

**BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT**

Board of Supervisors

Marcial Rodriguez, Chairman

Brenda Jennings, Vice-Chairman

Michelle Incandela, Assistant Secretary

John Crary, Assistant Secretary

Mark Peters, Assistant Secretary

Kristen Suit, District Manager

Tucker Mackie, District Counsel

Mark Vincutonis, District Engineer

Ariel Medina, Field Supervisor

Freddy Blanco, Assistant Field Manager

Gerry Frawley, Landscaping & Maintenance Liaison

**WORKSHOP AGENDA
March 5, 2020 - 5:00 P.M.**

1. Call to Order
2. Roll Call
3. Discussion of the FY2020-2021 Budget
4. Adjournment

District Office:
313 Campus Street
Celebration, FL 34747
407-566-1935

www.brightonlakescdd.org

Meeting Location:
Brighton Lakes Clubhouse
4250 Brighton Lakes Boulevard
Kissimmee, FL 34746

BRIGHTON LAKES
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2021

Version 1.0 Proposed Budget
Printed on 02/24/20

Prepared by:



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Brighton Lakes
Community Development District

Operating Budget
Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET	THRU	FEB-	PROJECTED	BUDGET
			FY 2020	JAN-2020	SEP-2020	FY 2020	FY 2021
REVENUES							
Interest - Investments	\$ 15,297	\$ 21,298	\$ 15,000	\$ 3,360	12,500	\$ 15,860	\$ 15,000
Room Rentals	118	240	25	-	25	25	25
Interest - Tax Collector	250	415	350	469	-	469	450
Special Assmnts- Tax Collector	837,624	837,157	962,593	869,000	93,593	962,593	962,598
Special Assmnts- Discounts	(30,158)	(30,612)	(38,504)	(34,657)	(3,847)	(38,504)	(38,504)
Other Miscellaneous Revenues	-	-	-	17,230	-	17,230	-
Gate Bar Code/Remotes	2,036	2,577	1,500	708	1,416	2,124	1,500
Access Cards	532	426	500	16	32	48	100
Insurance Reimbursements	-	1,420	-	-	-	-	-
TOTAL REVENUES	825,699	832,921	941,464	856,126	103,719	959,845	941,169
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	5,800	9,000	6,000	4,200	1,800	6,000	8,400
FICA Taxes	444	689	459	321	138	459	643
ProfServ-Arbitrage Rebate	-	-	600	-	-	-	600
ProfServ-Dissemination Agent	1,000	-	1,000	-	-	-	-
ProfServ-Engineering	8,523	13,516	7,000	2,327	4,654	6,981	10,000
ProfServ-Legal Services	25,132	58,388	25,000	18,576	6,424	25,000	35,000
ProfServ-Mgmt Consulting Serv	48,313	49,762	51,255	17,085	34,170	51,255	52,793
ProfServ-Property Appraiser	-	-	751	-	751	751	751
ProfServ-Special Assessment	5,483	5,561	5,305	1,768	3,537	5,305	5,305
ProfServ-Trustee Fees	7,177	7,758	8,450	4,041	4,409	8,450	8,450
Auditing Services	3,800	4,000	4,000	500	-	500	4,000
Website Compliance	-	-	15,000	1,814	-	1,814	2,680
Communication - Telephone	9,090	3,084	3,300	4,694	9,388	14,000	14,000
Postage and Freight	807	1,854	1,200	321	642	963	1,000
Insurance - General Liability	6,805	9,648	8,060	5,383	2,677	8,060	11,841
Printing and Binding	3,005	4,398	5,832	989	1,978	2,967	4,500
Legal Advertising	679	3,370	1,000	443	886	1,329	1,000
Miscellaneous Services	1,263	9,048	2,600	544	1,088	1,632	2,600
Misc-Assessmnt Collection Cost	11,134	10,710	19,252	16,687	2,565	19,252	19,252
Office Supplies	182	829	800	44	88	132	250
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	138,812	191,790	167,039	79,912	75,195	155,025	183,240
<i>Field</i>							
ProfServ-Field Management	75,900	41,390	41,390	13,797	27,593	41,390	42,632
ProfServ-Field Management - Onsite Staff	-	60,185	60,185	20,062	40,123	60,185	61,991
ProfServ-Field Temp Labor	773	-	-	-	-	-	-
Contracts-Landscape	159,284	185,660	217,850	72,616	145,234	217,850	217,848
Electricity - General	62,895	53,428	63,000	19,749	39,498	59,247	61,375
Utility - Water & Sewer	2,888	4,235	3,000	1,262	2,524	3,786	4,200
R&M-Common Area	36,632	30,974	15,000	12,959	27,000	39,959	15,000
R&M-Irrigation	1,999	18,724	5,200	1,200	-	1,200	5,200
R&M Lake	26,467	25,198	23,400	7,800	15,600	23,400	23,400

