

**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

Peter Glasscock, District Engineer

Angel Montagna, Field Manager

Freddy Blanco, Assistant Field Manager

Dennis Hisler, Landscaping & Maintenance Liaison

**WORKSHOP AGENDA  
March 4, 2021 - 5:00 P.M.**

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1. Call to Order
2. Roll Call
3. Discussion of the FY2021-2022 Budget
4. Adjournment

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

[www.brightonlakescdd.org](http://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 2022**

Proposed Budget

Prepared by:



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**BRIGHTON LAKES**  
COMMUNITY DEVELOPMENT DISTRICT

**Operating Budget**  
Fiscal Year 2022

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET FY 2021	THRU JAN-2021	FEB - SEP-2021	PROJECTED FY 2021	BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 21,298	\$ 13,088	\$ 15,000	\$ 1,004	3,012	\$ 4,016	\$ 3,000
Room Rentals	240	-	25	-	25	25	-
Interest - Tax Collector	415	509	450	77	373	450	450
Special Assmnts- Tax Collector	837,157	962,591	1,078,119	1,010,722	67,397	1,078,119	1,078,119
Special Assmnts- Discounts	(30,612)	(34,657)	(43,125)	(40,322)	(674)	(40,996)	(43,125)
Other Miscellaneous Revenues	-	17,730	-	-	-	-	-
Gate Bar Code/Remotes	2,577	1,844	1,500	586	1,758	2,344	1,500
Access Cards	426	-	100	-	100	100	100
Insurance Reimbursements	1,420	3192	-	-	-	-	-
Pool Access Key Fee	-	16	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>832,921</b>	<b>964,313</b>	<b>1,052,069</b>	<b>972,067</b>	<b>71,991</b>	<b>1,044,058</b>	<b>1,040,044</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
P/R-Board of Supervisors	9,000	12,800	8,400	2,600	5,800	8,400	8,400
FICA Taxes	689	979	643	199	444	643	643
ProfServ-Arbitrage Rebate	-	-	600	-	600	600	600
ProfServ-Engineering	13,516	12,996	10,000	5,125	8,131	13,256	13,200
ProfServ-Legal Services	58,388	57,234	35,000	9,176	27,528	36,704	35,000
ProfServ-Mgmt Consulting Serv	49,762	51,255	57,255	19,085	38,170	57,255	57,255
ProfServ-Property Appraiser	-	239	751	-	751	751	751
ProfServ-Special Assessment	5,561	5,305	5,305	1,768	3,537	5,305	5,305
ProfServ-Trustee Fees	7,758	7,758	8,450	7,758	-	7,758	7,758
Auditing Services	4,000	3,400	4,000	-	3,500	3,500	3,600
Website Compliance	-	2,900	4,000	776	3,224	4,000	2,000
Communication - Telephone	3,084	13,812	14,000	4,580	13,740	18,320	14,000
Postage and Freight	1,854	2,881	1,000	376	1,128	1,504	1,500
Insurance - General Liability	9,648	9,060	11,841	5,696	6,145	11,841	13,025
Printing and Binding	4,398	2,264	4,500	563	1,689	2,252	2,500
Legal Advertising	3,370	3,352	1,000	-	3,361	3,361	2,500
Miscellaneous Services	9,048	1,312	2,600	2,212	6,636	8,848	2,000
Misc-Assessmnt Collection Cost	10,710	12,264	21,562	19,498	2,064	21,562	21,562
Office Supplies	829	467	250	-	-	-	250
Annual District Filing Fee	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>191,790</b>	<b>200,453</b>	<b>191,332</b>	<b>79,587</b>	<b>126,448</b>	<b>206,035</b>	<b>192,024</b>
<i>Field</i>							
ProfServ-Field Management	41,390	41,390	42,632	14,211	28,421	42,632	42,632
ProfServ-Field Management - Onsite Staff	60,185	60,185	61,991	20,664	41,327	61,991	61,991
Contracts-Landscape	185,660	217,848	217,848	72,616	145,232	217,848	217,848
Electricity - General	58,239	56,788	61,375	19,821	59,463	79,284	63,000
Utility - Water & Sewer	4,235	7,405	4,200	1,990	5,970	7,960	7,500
R&M-Common Area	30,974	23,633	15,000	4,753	22,551	27,304	15,000
R&M-Irrigation	18,724	4,073	5,200	8,026	3,374	11,400	11,000
R&M Lake	25,198	23,400	23,400	7,800	15,600	23,400	23,400

