

Bartram Park
Community Development District

Adopted Budget
FY 2027

July 22, 2026



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Bartram Park
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
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REVENUES:

Special Assessments - On Roll	\$129,495	\$129,989	\$-	\$129,989	\$129,495
Interest Earned	5,000	3,584	1,161	4,745	5,000
TOTAL REVENUES	\$134,495	\$133,572	\$1,161	\$134,733	\$134,495

EXPENDITURES:

Administrative:

Supervisor Fees	\$4,000	\$2,600	\$1,000	\$3,600	\$4,000
FICA Taxes	306	199	77	275	306
Engineer	8,500	480	500	980	8,500
Attorney	15,000	3,509	3,491	7,000	15,000
Annual Audit	3,900	3,600	-	3,600	3,700
Assessment Administration	8,348	8,348	-	8,348	8,849
Arbitrage Rebate	1,260	-	1,260	1,260	1,260
Trustee Fees	10,800	8,950	1,850	10,800	10,800
Management Fees	53,090	39,818	13,273	53,090	56,275
Information Technology	1,809	1,357	452	1,809	1,918
Website Maintenance	1,169	877	292	1,169	1,239
Telephone	150	21	20	41	150
Postage & Delivery	400	265	135	400	400
General Liability and Public Officials Insurance	8,279	8,295	-	8,295	9,125
Meeting Room Rental	-	600	200	800	1,250
Printing & Binding	500	398	102	500	500
Legal Advertising	800	2,126	278	2,404	1,600
Other Current Charges	1,500	750	-	750	1,000
Office Supplies	100	1	20	21	100
Dues, Licenses & Subscriptions	175	175	-	175	175
Capital Reserves-Transfer out	14,410	-	14,410	14,410	8,348
TOTAL ADMINISTRATIVE	\$134,495	\$82,368	\$37,359	\$119,727	\$134,495

TOTAL EXPENDITURES	\$134,495	\$82,368	\$37,359	\$119,727	\$134,495
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Other Sources/(Uses)

Interlocal Transfer In/(Out)	-	-	-	-	-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
EXCESS REVENUES (EXPENDITURES)	\$-	\$51,204	\$(36,198)	\$15,006	\$-

	FY 2025	FY 2026	FY 2027
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

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

Expenditures - Administrative (continued)
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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.

Meeting Room Rental

The cost to rent location to hold district meetings.

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 - Transfer Out

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 FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
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REVENUES:

Special Assessments-On Roll	\$1,305,910	\$1,310,884	\$-	\$1,310,884	\$1,305,910
Interest Earnings	35,000	38,490	8,064	46,554	35,000
Carry Forward Surplus ⁽¹⁾	160,974	311,042	-	311,042	297,281
TOTAL REVENUES	\$1,501,884	\$1,660,417	\$8,064	\$1,668,481	\$1,638,191

EXPENDITURES:

Series 2015A1

Interest 11/1	\$180,719	\$180,719	\$-	\$180,719	\$165,144
Special Call 11/1	-	5,000	-	5,000	-
Interest 5/1	180,719	180,606	-	180,606	165,144
Principal 5/1	665,000	665,000	-	665,000	690,000
Special Call 5/1	-	60,000	-	60,000	-

Series 2015A2

Interest 11/1	50,000	50,000	-	50,000	45,500
Special Call 11/1	-	5,000	-	5,000	-
Interest 5/1	50,000	49,875	-	49,875	45,500
Principal 5/1	160,000	160,000	-	160,000	165,000
Special Call 5/1	-	15,000	-	15,000	-

TOTAL EXPENDITURES	\$1,286,438	\$1,371,200	\$-	\$1,371,200	\$1,276,288
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Other Sources/(Uses)

Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-

TOTAL EXPENDITURES	\$1,286,438	\$1,371,200	\$-	\$1,371,200	\$1,276,288
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EXCESS REVENUES (EXPENDITURES)	\$215,447	\$289,217	\$8,064	\$297,281	\$361,903
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⁽¹⁾ Carry Forward is Net of Reserve Requirement

Series 2015 A1 Interest Due 11/1/27	\$150,481.25
Series 2015 A2 Interest Due 11/1/27	\$41,375.00
	<u>\$191,856.25</u>