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JAN-2020	PROJECTED FEB- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
R&M-Tree Trimming	-	-	20,000	-	-	-	20,000
Misc-Contingency	2,906	1,604	1,000	997	1,994	2,991	3,000
Capital Reserve	-	44,825	-	-	-	-	-
Total Field	369,744	466,223	450,025	150,442	299,566	450,008	454,646
Gatehouse							
Contracts-Security Services	86,376	84,360	89,328	29,120	60,208	89,328	77,168
R&M-Gate	-	-	18,000	1,148	2,296	3,444	5,000
Miscellaneous Services	14,622	11,624	-	-	-	-	-
Total Gatehouse	100,998	95,984	107,328	30,268	62,504	92,772	82,168
Capital Expenditures & Projects							
Capital Reserve	-	-	148,300	23,436	33,332	56,768	165,800
Total Capital Expenditures & Projects	-	-	148,300	23,436	33,332	56,768	165,800
Road and Street Facilities							
R&M-Roads & Alleyways	842	3,142	6,000	-	-	-	4,000
R&M-Sidewalks	-	-	-	-	-	-	20,000
R&M-Signage	4,474	229	1,000	317	634	951	1,915
Total Road and Street Facilities	5,316	3,371	7,000	317	634	951	25,915
Community Center							
Contracts-Security Services	35,433	34,999	35,000	11,532	23,468	35,000	35,000
R&M-Clubhouse	11,536	18,947	14,752	10,480	20,960	15,000	15,000
R&M-Pools	20,123	23,456	7,020	5,160	10,320	15,480	16,000
Miscellaneous Services	3,532	1,166	5,000	65	130	195	5,000
Capital Reserve	-	48,135	-	-	-	-	-
Total Community Center	70,624	126,703	61,772	27,237	54,878	65,675	71,000
TOTAL EXPENDITURES	685,494	884,071	941,464	311,612	526,109	821,199	982,769
Excess (deficiency) of revenues Over (under) expenditures	140,205	(51,150)	-	544,514	(422,390)	138,646	(41,600)
Net change in fund balance	140,205	(51,150)	-	544,514	(422,390)	138,646	(41,600)
FUND BALANCE, BEGINNING	1,042,534	1,182,739	1,131,589	1,131,589	-	1,131,589	1,270,235
FUND BALANCE, ENDING	\$ 1,182,739	\$ 1,131,589	\$ 1,131,589	\$ 1,676,103	\$ (422,390)	\$ 1,270,235	\$ 1,228,635

BRIGHTON LAKES

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2021**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 - 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.

BRIGHTON LAKES

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2021**EXPENDITURES – Administrative (continued)****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 contract amount.

Communication - Telephone

The District telephone service charges from four Century Link & Brighthouse accounts.

Postage & Freight

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

BRIGHTON LAKES

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2021**EXPENDITURES – Administrative (continued)****Insurance - General Liability & Property**

The District's General Liability, Public Officials Liability & Property 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.

BRIGHTON LAKES

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2021**EXPENDITURES – Field****Professional Services - Field Management**

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.

Professional Services - Field Management – Onsite Staff

Costs for personnel at the Amenity Center.

Contracts - Landscape

Annual contract with Blade Runners Landscaping.

Electricity - General

Electricity for accounts with Kissimmee Utility Authority for street lighting, front entry features, fountains and irrigation well.

Utility – Water & Sewer

Expense for accounts with TOHO for water and sewer.

