

*Bella Tara Community
Development District*

Agenda

April 28, 2026

AGENDA

Bella Tara

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

April 6, 2026

Board of Supervisors
Bella Tara Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Bella Tara Community Development District will be held **Tuesday, April 28, 2026 at 1:00 p.m. at the West Osceola Branch Library, 305 Campus Street, Kissimmee, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 24, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-04 Approving the Conveyance of Property and Special Warranty Deed to Tohopekaliga Water Authority
5. Consideration of Resolution 2026-05 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
6. Ratification of Direct Purchase Order for Dixie Lime and Stone Company for Kissimmee Park Road Widening Segment 2 & 3
7. **Ratification of Change Order #3 with JR Davis Construction Company, Inc for Kissimmee Park Road - Newly Added**
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
9. Supervisor's Requests
10. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

George S. Flint

George S. Flint
District Manager

Cc: Jere Earlywine, District Counsel
Christina Baxter, District Engineer

Enclosures

MINUTES

**MINUTES OF MEETING
BELLA TARA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bella Tara Community Development District was held Tuesday, **March 24, 2026** at 1:00 p.m. at the West Osceola Branch Library, 305 Campus Street, Kissimmee, Florida.

Present and constituting a quorum were:

Ernesto Mitsumasu	Chairman
Craig Perry	Vice Chairman
Dean Perry	Assistant Secretary
Kevin Walsh	Assistant Secretary

Also present were:

George Flint	District Manager
Jere Earlywine <i>by phone</i>	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Four Supervisors were in attendance constituting a quorum

SECOND ORDER OF BUSINESS

Public Comment

Mr. Flint noted that there were no members of the public present for public comment.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the January 27,
2026 Board of Supervisors Meeting**

Mr. Flint presented the minutes of the January 27, 2026 Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Minutes of the January 27, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Authorization of Turnover of Lift Station to Toho Water Authority

Mr. Flint discussed a letter from the Chair to Toho regarding the station. The main point of the letter was to indicate that there are no assessments on the land subject to the lift, and it is going to be conveyed.

The Board asked whether the documents can now be sent or if Toho already has them. Mr. Flint confirmed they have not yet been transmitted and suggested sending them now. The discussion continued with clarification that the District is constructing improvements, so all documents, including deeds and bills of sale, will come directly from the District to Toho to avoid any obligations on other parties. Mr. Flint stated the District will prepare the necessary documents for review, emphasizing that it is a real estate transaction and that's why transactional professionals are involved.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Authorization of Turnover of Lift Station to Toho Water Authority, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-03 Extending Terms of Board Members

Mr. Flint presented the Resolution 2026-03. He explained that the District's Board member terms were originally established to coincide with odd-numbered years since the District itself was created in an odd-numbered year. To align these terms with the general elections held in November of even-numbered years, the terms are being adjusted so that future Board elections will match the timing of those general elections. The resolution changes the Board members' terms of office from odd-numbered years to even-numbered years, so they now align with the general elections held in November of even-numbered years.

Mr. Flint stated that three seats will now come up for election in November 2028 (instead of November 2027), and two seats will be moved to November 2030 (instead of November 2029).

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Resolution 2026-03 Extending Terms of Board Members, was approved.

SIXTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2025 Audit Report

Mr. Flint reviewed the Fiscal Year 2025 audit report. He stated that the CDD, as a government entity, is required to undergo an annual independent audit, which was conducted by Grau & Associates. The audit found no current or prior findings or recommendations, and the report indicates full compliance with provisions set by the Auditor General. The audit is considered clean, and approval was requested to accept and transmit the report to the state of Florida.

On MOTION by Mr. Mitsumasu., seconded by Mr. Dean Perry, with all in favor, Acceptance of Fiscal Year 2025 Audit Report, was approved.

SEVENTH ORDER OF BUSINESS

Ratification Items

A. Data Sharing and Usage Agreement with Osceola County Property Appraiser

Mr. Flint stated this is a Data Sharing and Usage Agreement with the property appraiser, which is required for the proper collection of assessments on tax bills. The agreement has been previously reviewed by counsel to avoid any issues, and it has been executed. The Board is being asked to ratify this action.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Data Sharing and Usage Agreement with Osceola County Property Appraiser, was ratified.

B. Acquisition of Work Product #2

Mr. Earlywine stated this involves purchasing completed interior design and construction administration work to ensure proper payment for these services. He explained the transaction was straightforward, invited questions, and requested a motion to ratify the acquisition.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Acquisition of Work Product #2, was ratified.

C. Assignment of Engineering Services Agreement

Mr. Flint presented the Assignment of Engineering Services Agreement with Hanson and Walters. He asked for a motion to ratify the acquisition.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Assignment of Engineering Services Agreement with Hanson and Walters, was ratified.

D. Purchase Requisition Request with World Electric Supply, Inc.

Mr. Flint presented purchase requisition request with World Electric Supply, Inc.

On MOTION by Mr. Mitsumasu, seconded by Mr. Dean Perry, with all in favor, the Purchase Requisition Request with World Electric Supply, Inc., was ratified.

E. Change Order #2 with Ferguson Waterworks for Kissimmee Park Road Widening Segment 2 & 3

Mr. Flint noted this is the approval of change order #2 with Ferguson Water Works. This item is also noted as being included in the meeting agenda.

On MOTION by Mr. Mitsumasu, seconded by Mr. Dean Perry, with all in favor, Change Order #2 with Ferguson Waterworks for Kissimmee Park Road Widening Segment 2 & 3, were ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Earlywine stated the project is progressing well. He noted that some agreements and authorizations have been secured, with Toho Water Authority providing necessary approval for further tasks. The expected timeline for selling lots to developers is between late June and August. All utilities are installed, and final steps such as paving and landscaping will follow once approvals are finalized. The plat recording is targeted for late April, but the property transfer process with Toho is expected to extend into the third quarter of the year.

B. Engineer

Ms. VanValkenburg had nothing to report to the Board.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through the end of February and offered to answer any questions. No action is required from the Board, and there were no questions. He noted they are still operating under a developer funding agreement, so there are not a lot of transactions in the general fund.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Balance Sheet and Income Statement, was approved.

ii. Ratification of Funding Requests #34 - #35

The Board discussed the need to start landscape maintenance and communication efforts regarding obtaining maintenance bids. The Board emphasized that the preferred vendor should be chosen by the Board rather than by management. Mr. Flint offered assistance with the maintenance bidding process and clarified that all vendor agreements will be brought back to the Board for approval and assured the Board that multiple price options will be considered.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Funding Requests #34 - #35, were ratified.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Flint asked for a motion to adjourn the meeting.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLA TARA COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF PROPERTY AND A FORM OF SPECIAL WARRANTY DEED TO TOHOPEKALIGA WATER AUTHORITY; AUTHORIZING THE CHAIRMAN'S EXECUTION THEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Bella Tara Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida; and

WHEREAS, the District is authorized to acquire, construct and maintain infrastructure improvements and services, including, but not limited to, to roadways, water management and control facilities, water and wastewater systems and other public infrastructure projects to serve lands within the District; and

WHEREAS, the District owns the real property ("**Property**") described in that certain form of *Special Warranty Deed* attached hereto as **Exhibit A** ("**Deed**"); and

WHEREAS, Tohopekaliga Water Authority, an independent special district established and created pursuant to Chapter 189, *Florida Statutes*, ("**TWA**") has requested that the District convey the Property to TWA via the Deed; and

WHEREAS, the Board of Supervisors ("**Board**") finds that it is in the best interests of the District to approve the conveyance and the form of the Deed attached hereto as **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELLA TARA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Board hereby authorizes the conveyance of the Property to TWA via the Deed attached hereto as **Exhibit A**.

