

Bella Tara
Community Development District

Adopted Budget
FY2026



Table of Contents

1		General Fund
---	-------	--------------

2-3		Narratives
-----	-------	------------

Bella Tara
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Adopted Budget FY2026
-------------	-----------------------------	-------------------------	----------------------------	---------------------------	-----------------------------

REVENUES:

Developer Contributions	\$ 102,125	\$ 41,432	\$ 27,295	\$ 68,727	\$ 265,625
-------------------------	------------	-----------	-----------	-----------	------------

TOTAL REVENUES	\$ 102,125	\$ 41,432	\$ 27,295	\$ 68,727	\$ 265,625
-----------------------	-------------------	------------------	------------------	------------------	-------------------

EXPENDITURES:

Administrative:

Engineering Fees	\$ 2,000.00	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00
Arbitrage	500	-	-	-	500 ⁽¹⁾
Dissemination Agent	5,000	-	-	-	5,000 ⁽¹⁾
Assessment Administration	5,000	-	-	-	5,000 ⁽¹⁾
Attorney Fees	25,000	8,053	5,752	13,805	25,000
Annual Audit	5,000	3,200	-	3,200	5,000
Trustee Fees	5,000	-	-	-	5,000 ⁽¹⁾
District Management Fees	40,000	26,667	13,333	40,000	40,000
Information Technology	1,800	1,200	600	1,800	1,800
District Website Administration	1,200	800	400	1,200	1,200
Telephone	100	-	50	50	100
Postage & Delivery	200	61	50	111	200
General Liability and Public Officials Insurance	6,000	5,200	-	5,200	6,000
Printing & Binding	100	22	50	72	100
Legal Advertising	3,000	304	500	804	3,000
Bank Fees and Other Charges	2,000	425	850	1,275	2,000
Office Supplies	50	-	35	35	50
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 102,125	\$ 46,107	\$ 22,620	\$ 68,727	\$ 102,125
-----------------------------	-------------------	------------------	------------------	------------------	-------------------

Field Operations

Field Management	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Electric	-	-	-	-	15,000
Water	-	-	-	-	10,000
Landscape Maintenance	-	-	-	-	60,000
Landscape Contingency	-	-	-	-	10,000
General Repairs & Maintenance	-	-	-	-	10,000
Lake Maintenance	-	-	-	-	12,500
Mitigation Maintenance	-	-	-	-	15,000
Lift Station Maintenance	-	-	-	-	5,000
Irrigation Maintenance	-	-	-	-	6,000
Property Insurance	-	-	-	-	5,000

Total Field Operations	\$ -	\$ -	\$ -	\$ -	\$ 163,500
-------------------------------	-------------	-------------	-------------	-------------	-------------------

TOTAL EXPENDITURES	\$ 102,125	\$ 46,107	\$ 22,620	\$ 68,727	\$ 265,625
---------------------------	-------------------	------------------	------------------	------------------	-------------------

TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
-----------------------------------	-------------	-------------	-------------	-------------	-------------

EXCESS REVENUES (EXPENDITURES)	\$ -	\$ (4,675)	\$ 4,675	\$ -	\$ -
---------------------------------------	-------------	-------------------	-----------------	-------------	-------------

⁽¹⁾ Cost associated with the issuance of Bonds

Bella Tara
Community Development District
Budget Narrative
Fiscal Year 2026

REVENUES

Developer Contributions

The District will enter 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 provide 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 calculation.

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.

Bella Tara
Community Development District
Budget Narrative
Fiscal Year 2026

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 **FloridaCommerce** for \$175. This is the only expense under this category for the District.

Contingencies

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Expenditures - Field

Field Management

Represents the onsite management, contract admin and field services.

Electric

The District anticipates installing streetlights.

Water

The estimated cost of water.

Landscape Maintenance

The District will enter into a contract to maintain landscaping for Phase 1 to include turf maintenance, horticultural services, and tree pruning.

Landscape Contingency

Cost of possible bush hogging of lakes and additional maintenance as needed.

General Repairs & Maintenance

The cost of maintain the roadway, monument sign, sporting court, park or other maintenance as needed

Mitigation Maintenance

The cost of aquatic treatments for various ponds.

Lift Station Maintenance

The cost of maintaing liftstations owned by the CDD.

Irrigation Repairs

The District will repair sprinkler heads and other irrigation equipment that can be potentially damaged.

Property Insurance

The District obtain coverage for monument signage and potential pickleball courts.