

BRIGHTON LAKES
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2020

Version 1.0 Adopted Budget
(Adopted on 07/11/2019)

Prepared by:



BRIGHTON LAKES

Community Development District

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Brighton Lakes
Community Development District

Operating Budget
Fiscal Year 2020

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	FY 2018	BUDGET FY 2019	THRU MAY -2019	JUN - SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 4,888	\$ 15,297	\$ 9,500	\$ 11,413	5,707	\$ 17,120	\$ 15,000
Room Rentals	(105)	118	100	47	25	72	25
Interest - Tax Collector	37	250	-	385	-	385	350
Special Assmnts- Tax Collector	837,155	837,624	837,157	829,721	7,436	837,157	962,593
Special Assmnts- Discounts	(28,956)	(30,158)	(33,486)	(30,730)	-	(30,730)	(38,504)
Other Miscellaneous Revenues	4,227	-	-	-	-	-	-
Gate Bar Code/Remotes	4,272	2,036	100	1,373	687	2,060	1,500
Access Cards	278	532	1,000	426	213	639	500
TOTAL REVENUES	821,796	825,699	814,371	812,635	14,067	826,702	941,464
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	6,800	5,800	6,000	5,600	400	6,000	6,000
FICA Taxes	520	444	459	428	31	459	459
ProfServ-Arbitrage Rebate	-	-	600	-	600	600	600
ProfServ-Dissemination Agent	-	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	5,525	8,523	5,000	11,975	5,988	17,963	7,000
ProfServ-Legal Services	20,238	25,132	12,000	30,161	10,000	40,161	25,000
ProfServ-Mgmt Consulting Serv	46,906	48,313	49,762	33,175	16,587	49,762	51,255
ProfServ-Property Appraiser	305	-	751	-	751	751	751
ProfServ-Special Assessment	5,000	5,483	5,305	3,793	1,512	5,305	5,305
ProfServ-Trustee Fees	7,125	7,177	8,450	7,758	692	8,450	8,450
Auditing Services	3,869	3,800	4,046	4,000	-	4,000	4,000
Communication - Telephone	5,074	9,090	5,000	1,933	967	2,900	3,300
Postage and Freight	2,365	807	500	776	388	1,164	1,200
Insurance - General Liability	9,595	6,805	8,708	7,133	-	7,133	8,060
Printing and Binding	5,328	3,005	4,000	3,403	1,702	5,105	5,832
Legal Advertising	1,565	679	800	551	276	827	1,000
Miscellaneous Services	1,684	1,263	2,600	6,655	3,328	9,983	2,600
Misc-Assessmnt Collection Cost	11,744	11,134	16,743	16,083	660	16,743	19,252
Website Hosting	-	-	-	-	-	-	15,000
Office Supplies	1,523	182	350	436	218	654	800
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	135,341	138,812	132,249	134,035	45,098	179,133	167,039
<i>Field</i>							
ProfServ-Field Management	30,000	75,900	41,390	27,593	13,797	41,390	41,390
ProfServ-Field Management - Onsite Staff	-	-	60,185	40,123	20,062	60,185	60,185
ProfServ-Field Temp Labor	45,465	773	-	-	-	-	-
Contracts-Landscape	159,284	159,284	164,064	117,317	72,616	189,933	217,850
Electricity - General	60,744	62,895	65,000	33,254	16,627	49,881	63,000
Utility - Water & Sewer	3,257	2,888	4,000	2,394	1,197	3,591	3,000
R&M-Common Area	12,240	36,632	30,000	20,934	10,467	31,401	15,000
R&M-Irrigation	6,154	1,999	5,000	2,628	1,314	3,942	5,200
Contracts-Lakes	22,428	26,467	23,400	17,398	8,699	26,097	23,400
R&M-Tree Trimming	-	-	-	-	-	-	20,000
Misc-Contingency	7,157	2,906	7,000	1,475	738	2,213	1,000
Capital Reserve	-	-	46,820	44,825	1,995	46,820	-
Total Field	346,729	369,744	446,859	307,941	147,511	455,452	450,025