SECTION 2. The Board hereby authorizes the Chairman, in consultation with District staff, to effectuate any revisions to the Deed. Consistent with such approvals, the Chairman, District Manager, and District Counsel, are hereby authorized, upon the adoption of this Resolution, to do all acts and things required of them to effect the conveyance of the Property from the District to TWA. The Chairman and Secretary are hereby further authorized to execute any and all documents necessary to affect the conveyance. The Vice Chairman shall be authorized to undertake any action herein authorized to be taken by the Chairman, in the absence or unavailability of the Chairman, and any Assistant Secretary shall be authorized to

undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

**BELLA TARA COMMUNITY
DEVELOPMENT DISTRICT**



Secretary/Assistant Secretary



Chairman, Board of Supervisors

EXHIBIT A
FORM OF SPECIAL WARRANTY DEED

This Instrument Prepared by:

Hilary S. Feinstock, Esq.
Leopold Korn, P.A.
18851 N.E. 29th Avenue
Suite 410
Aventura, FL 33180

After recording return to:

Office of the General Counsel
Tohopekaliga Water Authority
951 Martin Luther King Blvd.
Kissimmee, Florida 34741

Parcel ID No. 292630-00000020000 (Portion)

NOTE TO RECORDER: This deed is a conveyance of unencumbered property for no consideration and is exempt from documentary stamp taxes pursuant to Florida Administrative Code Rule 12B-4.014 (2)(b). Minimum documentary stamp taxes in the amount of \$0.70 are being paid in connection with this deed.

SPECIAL WARRANTY DEED

(Bella Tara Phase 1 Lift Station)

THIS SPECIAL WARRANTY DEED (this “**Deed**”) is made this ____ day of _____, 20____, by **BELLA TARA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, whose address is Governmental Management Services Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida, 32801, hereinafter the “**Grantor**”, to **TOHOPEKALIGA WATER AUTHORITY**, an independent special district established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature, whose post office address is 951 Martin Luther King Boulevard, Kissimmee, Florida 34741, hereinafter the “**Grantee**”.

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, conveys, bargains, and sells to the said Grantee, and Grantee’s successors and assigns forever, the following described improved land, situate, lying and being in Osceola County, Florida, to-wit (the “**Property**”):

See **Exhibit “B”** attached hereto and made part thereof.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to covenants, restrictions, reservations, easements and other matters of record, if any, as referenced on the attached **Exhibit A**, the reference to which shall not serve to reimpose the same, and real property taxes for the year 2026 and subsequent years (collectively, “**Permitted Exceptions**”).

To have and to hold the Property in fee simple forever.

GRANTOR covenants that at the time of delivery of this Deed, except as described above, that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said Property; and, that subject to the Permitted Exceptions without reimposing the same, Grantor specially warrants the title to the Property and will defend it against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has duly caused the execution of this Special Warranty Deed as of the date set forth above.

WITNESSES:

GRANTOR:

BELLA TARA COMMUNITY
DEVELOPMENT DISTRICT, a local unit of
special purpose government created and existing
pursuant to Chapter 190, Florida Statutes

By: _____

Name: Craig Perry

Its: Vice Chair

Print Name: _____

Address: _____

Print Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of X physical presence or ___ online notarization, this ___ day of _____, 20___, by Criag Perry, as Vice Chair of BELLA TARA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, on behalf of the corporation, [] who is known to me; or [] who has produced _____ as identification.

Notary Public

Print Name

My commission expires:

Exhibit A – Permitted Exceptions

1. Agreement Regarding Termination of Leases, Vacation of utility Easements, and Repurchase of Road Right of way and Drainage Ponds recorded in Official Records Book 3829, Page 1118.
2. East Lake Toho Road Right of way and Drainage Pond Agreement recorded in Official Records Book 3679, Page 780, as affected by that Second Amendment to East Lake Toho Road Right of Way and Drainage Pond Agreement recorded in Official Records Book 4414, Page 1986.
3. South/East Lake Toho Transportation Collaboration Agreement recorded January 18, 2023 in Official Records Book 6345, Page 1469.
4. Notices of Establishment of The Bella Tara Community Development District, recorded in Official Records book 6356, Page 2887 and Official Records Book 6366, Page 2415; Bella Tara Community Development District Initial Declaration of Consent recorded November 14, 2023 in Official Records Book 6504, Page 2900.
5. Annexation Agreement contained within Resolution No. 2024-017R recorded January 19, 2024 in Official Records Book 6536, Page 1181.
6. Ordinance No. 2023-54 recorded October 18, 2024 in Official Records Book 6681, Page 949.
7. Tohopekaliga Water Authority Water, Reuse and Wastewater System Developer's Service Agreement recorded November 18, 2024 in Official Records Book 6698, Page 146.
8. Bella Tara Tri-Party Development Agreement recorded March 12, 2025 in Official Records Book 6753, Page 2442; together with Resolution No. 2024-203R recorded June 4, 2025 in Official Records Book 6798, Page 1837.
9. Collateral Assignment Agreement recorded August 22, 2025 in Official Records Book 6839, Page 792, Declaration of Consent recorded August 22, 2025 in Official Records Book 6839, Page 814, Notice of Special Assessments recorded August 22, 2025 in Official Records Book 6839, Page 844 and True-Up Agreement recorded August 22, 2025 in Official Records Book 6839, Page 854.
10. Utility Construction Cost Sharing Agreement recorded September 4, 2025 in Official Records Book 6845, Page 495.
11. Recorded Notice of Environmental Resource Permit recorded October 29, 2024 in Official Records Book 6686, Page 1756.

12. Tohopekaliga Water Authority Utilities Line Extension and Upsizing Reimbursement Agreement recorded December 2, 2025, in Official Records Book 6887, Page 433.

All of the Public Records of Osceola County, Florida.

Exhibit B –Legal Description

LIFT STATION TRACT

TRACT LS-1 of BELLA TARA PHASE 1, according to the Plat thereof, recorded in Plat Book , at Page , of the Public Records of Osceola County, Florida

SECTION V

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLA TARA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Bella Tara Community Development District (“**District**”) prior to June 15, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELLA TARA COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 25, 2026
HOUR:	1:00 p.m.
LOCATION:	Hart Memorial Central Library 211 E. Dakin Avenue Kissimmee, FL 34741

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lake County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28TH DAY OF APRIL, 2026.

ATTEST:

**BELLA TARA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Bella Tara
Community Development District

Proposed Budget
FY2027



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Bella Tara
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
REVENUES:					
Developer Contributions/Maintenance Assessments	\$ 265,625	\$ 41,432	\$ 103,957	\$ 145,389	\$ 318,125
TOTAL REVENUES	\$ 265,625	\$ 41,432	\$ 103,957	\$ 145,389	\$ 318,125
EXPENDITURES:					
Administrative:					
Engineering Fees	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,000
Arbitrage	500	-	-	-	500
Dissemination Agent	5,000	2,500	-	2,500	5,000
Assessment Administration	5,000	-	-	-	5,000
Attorney Fees	25,000	3,280	2,343	5,623	25,000
Annual Audit	5,000	4,300	-	4,300	5,000
Trustee Fees	5,000	-	-	-	5,000
District Management Fees	40,000	20,000	20,000	40,000	40,000
Information Technology	1,800	900	900	1,800	1,800
District Website Administration	1,200	600	600	1,200	1,200
Telephone	100	-	50	50	100
Postage & Delivery	200	2	50	52	200
General Liability and Public Officials Insurance	6,000	5,512	-	5,512	6,000
Printing & Binding	100	40	50	90	100
Legal Advertising	3,000	752	1,500	2,252	3,000
Bank Fees and Other Charges	2,000	646	904	1,550	2,000
Office Supplies	50	-	35	35	50
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 102,125	\$ 38,707	\$ 27,432	\$ 66,139	\$ 102,125
Field Operations					
Field Management	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Electric	15,000	-	7,500	7,500	15,000
Streetlighting	-	-	-	-	25,000
Water	10,000	-	5,000	5,000	20,000
Landscape Maintenance	60,000	-	30,000	30,000	75,000
Landscape Contingency	10,000	-	5,000	5,000	10,000
General Repairs & Maintenance	10,000	-	5,000	5,000	10,000
Pond Maintenance	12,500	-	6,250	6,250	15,000
Mitigation Maintenance	15,000	-	7,500	7,500	20,000
Irrigation Maintenance	6,000	-	3,000	3,000	6,000
Property Insurance	5,000	-	2,500	2,500	5,000
Total Field Operations	\$ 158,500	\$ -	\$ 79,250	\$ 79,250	\$ 216,000
TOTAL EXPENDITURES	\$ 260,625	\$ 38,707	\$ 106,682	\$ 145,389	\$ 318,125
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ 5,000	\$ 2,725	\$ (2,725)	\$ -	\$ -
					Gross Assessments \$ 338,431
					Less: Discounts & Collections 5% 16,922
					\$ 321,509

