

BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT

Annual Operating and Debt Service Budget
Fiscal Year 2021

Adopted Budget
(Adopted on 07/02/20)

Prepared by:



BRIGHTON LAKES

Community Development District

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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 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET	THRU	JUN-	PROJECTED	BUDGET
			FY 2020	MAY-2020	SEP-2020	FY 2020	FY 2021
REVENUES							
Interest - Investments	\$ 15,297	\$ 21,298	\$ 15,000	\$ 10,663	4,337	\$ 15,000	\$ 15,000
Room Rentals	118	240	25	-	25	25	25
Interest - Tax Collector	250	415	350	509	-	509	450
Special Assmnts- Tax Collector	837,624	837,157	962,593	947,289	15,304	962,593	1,078,119
Special Assmnts- Discounts	(30,158)	(30,612)	(38,504)	(35,117)	(3,387)	(38,504)	(43,125)
Other Miscellaneous Revenues	-	-	-	17,230	-	17,230	-
Gate Bar Code/Remotes	2,036	2,577	1,500	1,292	646	1,938	1,500
Access Cards	532	426	500	16	8	24	100
Insurance Reimbursements	-	1,420	-	-	-	-	-
TOTAL REVENUES	825,699	832,921	941,464	941,882	16,933	958,815	1,052,069
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	5,800	9,000	6,000	7,800	1,200	9,000	8,400
FICA Taxes	444	689	459	597	92	689	643
ProfServ-Arbitrage Rebate	-	-	600	-	-	-	600
ProfServ-Dissemination Agent	1,000	-	1,000	-	-	-	-
ProfServ-Engineering	8,523	13,516	7,000	8,115	4,058	12,173	10,000
ProfServ-Legal Services	25,132	58,388	25,000	42,014	21,007	63,021	35,000
ProfServ-Mgmt Consulting Serv	48,313	49,762	51,255	34,170	17,085	51,255	57,255
ProfServ-Property Appraiser	-	-	751	239	-	239	751
ProfServ-Special Assessment	5,483	5,561	5,305	3,537	1,768	5,305	5,305
ProfServ-Trustee Fees	7,177	7,758	8,450	7,758	-	7,758	8,450
Auditing Services	3,800	4,000	4,000	3,400	-	3,400	4,000
Website Compliance	-	-	15,000	2,512	-	2,512	4,000
Communication - Telephone	9,090	3,084	3,300	9,042	4,521	13,563	14,000
Postage and Freight	807	1,854	1,200	661	331	992	1,000
Insurance - General Liability	6,805	9,648	8,060	5,869	2,191	8,060	11,841
Printing and Binding	3,005	4,398	5,832	2,107	1,054	3,161	4,500
Legal Advertising	679	3,370	1,000	706	353	1,059	1,000
Miscellaneous Services	1,263	9,048	2,600	979	490	1,469	2,600
Misc-Assessmnt Collection Cost	11,134	10,710	19,252	18,243	1,009	19,252	21,562
Office Supplies	182	829	800	467	234	701	250
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	138,812	191,790	167,039	148,391	55,391	203,782	191,332
<i>Field</i>							
ProfServ-Field Management	75,900	41,390	41,390	27,593	13,797	41,390	42,632
ProfServ-Field Management - Onsite Staff	-	60,185	60,185	40,123	20,062	60,185	61,991
ProfServ-Field Temp Labor	773	-	-	-	-	-	-
Contracts-Landscape	159,284	185,660	217,850	145,232	72,618	217,850	217,848
Electricity - General	62,895	58,239	63,000	38,276	19,138	57,414	61,375
Utility - Water & Sewer	2,888	4,235	3,000	3,360	1,680	5,040	4,200
R&M-Common Area	36,632	30,974	15,000	17,591	2,500	20,091	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	15,600	7,800	23,400	23,400

