

BRIGHTON LAKES
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2019

Version 1.0 Adopted Budget - 09/6/18

Prepared by:



BRIGHTON LAKES

Community Development District

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Brighton Lakes
Community Development District

Operating Budget
Fiscal Year 2019

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET FY 2018	THRU JULY-2018	AUG - SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
REVENUES							
Interest - Investments	\$ 4,644	\$ 4,888	\$ 5,000	\$ 10,026	\$ 1,171	\$ 11,197	\$ 9,500
Room Rentals	71	(105)	100	98	25	123	100
Interest - Tax Collector	42	37	-	250	-	250	-
Special Assmnts- Tax Collector	837,154	837,155	837,154	837,624	-	837,624	837,157
Special Assmnts- Discounts	(28,406)	(28,956)	(33,486)	(30,158)	-	(30,158)	(33,486)
Other Miscellaneous Revenues	650	4,227	-	-	-	-	-
Gate Bar Code/Remotes	139	4,272	100	1,547	-	1,547	100
Access Cards	1,444	278	1,000	393	79	472	1,000
TOTAL REVENUES	815,738	821,796	809,868	819,780	1,274	821,054	814,371
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	8,000	6,800	6,000	4,000	2,000	6,000	6,000
FICA Taxes	612	520	459	306	153	459	459
ProfServ-Arbitrage Rebate	-	-	600	-	600	600	600
ProfServ-Dissemination Agent	1,000	-	1,000	1,000	-	1,000	1,000
ProfServ-Engineering	4,301	5,525	1,500	7,963	1,593	9,556	5,000
ProfServ-Legal Services	11,176	20,238	12,000	20,911	4,182	25,093	12,000
ProfServ-Mgmt Consulting Serv	46,906	46,906	48,313	40,261	8,052	48,313	49,762
ProfServ-Property Appraiser	316	305	751	-	751	751	751
ProfServ-Special Assessment	5,000	5,000	5,150	4,625	525	5,150	5,305
ProfServ-Trustee Fees	7,435	7,125	8,450	7,177	-	7,177	8,450
Auditing Services	4,750	3,869	4,046	3,800	-	3,800	4,046
Communication - Telephone	4,358	5,074	5,000	7,601	1,520	9,121	5,000
Postage and Freight	833	2,365	500	667	133	800	500
Insurance - General Liability	11,308	9,595	7,916	14,133	-	14,133	8,708
Printing and Binding	3,086	5,328	4,000	2,586	517	3,103	4,000
Legal Advertising	369	1,565	800	229	46	275	800
Miscellaneous Services	2,274	1,684	2,600	1,173	235	1,408	2,600
Misc-Assessmnt Collection Cost	11,952	11,744	16,743	16,158	-	16,158	16,743
Office Supplies	191	1,508	350	160	32	192	350
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	124,042	135,341	126,353	132,925	20,339	153,264	132,249
<i>Field</i>							
ProfServ-Field Management	30,000	30,000	75,900	63,250	12,650	75,900	60,185
ProfServ-Field Management - Onsite Staff	-	-	-	-	-	-	41,390
ProfServ-Field Temp Labor	41,546	45,465	-	773	-	773	-
Contracts-Landscape	159,764	159,284	159,284	132,737	26,547	159,284	164,064
Electricity - General	65,604	60,744	65,000	47,676	9,535	57,211	65,000
Utility - Water & Sewer	3,720	3,257	4,000	2,590	518	3,108	4,000
R&M-Common Area	31,403	12,240	15,000	35,211	7,042	42,253	30,000
R&M-Irrigation	-	6,154	5,000	1,859	372	2,231	5,000
R&M-Lake	22,428	22,428	22,428	24,517	4,903	29,420	23,400
Misc-Contingency	14,369	7,157	15,000	2,610	522	3,132	7,000
Capital Reserve	-	-	90,000	-	-	-	46,820
Total Field	368,834	346,729	451,612	311,223	62,090	373,313	446,859