R&M - Common Area

This category is for any items related to maintenance of common areas that are not covered in other field services line items.

R&M - Irrigation

This category is for any items related to maintenance of irrigation areas that are not covered in other field services line items.

R&M - Lake

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.

R&M – Tree Trimming

Annual bush hogging.

Misc - Contingency

This represents any additional unanticipated expenditures that are incurred during the year that may not have been provided for in the other budget categories.

BRIGHTON LAKES

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2021**EXPENDITURES- Gatehouse****Contracts - Security System**

Annual contract with Envera Security System.

Miscellaneous Services

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

Capital Expenditures & Projects

Expenses related to new projects within the district.

EXPENDITURES- Road and Street Facilities**R&M - Roads & Alleyways**

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

R&M - Sidewalks

Scheduled maintenance consists of cleaning, repair and replacement. Significant replacements in excess of \$20,000 are funded through the maintenance reserves.

R&M - Signage

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**

Mgnosec Corp. Pool Security

R&M - Clubhouse

Contract with Exercise Systems to maintain fitness equipment, Contract with Bright House Networks for Cable Service and a Contract with Terminix for Termite and Pest Control.

R&M - Pools

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

R&M - Miscellaneous Services

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

Community Development District

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Anticipated Beginning Fund Balance - Fiscal Year 2021	\$ 1,270,235
Net Change in Fund Balance - Fiscal Year 2021	(41,600)
Reserves - Fiscal Year 2021	165,800
Total Funds Available (Estimated) - 09/30/2021	1,394,435

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		204,242 ⁽¹⁾
Clubhouse		31,865
Field		91,995
Landscape		190,967
Recreation Facilities		101,817
Roadways		350,094
Capital Reserve: Reserve Study - FY20		148,300
Capital Reserve FY21 Proposed		165,800
Less: FY 2020 Expenditures & Projections:		
Inframark Fees for Field Service	(23,436)	
Athletic Court Resurfacing	(11,970) ⁽²⁾	
Brick Paver Installation	(10,254) ⁽²⁾	
Sidewalk repairs	(11,108) ⁽²⁾	(56,768)
	<u>Subtotal</u>	<u>1,228,312</u>
Total Allocation of Available Funds		1,228,312

Total Unassigned (undesignated) Cash	\$ 166,123
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Notes

- (1) Represents approximately 3 months of operating expenditures.
- (2) Projected FY20 Expenditures \$33,332

Brighton Lakes

Community Development District

Debt Service Budgets

Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU JAN-2020	PROJECTED FEB- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 2,145	\$ 4,130	\$ 3,000	\$ 842	\$ 1,684	\$ 2,526	\$ 2,500
Special Assmnts- Tax Collector	210,660	210,541	210,541	190,070	20,471	210,541	210,541
Special Assmnts- Discounts	(7,585)	(7,698)	(8,422)	(7,580)	(842)	(8,422)	(8,422)
TOTAL REVENUES	205,220	206,973	205,119	183,332	21,313	204,645	204,619
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	2,534	2,694	4,211	3,650	561	4,211	4,211
Total Administrative	2,534	2,694	4,211	3,650	561	4,211	4,211
<i>Debt Service</i>							
Principal Debt Retirement	95,000	100,000	105,000	-	105,000	105,000	110,000
Interest Expense	101,592	97,739	93,940	47,227	46,713	93,940	89,425
Total Debt Service	196,592	197,739	198,940	47,227	151,713	198,940	199,425
TOTAL EXPENDITURES	199,126	200,433	203,151	50,877	152,274	203,151	203,636
Excess (deficiency) of revenues Over (under) expenditures	6,094	6,540	1,968	132,455	(130,961)	1,494	983
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	1,968	-	-	-	983
TOTAL OTHER SOURCES (USES)	-	-	1,968	-	-	-	983
Net change in fund balance	6,094	6,540	1,968	132,455	(130,961)	1,494	983
FUND BALANCE, BEGINNING	186,457	192,551	199,091	199,091	-	199,091	200,585
FUND BALANCE, ENDING	\$ 192,551	\$ 199,091	\$ 201,059	\$ 331,546	\$ (130,961)	\$ 200,585	\$ 201,568