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU MAY -2019	PROJECTED JUN - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
Gatehouse							
Contracts-Security Services	66,202	86,376	86,376	55,322	28,792	84,114	89,328
Gate Maintenance	37,173	14,622	16,935	5,009	2,505	7,514	18,000
Capital Outlay	91,425	-	-	-	-	-	-
Total Gatehouse	194,800	100,998	103,311	60,331	31,297	91,628	107,328
Road and Street Facilities							
R&M-Roads & Alleyways	7,851	842	1,000	3,142	1,571	4,713	6,000
R&M-Signage	524	4,474	1,200	225	113	338	1,000
Total Road and Street Facilities	8,375	5,316	2,200	3,367	1,684	5,051	7,000
Community Center							
Contracts-Security Services	30,191	35,433	35,000	21,080	4,960	26,040	35,000
R&M-Clubhouse	15,582	11,536	14,752	15,592	7,796	23,388	14,752
Contract-Pools	29,572	20,123	35,000	11,590	2,340	13,930	7,020
Miscellaneous Services	264	3,532	5,000	1,362	681	2,043	5,000
Capital Reserve	-	-	40,000	48,135	-	48,135	-
Total Community Center	75,609	70,624	129,752	97,759	15,777	113,536	61,772
Reserves							
Reserves	-	-	-	-	-	-	148,300
Total Reserves	-	-	-	-	-	-	148,300
TOTAL EXPENDITURES & RESERVES	760,854	685,494	814,371	603,433	241,366	844,799	941,464
Excess (deficiency) of revenues Over (under) expenditures	60,942	140,205	-	209,202	(227,299)	(18,097)	-
Net change in fund balance	60,942	140,205	-	209,202	(227,299)	(18,097)	-
FUND BALANCE, BEGINNING	981,591	1,042,533	1,182,738	1,182,738	-	1,182,738	1,164,642
FUND BALANCE, ENDING	\$ 1,042,533	\$ 1,182,738	\$ 1,182,738	\$ 1,391,940	\$ (227,299)	\$ 1,164,642	\$ 1,164,642

Budget Narrative
Fiscal Year 2020**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 2020**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.

Budget Narrative
Fiscal Year 2020**EXPENDITURES – Administrative (continued)****Communication - Telephone**

The District telephone service charges from four Century Link accounts.

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 Filing 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 2020**EXPENDITURES – Field**

<u>Professional Services - Field Management</u>	\$ 41,390
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>	\$60,185
Costs for personnel at the Amenity Center.	
<u>Contracts - Landscape</u>	\$ 217,850
Blade Runners Landscaping.	
<u>Electricity - General</u>	\$ 63,000
Electricity for accounts with Kissimmee Utility Authority for street lighting, front entry features, fountains and irrigation well.	
<u>Utility – Water & Sewer</u>	\$ 3,000
Expense for accounts with TOHO for water and sewer.	
<u>R&M - Common Area</u>	\$ 15,000
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>	\$ 5,200
This category is for any items related to maintenance of irrigation areas that are not covered in other field services line items.	
<u>Contracts- 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>	\$ 1,000
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>Contracts - Security System</u>	\$ 89,328
Envera Security System.	

Budget Narrative
Fiscal Year 2020**EXPENDITURES- Field (continued)****Gate Maintenance****\$ 18,000**

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****\$ 6,000**

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

R&M - Signage**\$ 1,000**

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**

MagneSec 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

Contract - Pools**\$ 7,020**

Churchill Pool - 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.

BRIGHTON LAKES

Community Development District

Exhibit "A" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 1,164,642
Net Change in Fund Balance - Fiscal Year 2020	-
Reserves - Fiscal Year 2020	148,300
Total Funds Available (Estimated) - 09/30/2020	1,312,942

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	198,291	(1)
Clubhouse	40,000	
Field	90,000	
Landscape	190,967	
Recreation Facilities	101,817	
Roadways	350,094	
Capital Reserve:		
Reserve Study	148,300	
Field - FY 2019	46,820	
Less: FY 19 Expenditures	(46,820)	
Field - FY 2020	-	-
Community Center - FY 2019	40,000	
Less: FY 19 Expenditures	(40,000)	
Community Center - FY 2020	-	-
	Subtotal	1,119,469

Total Allocation of Available Funds	1,119,469
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Total Unassigned (undesignated) Cash	\$ 193,473
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Notes

(1) Represents approximately 3 months of operating expenditures.