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET FY 2021	THRU JAN-2021	FEB - SEP-2021	PROJECTED FY 2021	BUDGET FY 2022
R&M-Tree Trimming	-	27,150	12,000	3,150	8,850	12,000	16,000
Misc-Contingency	1,604	4,768	3,000	1,605	1,395	3,000	3,000
Capital Reserve	44,825	-	-	-	-	-	-
<b>Total Field</b>	<b>471,034</b>	<b>466,640</b>	<b>446,646</b>	<b>154,636</b>	<b>332,183</b>	<b>486,819</b>	<b>461,371</b>
<b>Gatehouse</b>							
Contracts-Security Services	84,360	76,681	77,168	25,065	52,103	77,168	77,168
R&M-Gate	-	3,757	5,000	246	4,754	5,000	3,000
Miscellaneous Services	11,624	-	-	-	-	-	-
<b>Total Gatehouse</b>	<b>95,984</b>	<b>80,438</b>	<b>82,168</b>	<b>25,311</b>	<b>56,857</b>	<b>82,168</b>	<b>80,168</b>
<b>Capital Reserves</b>							
Capital Reserve	-	78,449	148,000	-	-	-	170,000
<b>Total Capital Reserves</b>	<b>-</b>	<b>78,449</b>	<b>148,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>170,000</b>
<b>Road and Street Facilities</b>							
R&M-Roads & Alleyways	3,142	17,079	45,000	-	45,000	45,000	10,000
R&M-Sidewalks	-	-	20,000	-	20,000	20,000	8,000
R&M-Signage	229	1,634	1,915	338	1,577	1,915	1,113
<b>Total Road and Street Facilities</b>	<b>3,371</b>	<b>18,713</b>	<b>66,915</b>	<b>338</b>	<b>66,577</b>	<b>66,915</b>	<b>19,113</b>
<b>Community Center</b>							
Contracts-Security Services	34,999	15,872	43,008	8,225	34,783	43,008	48,048
R&M-Clubhouse	18,947	15,969	20,000	516	16,942	17,458	10,000
R&M-Pools	23,456	25,545	49,000	7,184	21,552	28,736	33,000
Miscellaneous Services	1,166	3,495	5,000	481	1,443	1,924	1,320
Capital Projects	-	-	-	-	-	-	25,000
Capital Reserve	48,135	-	-	-	-	-	-
<b>Total Community Center</b>	<b>126,703</b>	<b>60,881</b>	<b>117,008</b>	<b>16,406</b>	<b>74,720</b>	<b>91,126</b>	<b>117,368</b>
<b>TOTAL EXPENDITURES</b>	<b>888,882</b>	<b>905,574</b>	<b>1,052,069</b>	<b>276,278</b>	<b>656,785</b>	<b>933,063</b>	<b>1,040,044</b>
Excess (deficiency) of revenues Over (under) expenditures	(55,961)	58,739	-	695,789	(584,794)	110,995	0
Net change in fund balance	(55,961)	58,739	-	695,789	(584,794)	110,995	0
<b>FUND BALANCE, BEGINNING</b>	<b>1,182,739</b>	<b>1,126,778</b>	<b>1,126,778</b>	<b>1,185,517</b>	<b>-</b>	<b>1,185,517</b>	<b>1,296,512</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,126,778</b>	<b>\$ 1,185,517</b>	<b>\$ 1,126,778</b>	<b>\$ 1,881,306</b>	<b>\$ (584,794)</b>	<b>\$ 1,296,512</b>	<b>\$ 1,296,512</b>

**BRIGHTON LAKES**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2022**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 2022**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.



**BRIGHTON LAKES**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2022**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 2022**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 2022**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**

Magnesec 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.

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Anticipated Beginning Fund Balance - Fiscal Year 2022	\$ 1,296,512
Net Change in Fund Balance - Fiscal Year 2022	0
Reserves - Fiscal Year 2022	170,000
<b>Total Funds Available (Estimated) - 09/30/2022</b>	<b>1,466,512</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	217,511 <sup>(1)</sup>		
Clubhouse	31,865		
Field	91,995		
Landscape	190,967		
Recreation Facilities	101,817		
Roadways	350,094		
Capital Reserve - FY21	148,000		
Capital Reserve FY22 Proposed	170,000		
Less: FY 2021 Expenditures:			
Expenses	<table border="0"> <tr> <td align="right">-</td> <td align="right">-</td> </tr> </table>	-	-
-	-		

<b>Total Allocation of Available Funds</b>	<b>1,302,249</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 164,263</b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures.