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

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	7,460,000		-	165,143.75	165,143.75
05/01/27	7,460,000	4.250%	690,000	165,143.75	
11/01/27	6,770,000		-	150,481.25	1,005,625.00
05/01/28	6,770,000	4.250%	720,000	150,481.25	
11/01/28	6,050,000		-	135,181.25	1,005,662.50
05/01/29	6,050,000	4.250%	755,000	135,181.25	
11/01/29	5,295,000		-	119,137.50	1,009,318.75
05/01/30	5,295,000	4.500%	785,000	119,137.50	
11/01/30	4,510,000		-	101,475.00	1,005,612.50
05/01/31	4,510,000	4.500%	825,000	101,475.00	
11/01/31	3,685,000		-	82,912.50	1,009,387.50
05/01/32	3,685,000	4.500%	860,000	82,912.50	
11/01/32	2,825,000		-	63,562.50	1,006,475.00
05/01/33	2,825,000	4.500%	900,000	63,562.50	
11/01/33	1,925,000		-	43,312.50	1,006,875.00
05/01/34	1,925,000	4.500%	940,000	43,312.50	
11/01/34	985,000		-	22,162.50	1,005,475.00
05/01/35	985,000	4.500%	985,000	22,162.50	
					1,007,162.50
Total			\$7,460,000	\$1,766,738	\$9,226,738

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	1,820,000	5.000%	-	45,500	45,500.00
05/01/27	1,820,000	5.000%	165,000	45,500	
11/01/27	1,655,000	5.000%	-	41,375	251,875.00
05/01/28	1,655,000	5.000%	175,000	41,375	
11/01/28	1,480,000	5.000%	-	37,000	253,375.00
05/01/29	1,480,000	5.000%	180,000	37,000	
11/01/29	1,300,000	5.000%	-	32,500	249,500.00
05/01/30	1,300,000	5.000%	190,000	32,500	
11/01/30	1,110,000	5.000%	-	27,750	250,250.00
05/01/31	1,110,000	5.000%	200,000	27,750	
11/01/31	910,000	5.000%	-	22,750	250,500.00
05/01/32	910,000	5.000%	210,000	22,750	
11/01/32	700,000	5.000%	-	17,500	250,250.00
05/01/33	700,000	5.000%	220,000	17,500	
11/01/33	480,000	5.000%	-	12,000	249,500.00
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			\$1,820,000	\$485,000	\$2,305,000

Bartram Park

Community Development District

Adopted Budget Debt Service Series 2022 Revenue Refunding Note

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$1,046,459	\$1,050,445	\$-	\$1,050,445	\$1,046,459
Interest Earnings	18,000	26,252	3,465	29,717	18,000
Carry Forward Surplus ⁽¹⁾	262,966	263,099	-	263,099	277,371
TOTAL REVENUES	\$1,327,425	\$1,339,796	\$3,465	\$1,343,261	\$1,341,830
EXPENDITURES:					
Interest 11/1	\$147,980	\$147,980	\$-	\$147,980	\$137,270
Special Call 11/1	-	5,000	-	5,000	-
Interest 5/1	147,980	147,910	-	147,910	137,270
Principal 5/1	755,000	755,000	-	755,000	775,000
Special Call 5/1	-	5,000	-	5,000	-
Special Call 8/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$1,050,960	\$1,060,890	\$5,000	\$1,065,890	\$1,049,540
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$1,050,960	\$1,060,890	\$5,000	\$1,065,890	\$1,049,540
EXCESS REVENUES (EXPENDITURES)	\$276,465	\$278,906	\$(1,535)	\$277,371	\$292,290

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27

\$126,420.00

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	9,805,000	2.800%	-	137,270	137,270.00
05/01/27	9,805,000	2.800%	775,000	137,270	
11/01/27	9,030,000	2.800%	-	126,420	1,038,690.00
05/01/28	9,030,000	2.800%	795,000	126,420	
11/01/28	8,235,000	2.800%	-	115,290	1,036,710.00
05/01/29	8,235,000	2.800%	815,000	115,290	
11/01/29	7,420,000	2.800%	-	103,880	1,034,170.00
05/01/30	7,420,000	2.800%	840,000	103,880	
11/01/30	6,580,000	2.800%	-	92,120	1,036,000.00
05/01/31	6,580,000	2.800%	865,000	92,120	
11/01/31	5,715,000	2.800%	-	80,010	1,037,130.00
05/01/32	5,715,000	2.800%	890,000	80,010	
11/01/32	4,825,000	2.800%	-	67,550	1,037,560.00
05/01/33	4,825,000	2.800%	915,000	67,550	
11/01/33	3,910,000	2.800%	-	54,740	1,037,290.00
05/01/34	3,910,000	2.800%	940,000	54,740	
11/01/34	2,970,000	2.800%	-	41,580	1,036,320.00
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			\$9,805,000	\$1,722,280	\$11,527,280