Brighton Lakes
Community Development District

Debt Service Budgets
Fiscal Year 2020

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU MAY -2019	PROJECTED JUN - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 586	\$ 2,145	\$ 1,900	\$ 2,911	\$ 1,456	\$ 4,367	\$ 3,000
Special Assmnts- Tax Collector	210,542	210,660	210,541	208,671	1,870	210,541	210,541
Special Assmnts- Discounts	(7,282)	(7,585)	(8,422)	(7,728)	-	(7,728)	(8,422)
TOTAL REVENUES	203,846	205,220	204,019	203,854	3,326	207,180	205,119
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	2,953	2,534	4,211	4,045	-	4,045	4,211
Total Administrative	2,953	2,534	4,211	4,045	-	4,045	4,211
<i>Debt Service</i>							
Principal Debt Retirement	90,000	95,000	100,000	100,000	-	100,000	105,000
Interest Expense	105,242	101,592	97,739	97,739	-	97,739	93,940
Total Debt Service	195,242	196,592	197,739	197,739	-	197,739	198,940
TOTAL EXPENDITURES	198,195	199,126	201,950	201,784	-	201,784	203,151
Excess (deficiency) of revenues Over (under) expenditures	5,651	6,094	2,069	2,070	3,326	5,396	1,968
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	2,069	-	-	-	1,968
TOTAL OTHER SOURCES (USES)	-	-	2,069	-	-	-	1,968
Net change in fund balance	5,651	6,094	2,069	2,070	3,326	5,396	1,968
FUND BALANCE, BEGINNING	180,805	186,456	192,550	192,550	-	192,550	197,946
FUND BALANCE, ENDING	\$ 186,456	\$ 192,550	\$ 194,619	\$ 194,620	\$ 3,326	\$ 197,946	\$ 199,914

AMORTIZATION SCHEDULE

SPECIAL ASSESSMENT BONDS

Period Ending	Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
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		2,310,000		875,069	3,185,069	3,333,537

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU MAY -2019	PROJECTED JUN - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES						
Interest - Investments	\$ 224	\$ 200	\$ 251	\$ 126	\$ 377	\$ 200
Special Assmnts- Tax Collector	254,990	220,651	218,691	1,960	220,651	220,651
Special Assmnts- Discounts	(9,182)	(8,826)	(8,100)	-	(8,100)	(8,826)
TOTAL REVENUES	246,032	212,025	210,842	2,086	212,928	212,025
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	3,655	4,413	4,239	-	4,239	4,413
Total Administrative	3,655	4,413	4,239	-	4,239	4,413
<i>Debt Service</i>						
Principal Debt Retirement	133,000	138,000	138,000	-	138,000	142,000
Interest Expense	48,107	71,306	71,305	-	71,305	66,820
Total Debt Service	181,107	209,306	209,305	-	209,305	208,820
TOTAL EXPENDITURES	184,762	213,719	213,544	-	213,544	213,233
Excess (deficiency) of revenues Over (under) expenditures	61,270	(1,694)	(2,702)	2,086	(617)	(1,208)
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	(1,694)	-	-	-	(1,208)
Net change in fund balance	61,270	(1,694)	(2,702)	2,086	(617)	(1,208)
FUND BALANCE, BEGINNING	1,443	62,713	62,713	-	62,713	62,097
FUND BALANCE, ENDING	\$ 62,713	\$ 61,019	\$ 60,011	\$ 2,086	\$ 62,097	\$ 60,888

AMORTIZATION SCHEDULE

SPECIAL ASSESSMENT BONDS

Period Ending	Coupon	Principal Balance	Interest	Debt Service	Annual Debt Service
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		2,056,000	460,363	2,516,363	2,516,363

Budget Narrative
Fiscal Year 2020**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 2020

**Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2020 vs. Fiscal Year 2019**

Product	General Fund 001			2015A DS Per Unit			2017A DS Per Unit			Total Assessments per Unit			Units	Bond Units 2015	Bond Units 2017
	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change			
1/3 Acre Lot	\$1,281.75	\$1,114.72	15%	\$0.00	\$0.00	n/a	\$976.76	\$976.76	0%	\$2,258.51	\$2,091.48	8%	7	0	6
1/2 Acre Lot	\$1,281.75	\$1,114.72	15%	\$0.00	\$0.00	n/a	\$976.76	\$976.76	0%	\$2,258.51	\$2,091.48	8%	4	0	4
65' lot	\$1,281.75	\$1,114.72	15%	\$0.00	\$0.00	n/a	\$488.38	\$488.38	0%	\$1,770.13	\$1,603.10	10%	244	0	241
85' lot	\$1,281.75	\$1,114.72	15%	\$0.00	\$0.00	n/a	\$586.06	\$586.06	0%	\$1,867.80	\$1,700.78	10%	162	0	159
H - 65' lot	\$1,281.75	\$1,114.72	15%	\$ 632.26	\$632.26	0%	\$0.00	\$0.00	n/a	\$1,914.00	\$1,746.98	10%	100	100	0
I - 65' lot	\$1,281.75	\$1,114.72	15%	\$ 632.26	\$632.26	0%	\$0.00	\$0.00	n/a	\$1,914.00	\$1,746.98	10%	84	84	0
J - 65' lot	\$1,281.75	\$1,114.72	15%	\$ 632.26	\$632.26	0%	\$0.00	\$0.00	n/a	\$1,914.00	\$1,746.98	10%	150	149	0
													751	333	410