

Bartram Park
Community Development District

Adopted Budget
FY 2026

July 23, 2025



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Bartram Park
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Special Assessments - On Roll	\$129,495	\$129,986	\$-	\$129,986	\$129,495
Interest Earned	6,500	4,747	1,500	6,247	5,000
Carry Forward Surplus	-	-	-	-	-
TOTAL REVENUES	\$135,995	\$134,733	\$1,500	\$136,233	\$134,495

EXPENDITURES:

Administrative:

Supervisor Fees	\$4,000	\$3,200	\$1,000	\$4,200	\$4,000
FICA Taxes	306	245	77	321	306
Engineer	8,500	-	500	500	8,500
Attorney	15,000	3,185	3,815	7,000	15,000
Annual Audit	3,700	3,800	-	3,800	3,900
Assessment Administration	7,950	7,950	-	7,950	8,348
Arbitrage Rebate	1,200	1,200	-	1,200	1,260
Trustee Fees	10,000	8,950	1,750	10,700	10,800
Management Fees	50,562	37,922	12,641	50,562	53,090
Information Technology	1,723	1,292	430	1,723	1,809
Website Maintenance	1,113	835	278	1,113	1,169
Telephone	191	19	28	47	150
Postage & Delivery	400	232	168	400	400
General Liability and Public Officials Insurance	8,279	7,826	-	7,826	8,279
Printing & Binding	1,000	48	400	448	500
Legal Advertising	800	1,534	359	1,893	800
Other Current Charges	500	650	-	650	1,500
Office Supplies	100	1	20	21	100
Dues, Licenses & Subscriptions	175	175	-	175	175
Capital Reserves-Transfer out	20,497	-	20,497	20,497	14,410
TOTAL ADMINISTRATIVE	\$135,995	\$79,064	\$41,962	\$121,026	\$134,495
TOTAL EXPENDITURES	\$135,995	\$79,064	\$41,962	\$121,026	\$134,495
EXCESS REVENUES (EXPENDITURES)	\$-	\$55,669	\$(40,462)	\$15,207	\$-

	FY 2024	FY 2025	FY 2026
Net Assessments	\$ 129,495	\$ 129,495	\$ 129,495
Plus Collection Fees (7.5%)	\$ 10,500	\$ 10,500	\$ 10,500
Gross Assessments	\$ 139,995	\$ 139,995	\$ 139,995
No. of Units	4,148	4,148	4,148
Per Unit Assessments	\$ 33.75	\$ 33.75	\$ 33.75

Bartram Park
Community Development District
Budget Narrative
Fiscal Year 2025

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.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

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 4 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 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, 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.

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 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

Trustee Fees

The District issued Series 2015 Special Assessment Bonds and Series 2022 Revenue Refunding Note 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.

District 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

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, accounting software, tablets for meetings, Adobe, Microsoft Office, 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, LLC.

Telephone

Phone, Internet, and fax service for office.

Postage and Delivery

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

Bartram Park
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Administrative (continued)

General Liability and Public Officials Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance, a qualified entity that specializes in providing insurance coverage to governmental agencies. This is the estimated premium.

Printing and Binding

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

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

Bank charges, amortization schedule fees, Meeting rental fees, and any other miscellaneous expenses that are incurred

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.

Capital Reserve

The District has established a maintenance reserve to fund the renewal and replacement of the District's capital related facilities.

Bartram Park

Community Development District

Adopted Budget Debt Service Series 2015A1 & A2 Special Assessment Refunding Bonds