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

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
R&M-Tree Trimming	-	-	20,000	25,900	-	25,900	12,000
Misc-Contingency	2,906	1,604	1,000	3,090	710	3,800	3,000
Capital Reserve	-	44,825	-	-	-	-	-
Total Field	369,744	471,034	450,025	317,965	138,305	456,270	446,646
Gatehouse							
Contracts-Security Services	86,376	84,360	89,328	60,441	28,887	89,328	77,168
R&M-Gate	-	-	18,000	1,576	788	2,364	5,000
Miscellaneous Services	14,622	11,624	-	-	-	-	-
Total Gatehouse	100,998	95,984	107,328	62,017	29,675	91,692	82,168
Capital Expenditures & Projects							
Capital Reserve	-	-	148,300	67,870	-	67,870	148,000
Total Capital Expenditures & Projects	-	-	148,300	67,870	-	67,870	148,000
Road and Street Facilities							
R&M-Roads & Alleyways	842	3,142	6,000	3,585	1,793	5,378	45,000
R&M-Sidewalks	-	-	-	-	-	-	20,000
R&M-Signage	4,474	229	1,000	1,370	685	2,055	1,915
Total Road and Street Facilities	5,316	3,371	7,000	4,955	2,478	7,433	66,915
Community Center							
Contracts-Security Services	35,433	34,999	35,000	15,872	19,128	35,000	43,008
R&M-Clubhouse	11,536	18,947	14,752	11,406	5,703	17,109	20,000
R&M-Pools	20,123	23,456	7,020	14,927	7,464	22,391	49,000
Miscellaneous Services	3,532	1,166	5,000	2,170	1,085	3,255	5,000
Capital Reserve	-	48,135	-	-	-	-	-
Total Community Center	70,624	126,703	61,772	44,375	33,380	77,755	117,008
TOTAL EXPENDITURES	685,494	888,882	941,464	645,573	259,228	904,801	1,052,069
Excess (deficiency) of revenues Over (under) expenditures	140,205	(55,961)	-	296,309	(242,295)	54,015	-
Net change in fund balance	140,205	(55,961)	-	296,309	(242,295)	54,015	-
FUND BALANCE, BEGINNING	1,042,534	1,182,739	1,126,778	1,126,778	-	1,126,778	1,180,793
FUND BALANCE, ENDING	\$ 1,182,739	\$ 1,126,778	\$ 1,126,778	\$ 1,423,087	\$ (242,295)	\$ 1,180,793	\$ 1,180,793

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.

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 accounts.

Postage & Freight

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

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 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 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

BladeRunners Landscaping (per agreement) – Bush Hogging \$1,500 per day.

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.

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**

Road repairs and Emergency Exit Gate Project.

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**

Magnosec Corp. contract \$16 per hour / 56 hrs. per week.

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

Pool vendor Bi-Monthly Maintenance, Pool repairs & Pool furniture.

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.

BRIGHTON LAKES

Community Development District

Exhibit "A" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Anticipated Beginning Fund Balance - Fiscal Year 2021	\$ 1,180,793
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021	148,000
Total Funds Available (Estimated) - 09/30/2021	1,328,793

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	226,017	(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	148,000	
Less: FY 2020 Expenditures		
Inframark Fees for Add'l Field Service	(34,538)	
Athletic Court Resurfacing	(11,970)	
Brick Paver Installation	(10,254)	
Sidewalk repairs	(11,108)	(67,870)

Total Allocation of Available Funds	1,221,185
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Total Unassigned (undesigned) Cash	\$ 107,608
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Notes

(1) Represents approximately 3 months of operating expenditures.

BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT

Debt Service Budgets

Fiscal Year 2021

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

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAY-2020	PROJECTED JUN- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 2,145	\$ 4,130	\$ 3,000	\$ 1,490	\$ 745	\$ 2,235	\$ 2,500
Special Assmnts- Tax Collector	210,660	210,541	210,541	207,194	3,347	210,541	210,541
Special Assmnts- Discounts	(7,585)	(7,698)	(8,422)	(7,681)	(741)	(8,422)	(8,422)
TOTAL REVENUES	205,220	206,973	205,119	201,003	3,351	204,354	204,619
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	2,534	2,694	4,211	3,990	221	4,211	4,211
Total Administrative	2,534	2,694	4,211	3,990	221	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	93,940	-	93,940	89,425
Total Debt Service	196,592	197,739	198,940	198,940	-	198,940	199,425
TOTAL EXPENDITURES	199,126	200,433	203,151	202,930	221	203,151	203,636
Excess (deficiency) of revenues Over (under) expenditures	6,094	6,540	1,968	(1,927)	3,130	1,203	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	(1,927)	3,130	1,203	983
FUND BALANCE, BEGINNING	186,457	192,551	199,091	199,091	-	199,091	200,294
FUND BALANCE, ENDING	\$ 192,551	\$ 199,091	\$ 201,059	\$ 197,164	\$ 3,130	\$ 200,294	\$ 201,277