AMORTIZATION SCHEDULE

SPECIAL ASSESSMENT BONDS

Period Ending	Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
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		2,205,000		781,129	2,986,129	3,137,843

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2019	ACTUAL THRU JAN-2020	PROJECTED FEB- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 224	\$ 366	\$ 200	\$ 191	\$ 382	\$ 573	\$ 500
Special Assmnts- Tax Collector	254,990	220,651	220,651	199,197	21,454	220,651	220,651
Special Assmnts- Discounts	(9,182)	(8,069)	(8,826)	(7,944)	(882)	(8,826)	(8,826)
TOTAL REVENUES	246,032	212,948	212,025	191,444	20,954	212,398	212,325
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Trustee Fees				7,928	-	7,928	
Misc-Assessmnt Collection Cost	3,655	2,822	4,413	3,825	588	4,413	4,413
Total Administrative	3,655	2,822	4,413	11,753	588	12,341	4,413
<i>Debt Service</i>							
Principal Debt Retirement	133,000	138,000	142,000	-	142,000	142,000	147,000
Interest Expense	48,107	71,305	66,820	33,410	33,410	66,820	62,205
Total Debt Service	181,107	209,305	208,820	33,410	175,410	208,820	209,205
TOTAL EXPENDITURES	184,762	212,127	213,233	45,163	175,998	221,161	213,618
Excess (deficiency) of revenues			-				
Over (under) expenditures	61,270	821	(1,208)	146,281	(155,044)	(8,763)	(1,293)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In			-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	(1,208)	-	-	-	(1,293)
Net change in fund balance	61,270	821	(1,208)	146,281	(155,044)	(8,763)	(1,293)
FUND BALANCE, BEGINNING	34,321	95,591	63,534	63,534	-	63,534	54,771
FUND BALANCE, ENDING	\$ 95,591	\$ 96,412	\$ 62,326	\$ 209,815	\$ (155,044)	\$ 54,771	\$ 53,478

AMORTIZATION SCHEDULE

SPECIAL ASSESSMENT BONDS

Period Ending	Coupon	Principal Balance	Interest	Debt Service	Annual Debt Service
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		1,914,000	393,543	2,307,543	2,307,543

BRIGHTON LAKES

Community Development District

*Debt Service Funds***Budget Narrative**
Fiscal Year 2021**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 2021

**Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2021 vs. Fiscal Year 2020**

Product	General Fund 001			2015A DS Per Unit			2017A DS Per Unit			Total Assessments per Unit			Units	Bond Units 2015	Bond Units 2017
	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change			
1/3 Acre Lot	\$1,281.75	\$1,281.75	0.0%	\$0.00	\$0.00	n/a	\$976.76	\$976.76	0%	\$2,258.51	\$2,258.51	0%	7	0	6
1/2 Acre Lot	\$1,281.75	\$1,281.75	0.0%	\$0.00	\$0.00	n/a	\$976.76	\$976.76	0%	\$2,258.51	\$2,258.51	0%	4	0	4
65' lot	\$1,281.75	\$1,281.75	0.0%	\$0.00	\$0.00	n/a	\$488.38	\$488.38	0%	\$1,770.13	\$1,770.13	0%	244	0	241
85' lot	\$1,281.75	\$1,281.75	0.0%	\$0.00	\$0.00	n/a	\$586.06	\$586.06	0%	\$1,867.81	\$1,867.81	0%	162	0	159
H - 65' lot	\$1,281.75	\$1,281.75	0.0%	\$ 632.26	\$632.26	0%	\$0.00	\$0.00	n/a	\$1,914.01	\$1,914.01	0%	100	100	0
I - 65' lot	\$1,281.75	\$1,281.75	0.0%	\$ 632.26	\$632.26	0%	\$0.00	\$0.00	n/a	\$1,914.01	\$1,914.01	0%	84	84	0
J - 65' lot	\$1,281.75	\$1,281.75	0.0%	\$ 632.26	\$632.26	0%	\$0.00	\$0.00	n/a	\$1,914.01	\$1,914.01	0%	150	149	0
													751	333	410