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Special Assessments-On Roll	\$1,305,910	\$1,310,858	\$-	\$1,310,858	\$1,305,910
Interest Earnings	30,000	44,798	9,681	54,479	35,000
Carry Forward Surplus ⁽¹⁾	321,702	184,572	-	184,572	160,974
TOTAL REVENUES	\$1,657,612	\$1,540,228	\$9,681	\$1,549,909	\$1,501,884
EXPENDITURES:					
Series 2015A1					
Interest 11/1	\$195,956	195,956	\$-	\$195,956	\$180,719
Interest 2/1	-	709	-	709	-
Prepayment 2/1	-	65,000	-	65,000	-
Interest 5/1	195,956	194,538	-	194,538	180,719
Principal 5/1	645,000	640,000	-	640,000	665,000
Prepayment 5/1	-	10,000	-	10,000	-
Series 2015A2					
Interest 11/1	53,988	53,988	-	53,988	50,000
Interest 2/1	-	244	-	244	-
Prepayment 2/1	-	20,000	-	20,000	-
Interest 5/1	53,988	53,500	-	53,500	50,000
Principal 5/1	155,000	150,000	-	150,000	160,000
Prepayment 5/1	-	5,000	-	5,000	-
TOTAL EXPENDITURES	\$1,299,888	\$1,388,934	\$-	\$1,388,934	\$1,286,438
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$1,299,888	\$1,388,934	\$-	\$1,388,934	\$1,286,438
EXCESS REVENUES (EXPENDITURES)	\$357,724	\$151,293	\$9,681	\$160,974	\$215,447

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Series 2015 A1 Interest Due 11/1/26	\$166,587.50
Series 2015 A2 Interest Due 11/1/26	\$46,000.00
	\$212,587.50

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

Bartram Park
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2015A1 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	8,190,000		-	180,718.75	180,718.75
05/01/26	8,190,000	4.250%	665,000	180,718.75	
11/01/26	7,525,000		-	166,587.50	1,012,306.25
05/01/27	7,525,000	4.250%	695,000	166,587.50	
11/01/27	6,830,000		-	151,818.75	1,013,406.25
05/01/28	6,830,000	4.250%	725,000	151,818.75	
11/01/28	6,105,000		-	136,412.50	1,013,231.25
05/01/29	6,105,000	4.250%	760,000	136,412.50	
11/01/29	5,345,000		-	120,262.50	1,016,675.00
05/01/30	5,345,000	4.500%	795,000	120,262.50	
11/01/30	4,550,000		-	102,375.00	1,017,637.50
05/01/31	4,550,000	4.500%	830,000	102,375.00	
11/01/31	3,720,000		-	83,700.00	1,016,075.00
05/01/32	3,720,000	4.500%	870,000	83,700.00	
11/01/32	2,850,000		-	64,125.00	1,017,825.00
05/01/33	2,850,000	4.500%	905,000	64,125.00	
11/01/33	1,945,000		-	43,762.50	1,012,887.50
05/01/34	1,945,000	4.500%	950,000	43,762.50	
11/01/34	995,000		-	22,387.50	1,016,150.00
05/01/35	995,000	4.500%	995,000	22,387.50	
					1,017,387.50
Total			\$8,190,000	\$2,144,300	\$10,334,300

Bartram Park
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2015A2 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	2,000,000	5.000%	-	50,000	50,000.00
05/01/26	2,000,000	5.000%	160,000	50,000	
11/01/26	1,840,000	5.000%	-	46,000	256,000.00
05/01/27	1,840,000	5.000%	165,000	46,000	
11/01/27	1,675,000	5.000%	-	41,875	252,875.00
05/01/28	1,675,000	5.000%	175,000	41,875	
11/01/28	1,500,000	5.000%	-	37,500	254,375.00
05/01/29	1,500,000	5.000%	185,000	37,500	
11/01/29	1,315,000	5.000%	-	32,875	255,375.00
05/01/30	1,315,000	5.000%	195,000	32,875	
11/01/30	1,120,000	5.000%	-	28,000	255,875.00
05/01/31	1,120,000	5.000%	200,000	28,000	
11/01/31	920,000	5.000%	-	23,000	251,000.00
05/01/32	920,000	5.000%	215,000	23,000	
11/01/32	705,000	5.000%	-	17,625	255,625.00
05/01/33	705,000	5.000%	225,000	17,625	
11/01/33	480,000	5.000%	-	12,000	254,625.00
05/01/34	480,000	5.000%	235,000	12,000	
11/01/34	245,000	5.000%	-	6,125	253,125.00
05/01/35	245,000	5.000%	245,000	6,125	
					251,125.00
Total			\$2,000,000	\$590,000	\$2,590,000