Bella Tara
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
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Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Townhome 22'	871	\$ 134,170.81	\$ -	\$ 154.04	\$ 154.04
Single Family 34'	591	\$ 91,038.98	\$ -	\$ 154.04	\$ 154.04
Single Family 50'	615	\$ 94,735.99	\$ -	\$ 154.04	\$ 154.04
Single Family 50' School	120	\$ 18,485.07	\$ -	\$ 154.04	\$ 154.04
Total	2197	\$ 338,430.85			

Bella Tara
Community Development District
Budget Narrative
Fiscal Year 2027

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.

Bella Tara
Community Development District
Budget Narrative
Fiscal Year 2027

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

Electric for monument signage and irrigation controllers.

Streetlighting

The District anticipates installing streetlights on the District Right-of-Way.

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

Pond Maintenance

Estimated cost of aquatic treatment as needed for 8 stormwater ponds.

Mitigation Maintenance

The cost of aquatic treatments for various ponds.

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.

Bella Tara
Community Development District
Approved Proposed Budget
Debt Service Series 2025 (Assessment Area One Project)

Description	Proposed Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
REVENUES:					
Maintenance Assessments	\$ -	\$ -	\$ -	\$ -	\$ 1,156,612
Direct Assessment	-	-	373,395	373,395	-
Interest Income	-	31,691	18,000	49,691	30,000
Carry Forward Balance	-	664,297	-	664,297	445,351
TOTAL REVENUES	\$ -	\$ 695,988	\$ 391,395	\$ 1,087,383	\$ 1,631,963
EXPENDITURES:					
Series 2025 AA1					
Interest - 11/1	\$ -	\$ 185,766	\$ -	\$ 185,766	\$ 477,684
Principal - 5/1	-	-	-	-	205,000
Interest - 5/1	-	-	477,684	477,684	477,684
TOTAL EXPENDITURES	\$ -	\$ 185,766	\$ 477,684	\$ 663,451	\$ 1,160,369
Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ (21,419)	\$ -	\$ (21,419)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ (21,419)	\$ -	\$ (21,419)	\$ -
TOTAL EXPENDITURES	\$ -	\$ 164,347	\$ 477,684	\$ 642,032	\$ 1,160,369
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 531,641	\$ (86,289)	\$ 445,351	\$ 471,594

11/2027 Interest \$ 472,559
 -
 \$ 472,559

Gross Assessments \$ 1,230,438
 Less: Discounts & Collections 5% 73,826
 Net Assessments **\$ 1,156,612**

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/(Decrease)
Townhome 22'	126	\$ 440,705.05	\$ -	\$ 3,497.66	\$ 3,497.66
Single Family 34'	126	\$ 416,344.76	\$ -	\$ 3,304.32	\$ 3,304.32
Single Family 50'	113	\$ 373,388.16	\$ -	\$ 3,304.32	\$ 3,304.32
Total	365	#####			

Bella Tara
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2025 (Assessment Area One Project)

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 16,000,000	5.000%	\$ -	\$ 185,766	\$ 185,766
05/01/26	16,000,000	5.000%	-	477,684	
11/01/26	16,000,000	5.000%		477,684	955,368.75
05/01/27	16,000,000	5.000%	205,000	477,684	
11/01/27	15,795,000	5.000%		472,559	1,155,243.75
05/01/28	15,795,000	5.000%	215,000	472,559	
11/01/28	15,580,000	5.000%		467,184	1,154,743.75
05/01/29	15,580,000	5.000%	225,000	467,184	
11/01/29	15,355,000	5.000%		461,559	1,153,743.75
05/01/30	15,355,000	5.000%	240,000	461,559	
11/01/30	15,115,000	5.875%		455,559	1,157,118.75
05/01/31	15,115,000	5.875%	250,000	455,559	
11/01/31	14,865,000	5.875%		448,216	1,153,775.00
05/01/32	14,865,000	5.875%	265,000	448,216	
11/01/32	14,600,000	5.875%		440,431	1,153,646.88
05/01/33	14,600,000	5.875%	285,000	440,431	
11/01/33	14,315,000	5.875%		432,059	1,157,490.63
05/01/34	14,315,000	5.875%	300,000	432,059	
11/01/34	14,015,000	5.875%		423,247	1,155,306.25
05/01/35	14,015,000	5.875%	320,000	423,247	
11/01/35	13,695,000	5.875%		413,847	1,157,093.75
05/01/36	13,695,000	5.875%	335,000	413,847	
11/01/36	13,360,000	5.875%		404,006	1,152,853.13
05/01/37	13,360,000	5.875%	360,000	404,006	
11/01/37	13,000,000	5.875%		393,431	1,157,437.50
05/01/38	13,000,000	5.875%	380,000	393,431	
11/01/38	12,620,000	5.875%		382,269	1,155,700.00
05/01/39	12,620,000	5.875%	400,000	382,269	
11/01/39	12,220,000	5.875%		370,519	1,152,787.50
05/01/40	12,220,000	5.875%	425,000	370,519	
11/01/40	11,795,000	5.875%		358,034	1,153,553.13
05/01/41	11,795,000	5.875%	450,000	358,034	
11/01/41	11,345,000	5.875%		344,816	1,152,850.00
05/01/42	11,345,000	5.875%	480,000	344,816	
11/01/42	10,865,000	5.875%		330,716	1,155,531.25
05/01/43	10,865,000	5.875%	510,000	330,716	
11/01/43	10,355,000	5.875%		315,734	1,156,450.00
05/01/44	10,355,000	5.875%	540,000	315,734	
11/01/44	9,815,000	5.875%		299,872	1,155,606.25
05/01/45	9,815,000	5.875%	570,000	299,872	
11/01/45	9,245,000	6.125%		283,128	1,153,000.00
05/01/46	9,245,000	6.125%	610,000	283,128	
11/01/46	8,635,000	6.125%		264,447	1,157,575.00
05/01/47	8,635,000	6.125%	645,000	264,447	
11/01/47	7,990,000	6.125%		244,694	1,154,140.63
05/01/48	7,990,000	6.125%	685,000	244,694	
11/01/48	7,305,000	6.125%		223,716	1,153,409.38
05/01/49	7,305,000	6.125%	730,000	223,716	
11/01/49	6,575,000	6.125%		201,359	1,155,075.00
05/01/50	6,575,000	6.125%	775,000	201,359	
11/01/50	5,800,000	6.125%		177,625	1,153,984.38
05/01/51	5,800,000	6.125%	825,000	177,625	
11/01/51	4,975,000	6.125%		152,359	1,154,984.38
05/01/52	4,975,000	6.125%	875,000	152,359	
11/01/52	4,100,000	6.125%		125,563	1,152,921.88
05/01/53	4,100,000	6.125%	935,000	125,563	
11/01/53	3,165,000	6.125%		96,928	1,157,490.63
05/01/54	3,165,000	6.125%	990,000	96,928	
11/01/54	2,175,000	6.125%		66,609	1,153,537.50
05/01/55	2,175,000	6.125%	1,055,000	66,609	
11/01/55	1,120,000	6.125%		34,300	1,155,909.38
05/01/56	1,120,000	6.125%	1,120,000	34,300	1,154,300.00
Total			\$16,000,000	\$19,788,394	\$35,788,394