Bartram Park
Community Development District
Adopted Budget
Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
<u>REVENUES:</u>					
Capital Reserve-Transfer In	\$14,410	\$-	\$14,410	\$14,410	\$8,348
Interest Income	4,000	4,933	1,611	6,544	6,000
Carry Forward Balance	180,897	180,985	-	180,985	201,275
TOTAL REVENUES	\$199,307	\$185,918	\$16,021	\$201,939	\$215,623
<u>EXPENDITURES:</u>					
Capital Outlay	\$-	\$-	\$-	\$-	\$-
Repair and Replacements	-	-	-	-	-
Other Current Charges	425	496	168	664	700
TOTAL EXPENDITURES	\$425	\$496	\$168	\$664	\$700
<u>Other Sources/(Uses)</u>					
Transfer in/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$425	\$496	\$168	\$664	\$700
EXCESS REVENUES (EXPENDITURES)	\$198,882	\$185,422	\$15,853	\$201,275	\$214,923

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

Neighborhood	O&M Units	Note 2015 Units	Bonds 2022 Units	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)
							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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33.75	\$0.00	\$33.75	\$0.00	\$0.00
Carlton Office	105	0	0	\$33.75	\$33.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33.75	\$0.00	\$33.75	\$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
Atrium at Bartram Park	323	0	0	\$33.75	\$33.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33.75	\$0.00	\$33.75	\$0.00	\$0.00
Carlyle at Bartram Park	336	0	0	\$33.75	\$33.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33.75	\$0.00	\$33.75	\$0.00	\$0.00
Preserve Unit 1 40'	121	0	120	\$33.75	\$33.75	\$0.00	\$0.00	\$1,344.97	\$0.00	\$1,344.97	\$0.00	\$33.75	\$1,378.72	\$33.75	\$1,378.72	\$0.00
Preserve Unit 1 50'	41	0	40	\$33.75	\$33.75	\$0.00	\$0.00	\$1,681.22	\$0.00	\$1,681.22	\$0.00	\$33.75	\$1,714.97	\$33.75	\$1,714.97	\$0.00
Preserve Unit 1 50'	6	0	6	\$33.75	\$33.75	\$0.00	\$0.00	\$1,571.71	\$0.00	\$1,571.71	\$0.00	\$33.75	\$1,605.46	\$33.75	\$1,605.46	\$0.00
Preserve Unit 1 60'	45	0	45	\$33.75	\$33.75	\$0.00	\$0.00	\$2,017.46	\$0.00	\$2,017.46	\$0.00	\$33.75	\$2,051.21	\$33.75	\$2,051.21	\$0.00
Preserve Unit 1 60'	5	0	5	\$33.75	\$33.75	\$0.00	\$0.00	\$1,571.71	\$0.00	\$1,571.71	\$0.00	\$33.75	\$1,605.46	\$33.75	\$1,605.46	\$0.00
Preserve Unit 2 40'	143	0	143	\$33.75	\$33.75	\$0.00	\$0.00	\$1,365.07	\$0.00	\$1,365.07	\$0.00	\$33.75	\$1,398.82	\$33.75	\$1,398.82	\$0.00
Preserve Unit 2 50'	54	0	54	\$33.75	\$33.75	\$0.00	\$0.00	\$1,706.34	\$0.00	\$1,706.34	\$0.00	\$33.75	\$1,740.09	\$33.75	\$1,740.09	\$0.00
Preserve Unit 2 60'	21	0	21	\$33.75	\$33.75	\$0.00	\$0.00	\$2,047.60	\$0.00	\$2,047.60	\$0.00	\$33.75	\$2,081.35	\$33.75	\$2,081.35	\$0.00
Montevilla	156	0	134	\$33.75	\$33.75	\$0.00	\$0.00	\$1,656.66	\$0.00	\$1,656.66	\$0.00	\$33.75	\$1,690.41	\$33.75	\$1,690.41	\$0.00
Montevilla - Paydown	1	0	1	\$33.75	\$33.75	\$0.00	\$0.00	\$1,234.43	\$0.00	\$1,234.43	\$0.00	\$33.75	\$1,268.18	\$33.75	\$1,268.18	\$0.00
Montevilla - Paydown	3	0	3	\$33.75	\$33.75	\$0.00	\$0.00	\$785.85	\$0.00	\$785.85	\$0.00	\$33.75	\$819.60	\$33.75	\$819.60	\$0.00
Preserve Unit 3 40'	100	0	99	\$33.75	\$33.75	\$0.00	\$0.00	\$1,359.86	\$0.00	\$1,359.86	\$0.00	\$33.75	\$1,393.61	\$33.75	\$1,393.61	\$0.00
Preserve Unit 3 50'	36	0	36	\$33.75	\$33.75	\$0.00	\$0.00	\$1,699.83	\$0.00	\$1,699.83	\$0.00	\$33.75	\$1,733.58	\$33.75	\$1,733.58	\$0.00
Preserve Unit 3 '60	22	0	21	\$33.75	\$33.75	\$0.00	\$0.00	\$2,039.80	\$0.00	\$2,039.80	\$0.00	\$33.75	\$2,073.55	\$33.75	\$2,073.55	\$0.00
Total	4148	2228	728													