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JULY-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
Gatehouse							
Contracts-Security Services	103,041	66,202	84,216	71,980	12,236	84,216	86,376
Miscellaneous Services	18,001	37,173	16,935	12,545	2,509	15,054	16,935
Capital Outlay	-	91,425	-	-	-	-	-
Total Gatehouse	121,042	194,800	101,151	84,525	14,745	99,270	103,311
Road and Street Facilities							
R&M-Roads & Alleyways	17,744	7,851	1,000	755	151	906	1,000
R&M-Signage	5,027	524	1,200	4,339	868	5,207	1,200
Total Road and Street Facilities	22,771	8,375	2,200	5,094	1,019	6,113	2,200
Community Center							
Contracts-Security Services	-	30,191	33,800	29,729	4,071	33,800	35,000
R&M-Clubhouse	6,730	15,582	14,752	8,527	1,705	10,232	14,752
R&M-Pools	35,314	29,572	35,000	17,067	3,413	20,480	35,000
Miscellaneous Services	3,747	264	5,000	3,137	627	3,764	5,000
Capital Reserve	-	-	40,000	-	-	-	40,000
Total Community Center	45,791	75,609	128,552	58,460	9,817	68,277	129,752
TOTAL EXPENDITURES	682,480	760,854	809,868	592,227	108,010	700,237	814,371
Excess (deficiency) of revenues Over (under) expenditures	133,258	60,942	-	227,553	(106,735)	120,818	-
Net change in fund balance	133,258	60,942	-	227,553	(106,735)	120,818	-
FUND BALANCE, BEGINNING	848,333	981,591	1,042,533	1,042,533	-	1,042,533	1,163,351
FUND BALANCE, ENDING	\$ 981,591	\$ 1,042,533	\$ 1,042,533	\$ 1,270,086	\$ (106,735)	\$ 1,163,351	\$ 1,163,351

Budget Narrative
Fiscal Year 2019**REVENUES****Interest - Investments**

The District earns interest income on their operating and investment accounts.

Room Rental

This revenue is from the rental of rooms at the clubhouse/recreation center.

Special Assessments - Tax Collector

The District will levy a non-ad valorem assessment on all of the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Special Assessments - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Gate Bar code/Remotes

This revenue is from the sale of controlled access gate decals.

Access Cards

Revenue from the clubhouse access keys.

EXPENDITURES**Administrative****P/R - Board of Supervisors**

The Florida Statutes allow for each Board member to receive \$200 per meeting, not to exceed \$6,000 paid to each Supervisor for the time devoted to District business and meetings. It is anticipated that there will be six meetings per year with all five Supervisors receiving compensation.

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.

Professional Services - Arbitrage Rebate

The District has contracted with an independent professional firm to annually calculate the arbitrage rebate liability on its bonds.

Budget Narrative
Fiscal Year 2019**EXPENDITURES – Administrative (continued)****Professional Services - Dissemination Agent**

The District's bond indenture requires special annual reports on the District's development activity. Inframark - Infrastructure Management Services is now providing these reports.

Professional Services - Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for board meetings, review of invoices, and other specifically requested assignments.

Professional Services - Legal Services

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for 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.

Professional Services - Management Consulting Services

The District has contracted with Inframark - Infrastructure Management Services to provide management, accounting, and recording secretary services. These services include, but are not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting, and assisting with annual audits.

Professional Services - Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget costs are based on \$1 per parcel.

Professional Services - Special Assessment

The District has contracted with Inframark - Infrastructure Management Services to prepare the District's Special Assessment Roll.

Professional Services - Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2015 and 2017 Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

Auditing Services

The District is required by Florida Statutes to have an independent audit of its financial records on an annual basis. The fees are based on prior year's actuals plus contingency.

Communication - Telephone

The District telephone service charges from four Century Link accounts.

Budget Narrative
Fiscal Year 2019**EXPENDITURES – Administrative (continued)****Postage & Freight**

The District incurs charges for mailing Board meeting agenda packages, invoices to third parties, checks for vendors, and other required correspondence.

Insurance - General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Florida Municipal Insurance Trust (FMIT). FMIT specializes in providing insurance coverage to governmental agencies.

Printing & Binding

The District incurs charges for printing and binding agenda packages and printing computerized checks, correspondence, stationery, envelopes, and other printed material.

Legal Advertising

Board meetings and other services are required to be advertised, such as public bidding advertisements, assessment resolutions, meeting notices, and any other advertising that may be required.

Miscellaneous - Services

Bank charges and any other miscellaneous expenditures that may be incurred during the year.

Misc - Assessment Collection Costs

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

Annual District Filling Fee

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only anticipated expenditure for this category.