Bartram Park
Community Development District

Adopted Budget

Debt Service Series 2022 Revenue Refunding Note

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Special Assessments-On Roll	\$1,042,770	\$1,050,424	\$-	\$1,050,424	\$1,046,459
Interest Earnings	14,000	21,536	3,100	24,636	18,000
Carry Forward Surplus ⁽¹⁾	244,379	244,587	-	244,587	262,966
TOTAL REVENUES	\$1,301,149	\$1,316,546	\$3,100	\$1,319,646	\$1,327,425
EXPENDITURES:					
Interest 11/1	\$158,340	\$158,340	\$-	\$158,340	\$147,980
Interest 5/1	158,340	158,340	-	158,340	147,980
Principal 5/1	735,000	735,000	-	735,000	755,000
Prepayment 5/1	-	5,000	-	5,000	-
TOTAL EXPENDITURES	\$1,051,680	\$1,056,680	\$-	\$1,056,680	\$1,050,960
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$1,051,680	\$1,056,680	\$-	\$1,056,680	\$1,050,960
EXCESS REVENUES (EXPENDITURES)	\$249,469	\$259,866	\$3,100	\$262,966	\$276,465

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25 \$137,410.00

Bartram Park
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2022 Revenue Refunding Note

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	10,570,000	2.800%	-	147,980	147,980.00
05/01/26	10,570,000	2.800%	755,000	147,980	
11/01/26	9,815,000	2.800%	-	137,410	1,040,390.00
05/01/27	9,815,000	2.800%	775,000	137,410	
11/01/27	9,040,000	2.800%	-	126,560	1,038,970.00
05/01/28	9,040,000	2.800%	795,000	126,560	
11/01/28	8,245,000	2.800%	-	115,430	1,036,990.00
05/01/29	8,245,000	2.800%	820,000	115,430	
11/01/29	7,425,000	2.800%	-	103,950	1,039,380.00
05/01/30	7,425,000	2.800%	840,000	103,950	
11/01/30	6,585,000	2.800%	-	92,190	1,036,140.00
05/01/31	6,585,000	2.800%	865,000	92,190	
11/01/31	5,720,000	2.800%	-	80,080	1,037,270.00
05/01/32	5,720,000	2.800%	890,000	80,080	
11/01/32	4,830,000	2.800%	-	67,620	1,037,700.00
05/01/33	4,830,000	2.800%	915,000	67,620	
11/01/33	3,915,000	2.800%	-	54,810	1,037,430.00
05/01/34	3,915,000	2.800%	945,000	54,810	
11/01/34	2,970,000	2.800%	-	41,580	1,041,390.00
05/01/35	2,970,000	2.800%	965,000	41,580	
11/01/35	2,005,000	2.800%	-	28,070	1,034,650.00
05/01/36	2,005,000	2.800%	990,000	28,070	
11/01/36	1,015,000	2.800%	-	14,210	1,032,280.00
05/01/37	1,015,000	2.800%	1,015,000	14,210	
					1,029,210.00
Total			\$10,570,000	\$2,019,780	\$12,589,780

Bartram Park
Community Development District
Adopted Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Capital Reserve-Transfer In	\$20,497	\$-	\$20,497	\$20,497	\$14,410
Interest Income	1,200	4,710	1,575	6,285	4,000
Carry Forward Balance	154,549	154,571	-	154,571	180,897
TOTAL REVENUES	\$176,246	\$159,281	\$22,072	\$181,353	\$199,307
EXPENDITURES:					
Capital Outlay	\$-	\$-	\$-	\$-	\$-
Repair and Replacements	-	-	-	-	-
Other Current Charges	400	264	192	456	425
TOTAL EXPENDITURES	\$400	\$264	\$192	\$456	\$425
Other Sources/(Uses)					
Transfer in/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$400	\$264	\$192	\$456	\$425
EXCESS REVENUES (EXPENDITURES)	\$175,846	\$159,017	\$21,880	\$180,897	\$198,882

Bartram Park
Community Development District
Non-Ad Valorem Assessments Comparison
2024-2025