Bella Tara
Community Development District
Approved Proposed Budget
Debt Service Series 2025 (Master Infrastructure)

Description	Proposed Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
REVENUES:					
Maintenance Assessments	\$ -	\$ -	\$ -	\$ -	\$ 911,514
Interest Income	-	32,541	12,000	44,541	27,000
Carry Forward Balance	-	932,855	-	932,855	452,574
TOTAL REVENUES	\$ -	\$ 965,396	\$ 12,000	\$ 977,396	\$ 1,391,088
EXPENDITURES:					
Series 20XX					
Interest - 11/1	\$ -	\$ 151,667	\$ -	\$ 151,667	\$ 390,000
Principal - 5/1	-	-	-	-	135,000
Interest - 5/1	-	-	390,000	390,000	390,000
TOTAL EXPENDITURES	\$ -	\$ 151,667	\$ 390,000	\$ 541,667	\$ 915,000
Other Sources/(Uses)					
Bond Proceeds	\$-	\$(16,845)	\$-	\$(16,845)	\$-
TOTAL OTHER SOURCES/(USES)	\$ -	\$(16,845)	\$ -	\$(16,845)	\$ -
TOTAL EXPENDITURES	\$ -	\$ 134,822	\$ 390,000	\$ 524,822	\$ 915,000
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 830,574	\$ (378,000)	\$ 452,574	\$ 476,088

11/2027 Interest \$ 385,613
 -
 \$ 385,613

Gross Assessments \$ 969,696
 Less: Discounts & Collections 5% 48,485
 Net Assessments **\$ 921,211**

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Townhome 22'	745	\$ 251,079.90	\$ -	\$ 337.02	\$ 337.02
Single Family 34'	465	\$ 242,195.25	\$ -	\$ 520.85	\$ 520.85
Single Family 50'	502	\$ 384,506.90	\$ -	\$ 765.95	\$ 765.95
Single Family 50' (School)	120	\$ 91,914.00	\$ -	\$ 765.95	\$ 765.95
Total	1832	\$ 969,696.05			

Bella Tara
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2025 (Master Infrastructure)

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 12,000,000	6.500%	\$ -	\$ 151,667	\$ 151,667
05/01/26	12,000,000	6.500%	-	390,000	
11/01/26	12,000,000	6.500%		390,000	780,000.00
05/01/27	12,000,000	6.500%	135,000	390,000	
11/01/27	11,865,000	6.500%		385,613	910,612.50
05/01/28	11,865,000	6.500%	145,000	385,613	
11/01/28	11,720,000	6.500%		380,900	911,512.50
05/01/29	11,720,000	6.500%	150,000	380,900	
11/01/29	11,570,000	6.500%		376,025	906,925.00
05/01/30	11,570,000	6.500%	160,000	376,025	
11/01/30	11,410,000	6.500%		370,825	906,850.00
05/01/31	11,410,000	6.500%	175,000	370,825	
11/01/31	11,235,000	6.500%		365,138	910,962.50
05/01/32	11,235,000	6.500%	185,000	365,138	
11/01/32	11,050,000	6.500%		359,125	909,262.50
05/01/33	11,050,000	6.500%	195,000	359,125	
11/01/33	10,855,000	6.500%		352,788	906,912.50
05/01/34	10,855,000	6.500%	210,000	352,788	
11/01/34	10,645,000	6.500%		345,963	908,750.00
05/01/35	10,645,000	6.500%	225,000	345,963	
11/01/35	10,420,000	6.500%		338,650	909,612.50
05/01/36	10,420,000	6.500%	240,000	338,650	
11/01/36	10,180,000	6.500%		330,850	909,500.00
05/01/37	10,180,000	6.500%	255,000	330,850	
11/01/37	9,925,000	6.500%		322,563	908,412.50
05/01/38	9,925,000	6.500%	275,000	322,563	
11/01/38	9,650,000	6.500%		313,625	911,187.50
05/01/39	9,650,000	6.500%	290,000	313,625	
11/01/39	9,360,000	6.500%		304,200	907,825.00
05/01/40	9,360,000	6.500%	310,000	304,200	
11/01/40	9,050,000	6.500%		294,125	908,325.00
05/01/41	9,050,000	6.500%	330,000	294,125	
11/01/41	8,720,000	6.500%		283,400	907,525.00
05/01/42	8,720,000	6.500%	355,000	283,400	
11/01/42	8,365,000	6.500%		271,863	910,262.50
05/01/43	8,365,000	6.500%	380,000	271,863	
11/01/43	7,985,000	6.500%		259,513	911,375.00
05/01/44	7,985,000	6.500%	405,000	259,513	
11/01/44	7,580,000	6.500%		246,350	910,862.50
05/01/45	7,580,000	6.500%	430,000	246,350	
11/01/45	7,150,000	6.500%		232,375	908,725.00
05/01/46	7,150,000	6.500%	460,000	232,375	
11/01/46	6,690,000	6.500%		217,425	909,800.00
05/01/47	6,690,000	6.500%	490,000	217,425	
11/01/47	6,200,000	6.500%		201,500	908,925.00
05/01/48	6,200,000	6.500%	525,000	201,500	
11/01/48	5,675,000	6.500%		184,438	910,937.50
05/01/49	5,675,000	6.500%	560,000	184,438	
11/01/49	5,115,000	6.500%		166,238	910,675.00
05/01/50	5,115,000	6.500%	595,000	166,238	
11/01/50	4,520,000	6.500%		146,900	908,137.50
05/01/51	4,520,000	6.500%	635,000	146,900	
11/01/51	3,885,000	6.500%		126,263	908,162.50
05/01/52	3,885,000	6.500%	680,000	126,263	
11/01/52	3,205,000	6.500%		104,163	910,425.00
05/01/53	3,205,000	6.500%	725,000	104,163	
11/01/53	2,480,000	6.500%		80,600	909,762.50
05/01/54	2,480,000	6.500%	775,000	80,600	
11/01/54	1,705,000	6.500%		55,413	911,012.50
05/01/55	1,705,000	6.500%	825,000	55,413	
11/01/54	880,000	6.500%		28,600	909,012.50
05/01/55	880,000	6.500%	880,000	28,600	908,600.00
Total			\$12,000,000	\$16,212,517	\$28,212,517

Bella Tara
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	ERUs per Unit AA1	Bonds Units MA	Annual Maintenance Assessments			Annual Debt Assessments - 2025AA1			Annual Debt Assessments - 2025MA			Total Assessed Per Unit		
				FY 2027	FY 2026	Variance	FY 2027	FY 2026	Variance	FY 2027	FY 2026	Variance	FY 2027	FY 2026	Variance
Townhome 22'	871	126	745	\$154.04	\$0.00	\$154.04	\$3,497.66	\$0.00	\$3,497.66	\$337.02	\$0.00	\$337.02	\$3,988.72	\$0.00	\$3,988.72
Single Family 34'	591	126	465	\$154.04	\$0.00	\$154.04	\$3,304.32	\$0.00	\$3,304.32	\$520.85	\$0.00	\$520.85	\$3,979.22	\$0.00	\$3,979.22
Single Family 50'	615	113	502	\$154.04	\$0.00	\$154.04	\$3,304.32	\$0.00	\$3,304.32	\$765.95	\$0.00	\$765.95	\$4,224.31	\$0.00	\$4,224.31
Single Family 50' (School)	120	0	120	\$154.04	\$0.00	\$154.04	\$0.00	\$0.00	\$0.00	\$765.95	\$0.00	\$765.95	\$919.99	\$0.00	\$919.99
Total	2197	365	1832												

SECTION VI

PURCHASE REQUISITION REQUEST FORM

1. Contact Person for the material supplier.
NAME: Art Lavelly
ADDRESS: 2441 E Fort King St. STE 201, Ocala, FL 34471
TELEPHONE NUMBER: 800-378-9477, 352-512-0180
2. Manufacturer or brand, model or specification number of the item.