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	
5/1/2021	2,205,000	110,000	4.000%	44,345	154,345	199,425
11/1/2021	2,095,000			42,831	42,831	
5/1/2022	2,095,000	115,000	4.000%	42,133	157,133	199,964
11/1/2022	1,980,000			40,480	40,480	
5/1/2023	1,980,000	120,000	4.000%	39,820	159,820	200,300
11/1/2023	1,860,000			38,027	38,027	
5/1/2024	1,860,000	120,000	4.000%	37,613	157,613	195,640
11/1/2024	1,740,000			35,573	35,573	
5/1/2025	1,740,000	130,000	4.000%	34,993	164,993	200,567
11/1/2025	1,610,000			32,916	32,916	
5/1/2026	1,610,000	135,000	4.000%	32,379	167,379	200,294
11/1/2026	1,475,000			30,156	30,156	
5/1/2027	1,475,000	140,000	4.000%	29,664	169,664	199,819
11/1/2027	1,335,000			27,293	27,293	
5/1/2028	1,335,000	145,000	4.000%	26,997	171,997	199,290
11/1/2028	1,190,000			24,329	24,329	
5/1/2029	1,190,000	150,000	4.000%	23,932	173,932	198,261
11/1/2029	1,040,000			21,262	21,262	
5/1/2030	1,040,000	155,000	4.000%	20,916	175,916	197,178
11/1/2030	885,000			18,093	18,093	
5/1/2031	885,000	165,000	4.000%	17,798	182,798	200,892
11/1/2031	720,000			14,720	14,720	
5/1/2032	720,000	170,000	4.000%	14,560	184,560	199,280
11/1/2032	550,000			11,244	11,244	
5/1/2033	550,000	175,000	4.000%	11,061	186,061	197,306
11/1/2033	375,000			7,667	7,667	
5/1/2034	375,000	185,000	4.000%	7,542	192,542	200,208
11/1/2034	190,000			3,884	3,884	
5/1/2035	190,000	190,000	4.000%	3,821	193,821	197,706
Totals		2,205,000		781,129	2,986,129	2,986,129

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET	THRU	JUN-	PROJECTED	BUDGET
			FY 2019	MAY-2020	SEP-2020	FY 2020	FY 2021
REVENUES							
Interest - Investments	\$ 224	\$ 366	\$ 200	\$ 496	\$ 248	\$ 744	\$ 500
Special Assmnts- Tax Collector	254,990	220,651	220,651	217,143	3,508	220,651	220,651
Special Assmnts- Discounts	(9,182)	(8,069)	(8,826)	(8,050)	(776)	(8,826)	(8,826)
TOTAL REVENUES	246,032	212,948	212,025	209,589	2,980	212,569	212,325
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	3,655	2,822	4,413	4,182	231	4,413	4,413
Debt Retirement Other	-	-	-	7,928	-	7,928	-
Total Administrative	3,655	2,822	4,413	12,110	231	12,341	4,413
<i>Debt Service</i>							
Principal Debt Retirement	133,000	138,000	142,000	142,000	-	142,000	147,000
Debt Retirement Series A	-	32,878	-	-	-	-	-
Interest Expense	48,107	71,305	66,820	66,820	-	66,820	62,205
Total Debt Service	181,107	242,183	208,820	208,820	-	208,820	209,205
TOTAL EXPENDITURES	184,762	245,005	213,233	220,930	231	221,161	213,618
Excess (deficiency) of revenues			-				
Over (under) expenditures	61,270	(32,057)	(1,208)	(11,341)	2,749	(8,592)	(1,293)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In			-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	(1,208)	-	-	-	(1,293)
Net change in fund balance	61,270	(32,057)	(1,208)	(11,341)	2,749	(8,592)	(1,293)
FUND BALANCE, BEGINNING	34,321	95,591	63,534	63,534	-	63,534	54,942
FUND BALANCE, ENDING	\$ 95,591	\$ 63,534	\$ 62,326	\$ 52,193	\$ 2,749	\$ 54,942	\$ 53,649

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

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	\$1,435.58	\$1,281.75	12.0%	\$0.00	\$0.00	n/a	\$976.76	\$976.76	0%	\$2,412.33	\$2,258.51	7%	7	0	6
1/2 Acre Lot	\$1,435.58	\$1,281.75	12.0%	\$0.00	\$0.00	n/a	\$976.76	\$976.76	0%	\$2,412.33	\$2,258.51	7%	4	0	4
65' lot	\$1,435.58	\$1,281.75	12.0%	\$0.00	\$0.00	n/a	\$488.38	\$488.38	0%	\$1,923.95	\$1,770.13	9%	244	0	241
85' lot	\$1,435.58	\$1,281.75	12.0%	\$0.00	\$0.00	n/a	\$586.06	\$586.06	0%	\$2,021.63	\$1,867.81	8%	162	0	159
H - 65' lot	\$1,435.58	\$1,281.75	12.0%	\$ 632.26	\$632.26	0%	\$0.00	\$0.00	n/a	\$2,067.83	\$1,914.01	8%	100	100	0
I - 65' lot	\$1,435.58	\$1,281.75	12.0%	\$ 632.26	\$632.26	0%	\$0.00	\$0.00	n/a	\$2,067.83	\$1,914.01	8%	84	84	0
J - 65' lot	\$1,435.58	\$1,281.75	12.0%	\$ 632.26	\$632.26	0%	\$0.00	\$0.00	n/a	\$2,067.83	\$1,914.01	8%	150	149	0
													751	333	410