Budget Narrative
Fiscal Year 2019**EXPENDITURES – Field**

<u>Professional Services - Field Management</u>	\$ 60,185
Includes payroll and overhead costs associated with the services being provided under a management consulting contract with Inframark - Infrastructure Management Services. This includes employees utilized in the field.	
<u>Professional Services - Field Management – Onsite Staff</u>	\$41,390
Costs for personnel at the Amenity Center.	
<u>Contracts - Landscape</u>	\$ 164,064
<u>Electricity - General</u>	\$ 65,000
Electricity for accounts with Kissimmee Utility Authority for street lighting, front entry features, fountains and irrigation well.	
<u>Utility – Water & Sewer</u>	\$ 4,000
Expense for accounts with TOHO for water and sewer.	
<u>R&M - Common Area</u>	\$ 30,000
This category is for any items related to maintenance of common areas that are not covered in other field services line items.	
<u>R&M - Irrigation</u>	\$ 5,000
This category is for any items related to maintenance of irrigation areas that are not covered in other field services line items.	
<u>R&M - Lake</u>	\$ 23,400
Scheduled maintenance consists of monthly inspections and treatment of lakes. Herbiciding will consist of chemical treatments. Algae control will include hand removal and chemical treatments.	
<u>Misc - Contingency</u>	\$ 7,000
This represents any additional unanticipated expenditures that are incurred during the year that may not have been provided for in the other budget categories.	
<u>Capital Reserve</u>	\$ 46,820
These are funds set aside for replacement of capital items in the District.	

Budget Narrative
Fiscal Year 2019**EXPENDITURES- Gatehouse****Contracts - Security System** **\$ 86,376**

Envera Security System.

Miscellaneous Services **\$ 16,935**

This category is for any items related to maintenance of the gatehouse that are not covered in other budget line items.

EXPENDITURES- Road and Street Facilities**R&M - Roads & Alleyways** **\$ 1,000**

Scheduled maintenance consists of cleaning, repair and replacement. Significant replacements in excess of \$500 are funded through the maintenance reserves.

R&M - Signage **\$ 1,200**

Scheduled maintenance consists of cleaning, repair and replacement. Significant replacements in excess of \$500 are funded through the maintenance reserves.

EXPENDITURES- Community Center**Contracts - Security Services**Keep Safe Pool Security **\$ 35,000****R&M - Clubhouse** **\$ 14,752**

Contract (<i>Exercise Systems</i>)-maintain fitness equipment	\$ 1,391
Contingency repair to equipment	\$ 11,059
Contract (<i>Bright House</i>) - Cable Services	\$ 1,750
Contract (<i>Terminix</i>) - Termite/Pest Control	\$ 552

R&M - Pools **\$ 35,000**

Scheduled maintenance includes regular cleaning of the pool, purchase of chemicals, and filtration.

R&M - Miscellaneous Services **\$ 5,000**

This category is for any items related to maintenance of the park and recreation area that are not covered in other budget line items.

Capital Reserve **\$ 40,000**

Includes a specific amount of funds allocated annually for future replacement of capital infrastructure.

BRIGHTON LAKES

Community Development District

Exhibit "A" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 1,163,351
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019	86,820
Total Funds Available (Estimated) - 09/30/2019	1,250,171

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		181,888 ⁽¹⁾
Landscape		190,967
Recreation Facilities		101,817
Roadways		350,094
Field - FY 2018	90,000	
Field - FY 2019	46,820	136,820
Community Center - FY 2018	40,000	
Community Center - FY 2019	40,000	80,000
	Subtotal	1,041,586
Total Allocation of Available Funds		1,041,586

Total Unassigned (undesignated) Cash	\$ 208,585
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Notes