See attached – Exhibit A

3. Quantity needed as estimated by CONTRACTOR. **See attached**
4. The price quoted by the supplier for the construction materials identified above.
\$ \$208,318.00
5. The sales tax associated with the price quote. **\$ 0**
6. Shipping and handling insurance cost. **\$ See attached**
7. Delivery dates as established by Contractor. **See attached**

OWNER: **Bella Tara Community Development District**



Chairman

Authorized Signature (Title)

3/31/26

Date

CONTRACTOR: **JR Davis Construction Company, Inc.**

Trevor Conley

Digitally signed by Trevor Conley
DN: c=US, email=trevor.conley@jr-davis.com, o=JR
Davis Construction Company, Inc., CN=Trevor Conley
Date: 2026.03.26 08:50:46-0400

Authorized Signature (Title)

3/26/2026

Date

Attachment: Purchase Order and Schedule of Items

**PURCHASE ORDER
BELLA TARA COMMUNITY DEVELOPMENT DISTRICT**

“Owner”		“Seller”	
Owner:	Bella Tara Community Development District	Seller:	Dixie Lime and Stone
Address:	c/o 219 E. Livingston Street Orlando, Florida 32801	Address:	2441 E Fort King St. STE 201 Ocala, FL 34471
Phone:	(407) 841-5524	Phone:	800-378-9477

“Project”			
Project Name:	Kissimmee Park Road	Contract Date:	August 15, 2025, as assigned September 26, 2025
Project Address:	Osceola County, Florida		

Description of Goods or Services – The Owner and Seller are entering into this Purchase Order Agreement for the purpose of the Owner purchasing the items (“Goods”) listed in the proposal attached as **Exhibit A**.
Schedule – The Goods shall be delivered within _____ days from the date of this Order.
Price – \$ 208,318.00
Certificate of Exemption # 85-8019004670C-6

IN WITNESS HEREOF, the parties have executed this Order effective as of the date executed below. By executing this document below, Seller acknowledges that it has read all of the terms and provisions of this Order, including the Terms and Conditions attached hereto as **Exhibit B**, and agrees to deliver the Goods as described herein and comply fully with the terms and conditions hereof.

BELLA TARA COMMUNITY DEVELOPMENT DISTRICT

Owner

By: 

Name: Ernesto Mitsumasu

Title: Chairman

Date Executed: 3/31/26

DIXIE LIME AND STONE

Seller

By: 
DocuSigned by:
56EB916AC2F9412...
Matt Girden

Name: _____

Title: CFO

Date Executed: 2/23/2026

- EXHIBIT A:** Proposal
- EXHIBIT B:** Terms and Conditions

EXHIBIT A
VENDOR'S PROPOSAL



Dixie Lime & Stone
2441 E Fort King St Suite 201
Ocala, FL 34471
800-378-9477
352-512-0180
352-369-8837 Fax

Quote #: 2775
Quote Created: 2/18/2026
Quote Expiration: 5/30/2025
Start Date:
Award Date:

Sales Person: Art Lavelly

Bella Tara Community Development District

Bill To: c/o

Customer: DDAVI - Jr. Davis Construction Co.,Inc
Address: 210 Hangar Road
Kissimmee, FL 34741
407-870-0066
Contact: Trevor Conley
trevor.conley@jr-davis.com

Description: 2262 Kissimmee Park Rd Widening
Seg 2 &3
Address: Bella Tara
Kissimmee, FL
Direct PO
Notes & Special Conditions: Environmental Fee does not apply

<u>Product ID</u>	<u>Product - Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Material Rate</u>	<u>Sales Price</u>
10	Road Base Certified for FDOT	18,938	Ton	\$11.00	\$208,318.00

Tax Exempt - Cert. Number: 85-8019004670C-6

SEE PAGE 2 FOR TERMS & CONDITIONS AND ACCEPTANCE.

~~UNLESS NOTED OTHERWISE, ALL QUOTES SUBJECT TO SUMTER COUNTY SALES TAX OF 7% FIRST \$5,000 THEN 6%.~~

IN ADDITION TO THE TERMS AND CONDITIONS IN THE CREDIT APPLICATION, THE BUYER AGREES TO THE FOLLOWING:

1. Sale is subject to prior approval of credit and terms are net thirty (30) days. In addition to interest, costs, expenses and all other damages, the Seller reserves the right to cancel the quote and/or purchase order at any time if full payment is not made within thirty (30) days as to any invoice, adjusted bill or notice of payment due of any type.
2. Buyer must provide NOTICE TO OWNER information before materials will be released.
3. ~~Prices are FOB unless otherwise noted in comments and do not include sales tax (Sumter County Sales Tax 7%). Any product shipped after the "quote" expiration date will be billed at the current market price.~~
4. If the price quoted includes freight (as noted in comments), Bedrock or Dixie reserves the right to use any trucking company it deems necessary. If the price quoted does not include freight, Dixie Lime & Stone or Bedrock Resources assumes NO LIABILITY OR RESPONSIBILITY for the freight billing, rate or any fuel surcharges of the trucker (and any taxes that may or may not apply), as well as the scheduling of and deliveries of material. Any Purchase Orders ("PO") issued will be done as follows: The PO for the Material needs to be made out to Dixie Lime & Stone Company or Bedrock Resources. The PO for the Freight needs to be made out to the trucking company. The breakdown of price will only be done after Dixie Lime & Stone Company or Bedrock Resources receives written confirmation of intent to issue a PO to Dixie Lime and Stone or Bedrock Resources.
5. Sale is based on availability and we reserve the right to supply product of similar specification from our affiliated companies or other sources.
6. Seller, Buyer and/or agent for Buyer agree that the quoted price is valid for only the tonnage amount on Seller's quote. If the tonnage is exceeded, the seller will allow a 10% increase of tonnage quoted at quoted price. Any tonnage above 110% of the quoted tonnage will then be sold at current market price which can be found on Seller's website. If the Buyer or its agent fails to purchase the tonnage quoted within ninety days (90) from the date of the quote, unless the time is extended in writing by the Seller, then Buyer agrees to pay the standard market price in effect at the time of each purchase, retroactive to the date of the quote. The Buyer agrees to pay the full balance owing within thirty (30) days of receipt of the adjusted bill. ~~An environmental fee per load will be applied as set forth in the quote.~~
7. **Claims and Disputes:** Buyer agrees to immediately inspect the material upon delivery and promises to immediately notify the seller of any potentially defective product and ensure that the seller has an opportunity to inspect and remedy prior to utilization of the material(s). The seller will send a representative as soon as feasible to (a) inspect the material and determine if defective, (b) suggest solutions, and (c) if necessary to, replace the defective material.
8. **Limited Damages:** The replacement or credit for any defective material shall be limited to the defective material only and not the entire load or order. In the case of deleterious material or other condition(s) that may be cost effectively remedied on site any replacement or any credit will be limited to only the value of the deleterious material or material that is defective. However, if the customer refuses or fails to immediately notify the Seller of any potentially defective material or is not willing to remove the deleterious material or remedy the defect on site, then any warranty is void and the Seller shall not be responsible for replacement, credit, costs, expenses or damages of any type.
9. **Inflation adjustment:** During the period from the date of the quote to the expiration of the quote or the time set forth above for the purchase of the tonnage quoted, the Seller reserves the right to increase, without notice, the cost of material and the Buyer agrees to pay any increase based on an increase in the Producer's Price Index.

