

Bella Tara
Community Development District

Adopted Budget
FY 2025



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Bella Tara
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Developer Contributions	\$97,790	\$53,816	\$4,836	\$58,652	\$102,125
TOTAL REVENUES	\$97,790	\$53,816	\$4,836	\$58,652	\$102,125
EXPENDITURES:					
Administrative:					
Engineering Fees	\$2,000	\$-	\$1,000	\$1,000	\$2,000
Arbitrage	500	-	-	-	500 ⁽¹⁾
Dissemination Agent	1,000	-	-	-	5,000 ⁽¹⁾
Assessment Administration	-	-	-	-	5,000 ⁽¹⁾
Attorney Fees	25,000	5,663	1,888	7,551	25,000
Annual Audit	5,500	-	-	-	5,000
Trustee Fees	5,500	-	-	-	5,000 ⁽¹⁾
District Management Fees	48,000	31,250	6,250	37,500	40,000
Information Technology	-	1,500	300	1,800	1,800
District Website Administration	915	1,000	200	1,200	1,200
Website Development	-	1,750	-	1,750	-
Telephone	200	-	50	50	100
Postage & Delivery	500	77	50	127	200
General Liability and Public Officials Insurance	5,500	5,000	-	5,000	6,000
Printing & Binding	500	50	50	100	100
Legal Advertising	1,750	883	250	1,133	3,000
Bank Fees and Other Charges	750	1,150	80	1,230	2,000
Office Supplies	-	1	35	36	50
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$97,790	\$48,499	\$10,153	\$58,652	\$102,125
EXCESS REVENUES (EXPENDITURES)	\$-	\$5,317	\$(5,317)	\$0	\$ -

⁽¹⁾ Cost associated with the issuance of Bonds

Bella Tara
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Developer Contributions

The District will entering into a Funding Agreement with the Developer to fund all operations of the District

Expenditures - Administrative

District Engineering Fees

The District has contracted with **Vanasse Hangen Brustln** to providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Arbitrage

The District is required to have an annual arbitrage calculation on District bonds. The District will contract with an independent CPA firm to perform the caulation.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. **GMS-CF** serves as the Dissemination Agent.

Assessment Roll Administration

Represents cost associated with annually levying and collection Non-Ad Valorem Assessments utilized to fund the operating and debt service cost of the District. **GMS-CF** serves as the Assessment Administrator.

Attorney Fees

The District has contracted with **Kutak Rock LLP** as legal counsel who will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

The District plans to issue Special Assessment bonds which are held and administered by a Trustee. This represents the trustee annual fee.

District Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with **GMS-CF, LLC**.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by **GMS-CF, LLC**.

Website Administration

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by **GMS-CF, LLC** and updated monthly.

Telephone

Telephone and fax machine.

Postage and Delivery

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

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Expenditures - Administrative (continued)

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Office Supplies

Miscellaneous office supplies

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the **Florida Department of Commerce** for \$175. This is the only expense under this category for the District.