,000.00	\$137,620.00	
11/01/27	\$9,055,000.00	2.80%	\$0.00	\$126,770.00	\$1,039,390.00
05/01/28	\$9,055,000.00	2.80%	\$800,000.00	\$126,770.00	
11/01/28	\$8,255,000.00	2.80%	\$0.00	\$115,570.00	\$1,042,340.00
05/01/29	\$8,255,000.00	2.80%	\$820,000.00	\$115,570.00	
11/01/29	\$7,435,000.00	2.80%	\$0.00	\$104,090.00	\$1,039,660.00
05/01/30	\$7,435,000.00	2.80%	\$840,000.00	\$104,090.00	
11/01/30	\$6,595,000.00	2.80%	\$0.00	\$92,330.00	\$1,036,420.00
05/01/31	\$6,595,000.00	2.80%	\$865,000.00	\$92,330.00	
11/01/31	\$5,730,000.00	2.80%	\$0.00	\$80,220.00	\$1,037,550.00
05/01/32	\$5,730,000.00	2.80%	\$895,000.00	\$80,220.00	
11/01/32	\$4,835,000.00	2.80%	\$0.00	\$67,690.00	\$1,042,910.00
05/01/33	\$4,835,000.00	2.80%	\$915,000.00	\$67,690.00	
11/01/33	\$3,920,000.00	2.80%	\$0.00	\$54,880.00	\$1,037,570.00
05/01/34	\$3,920,000.00	2.80%	\$950,000.00	\$54,880.00	
11/01/34	\$2,970,000.00	2.80%	\$0.00	\$41,580.00	\$1,046,460.00
05/01/35	\$2,970,000.00	2.80%	\$965,000.00	\$41,580.00	
11/01/35	\$2,005,000.00	2.80%	\$0.00	\$28,070.00	\$1,034,650.00
05/01/36	\$2,005,000.00	2.80%	\$990,000.00	\$28,070.00	
11/01/36	\$1,015,000.00	2.80%	\$0.00	\$14,210.00	\$1,032,280.00
05/01/37	\$1,015,000.00	2.80%	\$1,015,000.00	\$14,210.00	
11/01/37					\$1,029,210.00
TOTAL			\$12,730,000.00	\$3,078,365.11	\$15,808,365.11

Bartram Park

Community Development District

Capital Reserve Fund

Description	Proposed Budget FY 2022	Actual Thru 3/31/22	Projected Next 6 Months	Total Projected 9/30/22	Approved Budget FY 2023
REVENUES:					
Capital Reserve - Transfer In	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ 1,626
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 9,632
Total Revenues	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ 11,258
EXPENDITURES:					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Repair and Replacements	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ -	\$ 158	\$ 210	\$ 368	\$ 420
Total Expenditures	\$ -	\$ 158	\$ 210	\$ 368	\$ 420
EXCESS REVENUES / (EXPENDITURES)	\$ -	\$ 9,842	\$ (210)	\$ 9,632	\$ 10,838