*Please Sign & Return Promptly
A Resource Companies Affiliate*

Date: _____

Accepted By: _____

**EXHIBIT B
TERMS AND CONDITIONS**

1. **PRICE.** The Price set forth above includes all Goods, insurance, warranties and other materials or services (including without limitation all packing, loading or freight) necessary to produce and deliver the Goods.
2. **SCHEDULE.** Time is of the essence with respect to this Order, and all Goods shall be produced and delivered within the times set forth in the Schedule. Owner may cancel this Order or any part thereof or reject delivery of Goods if such delivery or performance is not in material accordance with the specifications of this Order, including the Schedule.
3. **DELIVERY AND INSPECTION.**
 - a. All shipments of Goods are to be made, with all shipping costs prepaid by Seller (e.g., insurance, packing, loading, freight, etc.), to the receiving point specified above. Title, and risk of loss, shall pass to Owner at the time such Goods are delivered at the Project site and accepted by Owner or Owner's contractor, provided however that Owner shall have a reasonable opportunity to inspect such Goods prior to acceptance.
 - b. All Goods are subject to inspection and approval by Owner at a reasonable time post-delivery. Owner may return Goods not meeting specifications (including over-shipments) at the Seller's expense and risk. Owner will notify Seller of failure. Return authorizations for Goods not received within 30 days will deem such Goods as donations to Owner.
4. **TERMS OF PAYMENT.** Seller's Invoice ("**Invoice**") must be submitted before payment will be made by Owner pursuant to this Order. Owner shall make payment within 30 days of receipt of a proper invoice, and pursuant to the Local Government Prompt Payment Act, Sections 218.70 et seq., *Florida Statutes* (2021). Any indebtedness of Seller to Owner may, at Owner's option, be credited against amounts owing by Owner hereunder.
5. **WARRANTY.** Seller shall take all necessary steps to assign any manufacturer's warranties to the Owner. Seller warrants that the title to Goods conveyed shall be good, that the transfer of the Goods shall be rightful, and that the Goods shall be free from any security interest, lien or encumbrance. Seller further warrants that the Goods are free of any rightful claim of infringement, and shall indemnify, defend, and hold harmless the Indemnitees (defined below) against any such claim. Further, the Goods shall be new, shall be free from defects, shall be of merchantable quality, and shall be fit for the Owner's uses. Seller agrees, without prejudice to any other rights Owner may have, to replace or otherwise remedy any defective Goods without further cost to Owner or, at Owner's option, to reimburse Owner for its cost of replacing defective Goods. All Goods are subject to inspection by Owner before, upon, and within a reasonable time after delivery. Goods shall not be replaced without Owner's prior written instructions. Any acceptance by Owner shall not prevent Owner from later rejecting non-conforming Goods. The warranty provided herein shall survive the completion or termination of this Order and is in addition to any warranties provided by law.
6. **COMPLIANCE WITH LAW.** Seller agrees that at all times it will comply with all applicable federal, state, municipal and local laws, orders and regulations.
7. **INDEMNITY.** To the fullest extent permitted by law, and in addition to any other obligations of Seller under the Order or otherwise, Seller shall indemnify, hold harmless, and defend Owner, Whaley Farms, LLC, and its respective officers, directors, Supervisors, Board members, employees, staff, managers, representatives, successors, and assigns of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused in whole or in part by the negligence, recklessness or intentional wrongful misconduct of the Seller, or any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them, and arising out of or incidental to the performance of this Order. The Seller shall ensure that any and all subcontractors include this express provision for the benefit of the Indemnitees. The parties agree that this paragraph is fully enforceable pursuant to Florida law. In the event that this section is determined to be unenforceable, this paragraph shall be reformed to give the paragraph the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The provisions of this section shall survive the completion or earlier termination of this Order, and are not intended to limit any of the other rights and/or remedies provided to the Owner hereunder.
8. **INSURANCE.** At all times during the term of this Order agreement, Seller, at its sole cost and expense, shall maintain insurance coverages of the types and amounts set forth below:
 - a. Commercial general liability insurance with minimum limits of liability not less than \$1,000,000. Such insurance shall include coverage for contractual liability.
 - b. Workers' Compensation Insurance covering all employees of Seller in statutory amounts, and employer's liability insurance with limits of not less than \$1,000,000 each accident.
 - c. Comprehensive automobile liability insurance covering all automobiles used by Seller, with limits of liability of not less than \$1,000,000 each occurrence combined single limit bodily injury and property damage.
9. **DEFAULT.** Upon any material default by Seller hereunder, Owner may, in addition to any other remedies available to Owner at law or in equity, cancel this Order without penalty or liability by written notice to Seller.
10. **LIMITATION OF LIABILITY.** Nothing herein shall be construed to be a waiver of the Owner's limit of liability contained in section 768.28, *Florida Statutes* or other statute or law.

11. **WAIVER.** Any failure of Owner to enforce at any time, or for any period of time, any of the provisions of this Order shall not constitute a waiver of such provisions or a waiver of Owner's right to enforce each and every provision.
12. **MODIFICATIONS.** This Order supersedes all prior discussions, agreements and understandings between the parties and constitutes the entire agreement between the parties with respect to the transaction herein contemplated. Changes, modifications, waivers, additions or amendments to the terms and conditions of this Order shall be binding on Owner only if such changes, modifications, waivers, additions or amendments are in writing and signed by a duly authorized representative of Owner.
13. **APPLICABLE LAW.** The validity, interpretation, and performance of this Order shall be governed by the laws of the State of Florida, in force at the date of this Order. Where not modified by the terms herein, the provisions of Florida's enactment of Article 2 of the Uniform Commercial Code shall apply to this transaction.
14. **MECHANIC'S LIENS.** Notwithstanding that Owner is a local unit of special purpose government and not subject to the lien provisions of Chapter 713, Florida Statutes, Seller agrees to keep the District's property free of all liens, including equitable liens, claims or encumbrances (collectively, "**Liens**") arising out of the delivery of any Goods by Seller, and shall furnish Owner with appropriate lien waivers from all potential claimants upon request of Owner. If any Liens are filed, Owner may without waiving its rights based on such breach by Seller or releasing Seller from any obligations hereunder, pay or satisfy the same and in such event the sums so paid by Owner shall be due and payable by Seller immediately and without notice or demand, with interest from the date paid by Owner through the date paid by Seller, at the highest rate permitted by law.
15. **PERMITS AND LICENSES.** Before commencing performance hereunder, Seller shall obtain all permits, approvals, certificates and licenses necessary for the proper performance of this Order and pay all fees and charges therefore. The originals of all such documents shall be delivered to Owner upon receipt by Seller.
16. **PARTIAL INVALIDITY.** If in any instance any provision of this Order shall be determined to be invalid or unenforceable under any applicable law, such provision shall not apply in such instance, but the remaining provisions shall be given effect in accordance with their terms.
17. **ASSIGNMENT AND SUBCONTRACTING.** This Order shall not be assigned or transferred by Seller without prior written approval by Owner, and any attempted assignment or transfer without such consent shall be void.
18. **RELATIONSHIP.** The relationship between Owner and Seller shall be that of independent contractor, and Seller, its agents and employees, shall under no circumstances be deemed employees, agents or representatives of Owner.
19. **NOTICES.** Any notice, approval or other communication required hereunder must be in writing and shall be deemed given if delivered by hand or mailed by registered mail or certified mail addressed to the parties hereto as indicated on page 1.
20. **PUBLIC ENTITY CRIMES.** Seller certifies, by acceptance of this purchase order, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction per the provisions of section 287.133(2)(a), *Florida Statutes*.
21. **SCRUTINIZED COMPANIES.** Supplier certifies, by acceptance of this purchase order, that neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, *Florida Statutes*, and in the event such status changes, Seller shall immediately notify Owner.
22. **TERMINATION.** Notwithstanding anything herein to the contrary, Owner shall have the right, at its sole election, to terminate this Order for any cause whatsoever upon the delivery of written notice to Seller. Upon such termination, Seller shall have no remedy against Owner, other than for payment of Goods already produced pursuant to specific written direction by Owner pursuant to Section 2 above, subject to any offsets or claims that Owner may have.
23. **PUBLIC RECORDS.** Seller acknowledges that this Agreement and all the documents pertaining thereto may be public records and subject to the provisions of Chapter 119, Florida Statutes.
24. **CONFLICTS.** To the extent of any conflict between this Terms and Conditions document (Exhibit B) and the Purchase Order, or Vendor Proposal (Exhibit A), these Terms and Conditions (Exhibit B) shall control. Notwithstanding anything in this Agreement to the contrary, the entire contract between the parties shall consist of the Purchase Order, these Terms and Conditions (Exhibit B), and the Vendor Proposal (Exhibit A), with the exception that only the terms within the Vendor Proposal (Exhibit A) that set the price, schedule and quantity / type of materials shall apply and all other terms shall be deemed rejected, and, in an abundance of caution, no terms of any Seller's Credit Application or other document shall be deemed to be a binding agreement between the parties.