Neighborhood	O&M Units	Note 2015 Units	Bonds 2022 Units	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)
							Series 2015	Series 2022	Series 2015	Series 2022	Total	Series 2015	Series 2022	Series 2015	Series 2022	Total
Hawthorn - MF	196	189	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Twinleaf - MF	302	302	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Bartram Park Office	111	111	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Verano - MF	296	296	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Greenbrier - MF	344	344	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Arrowood - MF	212	212	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Summerlin - MF	320	320	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Emerald Preserve - MF	168	168	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Carlton - MF	395	0	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Franklin Office	105	0	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Bayberry - MF	286	286	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Arium at Bartram Park	323	0	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Carlyle at Bartram Park	336	0	0	\$33.75	\$33.75	\$0.00	\$633.66	\$0.00	\$633.66	\$0.00	\$0.00	\$667.41	\$0.00	\$667.41	\$0.00	\$0.00
Preserve Unit 1 40'	121	0	120	\$33.75	\$33.75	\$0.00	\$633.66	\$1,344.97	\$633.66	\$1,344.97	\$0.00	\$667.41	\$1,378.72	\$667.41	\$1,378.72	\$0.00
Preserve Unit 1 50'	41	0	40	\$33.75	\$33.75	\$0.00	\$633.66	\$1,681.22	\$633.66	\$1,681.22	\$0.00	\$667.41	\$1,714.97	\$667.41	\$1,714.97	\$0.00
Preserve Unit 1 50'	6	0	6	\$33.75	\$33.75	\$0.00	\$633.66	\$1,571.71	\$633.66	\$1,571.71	\$0.00	\$667.41	\$1,605.46	\$667.41	\$1,605.46	\$0.00
Preserve Unit 1 60'	45	0	45	\$33.75	\$33.75	\$0.00	\$633.66	\$2,017.46	\$633.66	\$2,017.46	\$0.00	\$667.41	\$2,051.21	\$667.41	\$2,051.21	\$0.00
Preserve Unit 1 60'	5	0	5	\$33.75	\$33.75	\$0.00	\$633.66	\$1,571.71	\$633.66	\$1,571.71	\$0.00	\$667.41	\$1,605.46	\$667.41	\$1,605.46	\$0.00
Preserve Unit 2 40'	143	0	143	\$33.75	\$33.75	\$0.00	\$633.66	\$1,365.07	\$633.66	\$1,365.07	\$0.00	\$667.41	\$1,398.82	\$667.41	\$1,398.82	\$0.00
Preserve Unit 2 50'	54	0	54	\$33.75	\$33.75	\$0.00	\$633.66	\$1,706.34	\$633.66	\$1,706.34	\$0.00	\$667.41	\$1,740.09	\$667.41	\$1,740.09	\$0.00
Preserve Unit 2 60'	21	0	21	\$33.75	\$33.75	\$0.00	\$633.66	\$2,047.60	\$633.66	\$2,047.60	\$0.00	\$667.41	\$2,081.35	\$667.41	\$2,081.35	\$0.00
Montevilla	156	0	134	\$33.75	\$33.75	\$0.00	\$633.66	\$1,656.66	\$633.66	\$1,656.66	\$0.00	\$667.41	\$1,690.41	\$667.41	\$1,690.41	\$0.00
Montevilla - Paydown	1	0	1	\$33.75	\$33.75	\$0.00	\$633.66	\$1,234.43	\$633.66	\$1,234.43	\$0.00	\$667.41	\$1,268.18	\$667.41	\$1,268.18	\$0.00
Montevilla - Paydown	3	0	3	\$33.75	\$33.75	\$0.00	\$633.66	\$785.85	\$633.66	\$785.85	\$0.00	\$667.41	\$819.60	\$667.41	\$819.60	\$0.00
Preserve Unit 3 40'	100	0	99	\$33.75	\$33.75	\$0.00	\$633.66	\$1,359.86	\$633.66	\$1,359.86	\$0.00	\$667.41	\$1,393.61	\$667.41	\$1,393.61	\$0.00
Preserve Unit 3 50'	36	0	36	\$33.75	\$33.75	\$0.00	\$633.66	\$1,699.83	\$633.66	\$1,699.83	\$0.00	\$667.41	\$1,733.58	\$667.41	\$1,733.58	\$0.00
Preserve Unit 3 '60	22	0	21	\$33.75	\$33.75	\$0.00	\$633.66	\$2,039.80	\$633.66	\$2,039.80	\$0.00	\$667.41	\$2,073.55	\$667.41	\$2,073.55	\$0.00
Total	4148	2228	728													