(1) Represents approximately 3 months of operating expenditures

Brighton Lakes
Community Development District

Debt Service Budgets
Fiscal Year 2019

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JULY-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES							
Interest - Investments	\$ 55	\$ 586	\$ 50	\$ 1,666	\$ 333	\$ 1,999	\$ 1,900
Special Assmnts- Tax Collector	199,836	210,542	210,541	210,660	-	210,660	210,541
Special Assmnts- Discounts	(8,020)	(7,282)	(8,422)	(7,585)	-	(7,585)	(8,422)
TOTAL REVENUES	191,871	203,846	202,169	204,741	333	205,074	204,019
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	2,828	2,953	4,211	4,064	-	4,064	4,211
Total Administrative	2,828	2,953	4,211	4,064	-	4,064	4,211
<i>Debt Service</i>							
Principal Debt Retirement	-	90,000	95,000	95,000	-	95,000	100,000
Interest Expense	84,678	105,242	101,592	101,592	-	101,592	97,739
Total Debt Service	84,678	195,242	196,592	196,592	-	196,592	197,739
TOTAL EXPENDITURES	87,506	198,195	200,803	200,656	-	200,656	201,950
Excess (deficiency) of revenues Over (under) expenditures	104,365	5,651	1,366	4,085	333	4,418	2,069
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	(187,980)	-	-	-	-	-	-
Proceeds of Refunding Bonds	-	-	-	-	-	-	-
Operating Transfers-Out	(2,514)	-	-	-	-	-	-
Pymt to Escrow Acct-Refunding	(321,000)	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	1,366	-	-	-	2,069
TOTAL OTHER SOURCES (USES)	(511,494)	-	1,366	-	-	-	2,069
Net change in fund balance	(407,129)	5,651	1,366	4,085	333	4,418	2,069
FUND BALANCE, BEGINNING	407,129	180,806	186,457	186,457	-	186,457	190,875
FUND BALANCE, ENDING	\$ -	\$ 186,457	\$ 187,823	\$ 190,542	\$ 333	\$ 190,875	\$ 192,945

AMORTIZATION SCHEDULE

SPECIAL ASSESSMENT BONDS

Period Ending	Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2018	2,410,000			49,271	49,271	194,649
5/1/2019	2,410,000	100,000	4.000%	48,468	148,468	
11/1/2019	2,310,000			47,227	47,227	195,694
5/1/2020	2,310,000	105,000	4.000%	46,713	151,713	
11/1/2020	2,205,000			45,080	45,080	196,793
5/1/2021	2,205,000	110,000	4.000%	44,345	154,345	
11/1/2021	2,095,000			42,831	42,831	197,176
5/1/2022	2,095,000	115,000	4.000%	42,133	157,133	
11/1/2022	1,980,000			40,480	40,480	197,613
5/1/2023	1,980,000	120,000	4.000%	39,820	159,820	
11/1/2023	1,860,000			38,027	38,027	197,847
5/1/2024	1,860,000	120,000	4.000%	37,613	157,613	
11/1/2024	1,740,000			35,573	35,573	193,187
5/1/2025	1,740,000	130,000	4.000%	34,993	164,993	
11/1/2025	1,610,000			32,916	32,916	197,909
5/1/2026	1,610,000	135,000	4.000%	32,379	167,379	
11/1/2026	1,475,000			30,156	30,156	197,534
5/1/2027	1,475,000	140,000	4.000%	29,664	169,664	
11/1/2027	1,335,000			27,293	27,293	196,957
5/1/2028	1,335,000	145,000	4.000%	26,997	171,997	
11/1/2028	1,190,000			24,329	24,329	196,326
5/1/2029	1,190,000	150,000	4.000%	23,932	173,932	
11/1/2029	1,040,000			21,262	21,262	195,194
5/1/2030	1,040,000	155,000	4.000%	20,916	175,916	
11/1/2030	885,000			18,093	18,093	194,009
5/1/2031	885,000	165,000	4.000%	17,798	182,798	
11/1/2031	720,000			14,720	14,720	197,518
5/1/2032	720,000	170,000	4.000%	14,560	184,560	
11/1/2032	550,000			11,244	11,244	195,804
5/1/2033	550,000	175,000	4.000%	11,061	186,061	
11/1/2033	375,000			7,667	7,667	193,728
5/1/2034	375,000	185,000	4.000%	7,542	192,542	
11/1/2034	190,000			3,884	3,884	196,426
5/1/2035	190,000	190,000	4.000%	3,821	193,821	193,821
Totals		2,410,000		972,808	3,382,808	3,528,187

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2018	ACTUAL THRU JULY-2018	PROJECTED AUG - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES					
Interest - Investments	\$ -	\$ 179	\$ 36	\$ 215	\$ 200
Special Assmnts- Tax Collector	-	254,990	-	254,990	\$220,651
Special Assmnts- Discounts	-	(9,182)	-	(9,182)	(8,826)
TOTAL REVENUES	-	245,987	36	246,023	212,025
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	-	4,919	-	4,919	4,413
Cost of Issuance	-	12,500	-	12,500	-
Total Administrative	-	17,419	-	17,419	4,413
<i>Debt Service</i>					
Principal Debt Retirement	-	133,000	-	133,000	138,000
Interest Expense	-	48,107	-	48,107	71,306
Cost of Issuance	-	23,000	-	23,000	-
Total Debt Service	-	204,107	-	204,107	209,306
TOTAL EXPENDITURES	-	221,526	-	221,526	213,719
Excess (deficiency) of revenues Over (under) expenditures	-	24,461	36	24,497	(1,694)
OTHER FINANCING SOURCES (USES)					
Interfund Transfer - In	-	3	-	3	-
TOTAL OTHER SOURCES (USES)	-	3	-	3	(1,694)
Net change in fund balance	-	24,464	36	24,500	(1,694)
FUND BALANCE, BEGINNING	-	34,321	-	34,321	58,821
FUND BALANCE, ENDING	\$ -	\$ 58,785	\$ 36	\$ 58,821	\$ 57,126