CERTIFICATE OF ENTITLEMENT

The undersigned authorized representative of the **Bella Tara Community Development District** (hereinafter "**Governmental Entity**"), Florida Consumer's Certificate of Exemption Number 85-8019004670C-6, affirms that the tangible personal property purchased pursuant to a Purchase Order from Dixie Lime and Stone will be incorporated into or become a part of a public facility as part of a public works contract pursuant to that certain *Standard Form of Agreement*, dated August 15, 2025 with JR Davis Construction Company Inc. for the construction of public infrastructure associated with the Kissimmee Park Road Project.


Governmental Entity affirms that the purchase of the tangible personal property contained in the attached Purchase Order meets the following exemption requirements contained in section 212.08(6), *Florida Statutes*, and Rule 12A-1.094, *Florida Administrative Code*:

You must initial each of the following requirements.

- EM 1. The attached Purchase Order is issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works.
- EM 2. The vendor's invoice will be issued directly to Governmental Entity.
- EM 3. Payment of the vendor's invoice will be made directly by Governmental Entity to the vendor from public funds.
- EM 4. Governmental Entity will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor.
- EM 5. Governmental Entity assumes the risk of damage or loss at the time of purchase or delivery by the vendor.

Governmental Entity affirms that if the tangible personal property identified in the attached Purchase Order does not qualify for the exemption provided in section 212.08(6), *Florida Statutes*, and Rule 12A-1.094, *Florida Administrative Code*, Governmental Entity will be subject to the tax, interest, and penalties due on the tangible personal property purchased. If the Florida Department of Revenue determines that the tangible personal property purchased tax-exempt by issuing this Certificate does not qualify for the exemption, Governmental Entity will be liable for any tax, penalty, and interest determined to be due.

I understand that if I fraudulently issue this certificate to evade the payment of sales tax I will be liable for payment of the sales tax plus a penalty of 200% of the tax and may be subject to conviction of a third degree felony. Under the penalties of perjury, I declare that I have read the foregoing Certificate and the facts stated in it are true.

	<u>Chairman</u>
Signature of Authorized Representative	Title
<u>Bella Tara CDD</u>	<u>3/31/26</u>
Purchaser's Name (Print or Type)	Date

Federal Employer Identification Number: _____
Telephone Number: _____

You must attach a copy of the Purchase Order to this Certificate of Entitlement. Do not send to the Florida Department of Revenue. This Certificate of Entitlement must be retained in the vendor's and the contractor's books and records. This form supplements and supersedes (to the extent of any conflict) any prior certificates addressing the same purchase.

SECTION VII

CHANGE ORDER NO. 03

Date of Issuance: 3/9/26 Effective Date: _____

Project: Bella Tara KPR Widening Seg2& 3 Utility Work Ph 1 & 2, TOHO Utility Project	District: Bella Tara Community Development District	District's Contract No.:
Contract: Kissimmee Park Road and Utility Project		Date of Contract: 8/15/2025 Assigned to District on 9/26/2025
Contractor: JR Davis Construction Company, Inc.		Architect's/Engineer's Project No.:

The foregoing agreement is modified as follows upon execution of this Change Order:

Description: Roadway Plan Rev.4 (JDC RFCO-07); TWA Plan Rev. 5 (JDC RFCO-09); Add'l Contract Time (JDC RFCO-08); Tree Trimming OUC Poles (JDC RFCO-10) attached 9 pages as backup

Attachments: **See attached Exhibit A**



CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price: <u>\$15,375,389.02</u>	Original Contract Times: Substantial completion (days): 437 Ready for final payment (days): 467

Increase/Decrease from prior Change Orders: <u>\$ 2,604,806.05</u>	Increase/Decrease from previously approved Change Orders No. <u>01</u> to No. <u>02</u> : Substantial completion (days): 0 Ready for final payment (days): 0
--	---

Contract Price prior to this Change Order: <u>\$ 17,980,195.07</u>	Contract Times prior to this Change Order:
--	--

Increase/Decrease of this Change Order: <u>\$ 348,763.00</u>	<u>Increase/Decrease</u> of this Change Order: 61 days
--	--

Contract Price incorporating this Change Order: <u>\$ 18,328,958.07</u>	Contract Times with all approved Change Orders: Substantial Completion (days): 498 Ready for Final Payment (days): 528
---	--

RECOMMENDED BY:	ACCEPTED:	ACCEPTED:
POULOS & BENNETT, LLC, DISTRICT ENGINEER	BELLA TARA COMMUNITY DEVELOPMENT DISTRICT	JR DAVIS CONSTRUCTION COMPANY, INC.
Digitally signed by By: <u>Nicole Van Valkenburg</u> Date: 2026.03.25 12:38:41-04'00'	By:  Title: <u>Chairman</u> Date: <u>3/31/26</u>	By:  Title: <u>President</u> Date: <u>3/13/26</u>

HANSON WALTER & ASSOCIATES INC.: PROJECT ENGINEER

 3/23/26

Change Order 03

BELLA TARA COMMUNITY DEVELOPMENT DISTRICT
C/O GMS
219 E LIVINGSTON STREET
ORLANDO, FL 32801

Job: KISSIMMEE PARK ROAD WIDENING SEGMENTS 2 & 3 - TWA U
2262-

Contract Number: 2262- KISSIMMEE PARK RD WIDEN SEG 2&3, UTIL PH.1&2
TOHO-BELLA TARA
Change Order #: CO3: PLAN REV 4, TWA REV 5, TREE TRIMMING, ADD DAYS

To (Contractor): Jr. Davis Construction Co., Inc.
210 Hangar Road
Kissimmee, FL 34741

Change Order Date: 03/08/26
Change Order Page: 1

You are directed to make the following changes in this Contract: CO3: PLAN REV 4, TWA REV 5, TREE TRIMMING, ADD DAYS