**BRIGHTON LAKES**  
COMMUNITY DEVELOPMENT DISTRICT

**Debt Service Budgets**  
Fiscal Year 2022

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET	THRU	FEB -	PROJECTED	BUDGET
			FY 2021	JAN-2021	SEP-2021	FY 2021	FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 4,130	1494	\$ 2,500	\$ 4	\$ 1,400	\$ 1,404	\$ 1,400
Special Assmnts- Tax Collector	210,541	210,541	210,541	197,380	13,161	210,541	210,541
Special Assmnts- Discounts	(7,698)	(7,580)	(8,422)	(7,874)	(548)	(8,422)	(8,422)
<b>TOTAL REVENUES</b>	<b>206,973</b>	<b>204,455</b>	<b>204,619</b>	<b>189,510</b>	<b>14,013</b>	<b>203,523</b>	<b>203,519</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	2,694	2,682.00	4,211	3,808	403	4,211	4,211
<b>Total Administrative</b>	<b>2,694</b>	<b>2,682</b>	<b>4,211</b>	<b>3,808</b>	<b>403</b>	<b>4,211</b>	<b>4,211</b>
<i>Debt Service</i>							
Principal Debt Retirement	100,000	105,000	110,000	-	110,000	110,000	115,000
Interest Expense	97,739	93,940	89,425	45,080	44,345	89,425	84,964
<b>Total Debt Service</b>	<b>197,739</b>	<b>198,940</b>	<b>199,425</b>	<b>45,080</b>	<b>154,345</b>	<b>199,425</b>	<b>199,964</b>
<b>TOTAL EXPENDITURES</b>	<b>200,433</b>	<b>201,622</b>	<b>203,636</b>	<b>48,888</b>	<b>154,748</b>	<b>203,636</b>	<b>204,175</b>
Excess (deficiency) of revenues							
Over (under) expenditures	6,540	2,833	983	140,622	(140,735)	(113)	(656)
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	983	-	-	-	(656)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>983</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(656)</b>
Net change in fund balance	6,540	2,833	983	140,622	(140,735)	(113)	(656)
<b>FUND BALANCE, BEGINNING</b>	<b>192,551</b>	<b>199,091</b>	<b>201,924</b>	<b>201,924</b>	<b>-</b>	<b>201,924</b>	<b>201,810</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 199,091</b>	<b>\$ 201,924</b>	<b>\$ 202,906</b>	<b>\$ 342,545</b>	<b>\$ (140,735)</b>	<b>\$ 201,810</b>	<b>\$ 201,154</b>

**BRIGHTON LAKES**

Community Development District

Series 2015 Debt Service Fund

**AMORTIZATION SCHEDULE**

## SPECIAL ASSESSMENT BONDS

<b>Period Ending</b>	<b>Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
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
<b>Totals</b>		<b>2,095,000</b>		<b>691,704</b>	<b>2,786,704</b>	<b>2,786,704</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET	THRU	FEB -	PROJECTED	BUDGET
			FY 2021	JAN-2021	SEP-2021	FY 2021	FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 366	\$ 498	\$ 500	\$ 1	\$ 499	\$ 500	\$ 500
Special Assmnts- Tax Collector	220,651	220,650	220,651	206,857	13,794	220,651	220,651
Special Assmnts- Discounts	(8,069)	(7,944)	(8,826)	(8,252)	(574)	(8,826)	(8,826)
<b>TOTAL REVENUES</b>	<b>212,948</b>	<b>213,204</b>	<b>212,325</b>	<b>198,606</b>	<b>13,719</b>	<b>212,325</b>	<b>212,325</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	2,822	2,811	4,413	3,990	423	4,413	4,413
Debt Retirement Other	-	7,928	-	-	-	-	-
<b>Total Administrative</b>	<b>2,822</b>	<b>10,739</b>	<b>4,413</b>	<b>3,990</b>	<b>423</b>	<b>4,413</b>	<b>4,413</b>
<i>Debt Service</i>							
Principal Debt Retirement	138,000	142,000	147,000	-	147,000	147,000	152,000
Debt Retirement Series A	32,878	-	-	-	-	-	-
Interest Expense	71,305	66,820	62,205	31,103	31,102	62,205	57,428
<b>Total Debt Service</b>	<b>242,183</b>	<b>208,820</b>	<b>209,205</b>	<b>31,103</b>	<b>178,102</b>	<b>209,205</b>	<b>209,428</b>
<b>TOTAL EXPENDITURES</b>	<b>245,005</b>	<b>219,559</b>	<b>213,619</b>	<b>35,093</b>	<b>178,525</b>	<b>213,618</b>	<b>213,841</b>
Excess (deficiency) of revenues			-				
Over (under) expenditures	(32,057)	(6,355)	(1,294)	163,513	(164,806)	(1,293)	(1,516)
<b>OTHER FINANCING SOURCES (USES)</b>							
Interfund Transfer - In			-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(1,294)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(1,516)</b>
Net change in fund balance	(32,057)	(6,355)	(1,294)	163,513	(164,806)	(1,293)	(1,516)
<b>FUND BALANCE, BEGINNING</b>	<b>95,591</b>	<b>63,534</b>	<b>57,179</b>	<b>57,179</b>	<b>-</b>	<b>57,179</b>	<b>55,886</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 63,534</b>	<b>\$ 57,179</b>	<b>\$ 55,885</b>	<b>\$ 220,692</b>	<b>\$ (164,806)</b>	<b>\$ 55,886</b>	<b>\$ 54,370</b>