AMORTIZATION SCHEDULE

SPECIAL ASSESSMENT BONDS

Period Ending	Coupon	Principal Balance	Interest	Debt Service	Annual Debt Service
11/1/2018			35,653	35,653	
5/1/2019	3.250%	138,000	35,653	173,653	209,305
11/1/2019			33,410	33,410	
5/1/2020	3.250%	142,000	33,410	175,410	208,820
11/1/2020			31,103	31,103	
5/1/2021	3.250%	147,000	31,103	178,103	209,205
11/1/2021			28,714	28,714	
5/1/2022	3.250%	152,000	28,714	180,714	209,428
11/1/2022			26,244	26,244	
5/1/2023	3.250%	157,000	26,244	183,244	209,488
11/1/2023			23,693	23,693	
5/1/2024	3.250%	162,000	23,693	185,693	209,385
11/1/2024			21,060	21,060	
5/1/2025	3.250%	167,000	21,060	188,060	209,120
11/1/2025			18,346	18,346	
5/1/2026	3.250%	173,000	18,346	191,346	209,693
11/1/2026			15,535	15,535	
5/1/2027	3.250%	179,000	15,535	194,535	210,070
11/1/2027			12,626	12,626	
5/1/2028	3.250%	185,000	12,626	197,626	210,253
11/1/2028			9,620	9,620	
5/1/2029	3.250%	191,000	9,620	200,620	210,240
11/1/2029			6,516	6,516	
5/1/2030	3.250%	197,000	6,516	203,516	210,033
11/1/2030			3,315	3,315	
5/1/2031	3.250%	204,000	3,315	207,315	210,630
Totals		2,194,000	531,668	2,725,668	2,725,668

Budget Narrative
Fiscal Year 2019**REVENUES****Interest - Investments**

The District earns interest income on their accounts trust accounts with US Bank.

Special Assessment - Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures. The District will assess the maximum annual debt service amount.

Special Assessment - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES - Administrative**Misc. - Assessment Collection Costs**

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Expenditures- Debt Service**Principal Debt Retirement**

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice during the year.

Brighton Lakes
Community Development District

Supporting Budget Schedules
Fiscal Year 2019

**Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2019 vs. Fiscal Year 2018**

Product	General Fund 001			2015A DS Per Unit			2017A DS Per Unit			Total Assessments per Unit			Units	Bond Units 2015	Bond Units 2017
	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change			
1/3 Acre Lot	\$1,114.72	\$1,114.72	0%	\$0.00	\$0.00	n/a	\$976.76	\$1,128.00	-13%	\$2,091.48	\$2,242.72	-7%	7	0	6
1/2 Acre Lot	\$1,114.72	\$1,114.72	0%	\$0.00	\$0.00	n/a	\$976.76	\$1,128.00	-13%	\$2,091.48	\$2,242.72	-7%	4	0	4
65' lot	\$1,114.72	\$1,114.72	0%	\$0.00	\$0.00	n/a	\$488.38	\$564.00	-13%	\$1,603.10	\$1,678.72	-5%	244	0	241
85' lot	\$1,114.72	\$1,114.72	0%	\$0.00	\$0.00	n/a	\$586.06	\$677.00	-13%	\$1,700.78	\$1,791.72	-5%	162	0	159
H - 65' lot	\$1,114.72	\$1,114.72	0%	\$ 632.26	\$632.26	0%	\$0.00	\$0.00	n/a	\$1,746.98	\$1,746.98	0%	100	100	0
I - 65' lot	\$1,114.72	\$1,114.72	0%	\$ 632.26	\$632.26	0%	\$0.00	\$0.00	n/a	\$1,746.98	\$1,746.98	0%	84	84	0
J - 65' lot	\$1,114.72	\$1,114.72	0%	\$ 632.26	\$632.26	0%	\$0.00	\$0.00	n/a	\$1,746.98	\$1,746.98	0%	150	149	0
													751	333	410