**AMORTIZATION SCHEDULE**

SPECIAL ASSESSMENT BONDS

<b>Period Ending</b>	<b>PRINCIPAL OUTSTANDING</b>	<b>Coupon</b>	<b>Principal Balance</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
11/1/2021	1,767,000			28,714	28,714	
5/1/2022	1,615,000	3.250%	152,000	28,714	180,714	209,428
11/1/2022	1,615,000			26,244	26,244	
5/1/2023	1,458,000	3.250%	157,000	26,244	183,244	209,488
11/1/2023	1,458,000			23,693	23,693	
5/1/2024	1,296,000	3.250%	162,000	23,693	185,693	209,385
11/1/2024	1,296,000			21,060	21,060	
5/1/2025	1,129,000	3.250%	167,000	21,060	188,060	209,120
11/1/2025	1,129,000			18,346	18,346	
5/1/2026	956,000	3.250%	173,000	18,346	191,346	209,693
11/1/2026	956,000			15,535	15,535	
5/1/2027	777,000	3.250%	179,000	15,535	194,535	210,070
11/1/2027	777,000			12,626	12,626	
5/1/2028	592,000	3.250%	185,000	12,626	197,626	210,253
11/1/2028	592,000			9,620	9,620	
5/1/2029	401,000	3.250%	191,000	9,620	200,620	210,240
11/1/2029	401,000			6,516	6,516	
5/1/2030	204,000	3.250%	197,000	6,516	203,516	210,033
11/1/2030	204,000			3,315	3,315	
5/1/2031	0	3.250%	204,000	3,315	207,315	210,630
<b>Totals</b>			<b>1,767,000</b>	<b>331,338</b>	<b>2,098,338</b>	<b>2,098,338</b>

**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 2022

**Comparison of Non-Ad Valorem Assessment Rates  
Fiscal Year 2022 vs. Fiscal Year 2021**

Product	General Fund 001			2015A DS Per Unit			2017A DS Per Unit			Total Assessments per Unit			Units	Bond Units 2015	Bond Units 2017
	FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change			
1/3 Acre Lot	\$1,435.58	\$1,435.58	0.0%	\$0.00	\$0.00	n/a	\$976.76	\$976.76	0%	\$2,412.34	\$2,412.34	0%	7	0	6
1/2 Acre Lot	\$1,435.58	\$1,435.58	0.0%	\$0.00	\$0.00	n/a	\$976.76	\$976.76	0%	\$2,412.34	\$2,412.34	0%	4	0	4
65' lot	\$1,435.58	\$1,435.58	0.0%	\$0.00	\$0.00	n/a	\$488.38	\$488.38	0%	\$1,923.96	\$1,923.96	0%	244	0	241
85' lot	\$1,435.58	\$1,435.58	0.0%	\$0.00	\$0.00	n/a	\$586.06	\$586.06	0%	\$2,021.63	\$2,021.63	0%	162	0	159
H - 65' lot	\$1,435.58	\$1,435.58	0.0%	\$ 632.26	\$632.26	0%	\$0.00	\$0.00	n/a	\$2,067.83	\$2,067.83	0%	100	100	0
I - 65' lot	\$1,435.58	\$1,435.58	0.0%	\$ 632.26	\$632.26	0%	\$0.00	\$0.00	n/a	\$2,067.83	\$2,067.83	0%	84	84	0
J - 65' lot	\$1,435.58	\$1,435.58	0.0%	\$ 632.26	\$632.26	0%	\$0.00	\$0.00	n/a	\$2,067.83	\$2,067.83	0%	150	149	0
													<b>751</b>	<b>333</b>	<b>410</b>