C.O. Item	Contract Item	Quantity	UM	Description	Unit Price	Amount
6140	6140	1.000	EA	CO3: S2: Remove Ex. Storm Struct. (Pg14 near MH-5) RCO-07	1,650.00000	1,650.00
6142	6142	-23.000	LF	CO3: S2: Deduct - 24" Class III RCP	142.00000	-3,266.00
6143	6143	1.000	EA	CO3: S2: Connect to Exist 24" Pipe (Pg 14 by MH-5)	1,418.00000	1,418.00
6144	6144	1.000	.LS	CO3: S2: TREE TRIMMING FOR OUC RCO-10	21,678.00000	21,678.00
6146	6146	64.000	LF	CO3: S3: Add - 18" Class III RCP RCO-07	83.00000	5,312.00
6148	6148	10.000	LF	CO3: S3: Add - 48" x 76" Class III ERCP	317.00000	3,170.00
6150	6150	1.000	EA	CO3: S3: Add - Type 6 Curb Inlet (S-45)	8,781.00000	8,781.00
6152	6152	1.000	EA	CO3: S3: Add-STRM MH (Add MH8 MH9 Ded. MH5A)	8,237.00000	8,237.00
6156	6156	100.000	LF	CO3: S3: Handrail (Sheets 15 & 18)	103.00000	10,300.00
6158	6158	15.000	SY	CO3: S3: Add - 10' Sidewalk - 4" Thick	52.00000	780.00
6160	6160	1.000	.LS	CO3: S3: TREE TRIMMING FOR OUC RCO-10	12,312.00000	12,312.00
6162	6162	1.000	.LS	CO3: PH1: Construction Survey / Layout RCO-009	3,820.00000	3,820.00
6164	6164	1.000	.LS	CO3: PH1: Certified Asbuilts	2,192.00000	2,192.00
6166	6166	16.000	EA	CO3: PH1: WM: Add - 36" Casing Pipe and Spacers	9,224.00000	147,584.00
6168	6168	4.000	EA	CO3: PH1: WM: Install Sample Points	1,251.00000	5,004.00
6170	6170	106.000	LF	CO3: PH1: RM: Add - 16" C900 DR18 PVC	195.00000	20,670.00
6172	6172	-106.000	LF	CO3: PH1: RM: Deduct - 6" C900 DR18 PVC	65.00000	-6,890.00
6174	6174	1.000	.LS	CO3: PH1: RM: Add - 16" MJ Fittings (4 - 45° Bends)	9,624.00000	9,624.00
6176	6176	-1.000	.LS	CO3: PH1: Deduct - 6" MJ Fittings (4-45° Bends 16x6)	3,346.00000	-3,346.00
6178	6178	1.000	EA	CO3: PH1: RM: Add - 16" MJ Gate Valve	10,598.00000	10,598.00
6180	6180	-1.000	EA	CO3: PH1: RM: Deduct - 6" MJ Gate Valve	2,370.00000	-2,370.00
6182	6182	1.000	.LS	CO3: PH2: RM: Construction Survey / Layout	1,910.00000	1,910.00
6184	6184	1.000	.LS	CO3: PH2: Certified As-Builts	1,095.00000	1,095.00
6186	6186	10.000	EA	CO3: PH2: 36" Casing Pipe and Spacers	9,224.00000	92,240.00
6188	6188	1.000	.LS	CO3: PH2: Add - 24" MJ Fittings (2 - 45° Bends)	8,898.00000	8,898.00
6190	6190	8.000	EA	CO3: PH2: Install Sample Points	1,251.00000	10,008.00
6192	6192	-12.000	LF	CO3: PH2: Deduct - 12" C900 DR 18 PVC	92.00000	-1,104.00
6194	6194	-1.000	.LS	CO3: PH2: Deduct - MJ Fittings (1 20X16" Tee 1 16)	6,253.00000	-6,253.00
6196	6196	-1.000	EA	CO3: PH2: Deduct - 20" MJ Gate Valve	20,000.00000	-20,000.00
6198	6198	-1.000	EA	CO3: PH2: Deduct - 16" MJ Gate Valve	10,598.00000	-10,598.00
6200	6200	-1.000	EA	CO3: PH2: Deduct - 12" MJ Gate Valve	5,349.00000	-5,349.00

Change Order 03

BELLA TARA COMMUNITY DEVELOPMENT DISTRICT
C/O GMS
219 E LIVINGSTON STREET
ORLANDO, FL 32801

ROAD WIDENING & UTILITIES

6202	6202	-18.000	LF	CO3: PH2: FM: 10" C900 DR25 PVC Forcemain	108.00000	-1,944.00
6204	6204	-1.000	.LS	CO3: PH2: FM: Deduct - 10" MJ Fittings (3 - 45° B	5,264.00000	-5,264.00
6206	6206	-1.000	EA	CO3: PH2: FM: 16" Forcemain Gate Valve	10,000.00000	-10,000.00
6208	6208	-2.000	EA	CO3: PH2: FM: 10" Forcemain Gate Valve	4,440.00000	-8,880.00
6210	6210	1.000	.LS	CO3: TWA: Construction Survey / Layout	957.00000	957.00
6212	6212	1.000	.LS	CO3: TWA: Certified Asbuilts	550.00000	550.00
6214	6214	4.000	EA	CO3: TWA: WM: Add - 36" Casing Pipe and Spacers	9,224.00000	36,896.00
6216	6216	1.000	.LS	CO3: TWA: WM: Add - 24" MJ Fittings (22.5° Bend)	4,590.00000	4,590.00
6218	6218	3.000	EA	CO3: TWA: Install Sample Points	1,251.00000	3,753.00
Total for Change Order 03						348,763.00

Not valid until signed by both the Owner and Contractor. Signature of the Contractor indicates the Contractor's agreement herewith, including any adjustment in the Contract Sum or Contract Time.

The original Contract Sum was	15,375,389.02
The net change by previously authorized Change Orders was	2,604,806.05
The Contract Sum prior to this Change Order was	17,980,195.07
The Contract Sum will be increased by this Change Order	348,763.00
The new Contract Sum will be	18,328,958.07

Contracts Days Increased By 61 Days

The Contract time will be increased by 61 Days, which makes the new completion date as of this Change Order 4/1/2027

Authorized By Owner: _____
BELLA TARA COMMUNITY DEVELOPMENT DISTRICT
C/O GMS
219 E LIVINGSTON STREET
ORLANDO, FL 32801

Accepted By Contractor: Trevor Conley 3/9/2026
Jr. Davis Construction Co., inc.
210 Hangar Road
Kissimmee, FL 34741

2262 Kissimmee Park Road Widening - RCO 007 Plan

Changes

JR. DAVIS CONSTRUCTION

210 Hangar Road
Kissimmee, FL, 34741

Contact: Tyson Snyder
Phone: 407 870-0066
Email: Tyson.Snyder@jr-davis.com



Jr. Davis Construction Company, Inc.

Quote To: Kevin Walsh
Company:
Phone:
Email:

Proposal Date: 12.04.25, rev 1/23/2026
Rdway Plans: 03.28.2025 Rev. 4
:
10.22.25

HCSS#:

2262RCO-004

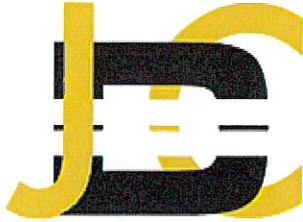
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	KISSIMMEE PARK RD.- ROADWAY SEG. 2 & 3				
	ROADWAY - SEGMENT 3				
8350	Remove Ex. Storm Structure (Sheet 14 near MH-5)	1.00	EA	1,650.00	1,650.00
	SITE PREPARATION TOTAL				1,650.00
	STORM DRAINAGE SYSTEM				
11850	Add - 18" Class III RCP	64.00	LF	83.00	5,312.00
11900	Deduct - 24" Class III RCP	-23.00	LF	142.00	-3,266.00
12300	Add - 48" x 76" Class III ERCP	10.00	LF	317.00	3,170.00
13100	Add - Type 6 Curb Inlet (S-45)	1.00	EA	8,781.00	8,781.00
13200	Add - Storm Manhole (Add MH8, MH9, Deduct MH5A)	1.00	EA	8,237.00	8,237.00
13560	Connect to Exist 24" Pipe (Sheet 14 by MH-5)	1.00	EA	1,418.00	1,418.00
13570	Handrail (Sheets 15 & 18)	100.00	LF	103.00	10,300.00
	STORM DRAINAGE SYSTEM TOTAL				33,952.00
	PAVING				
15300	Add - 10' Sidewalk - 4" Thick	15.00	SY	52.00	780.00
	PAVING TOTAL				780.00
	TOTAL ROADWAY - SEGMENT 3				36,382.00
	KISSIMMEE PARK RD.- ROADWAY SEG. 2 & 3 TOTAL				36,382.00
GRAND TOTAL					\$36,382.00

NOTES:

PROPOSAL BASED ON COUNTY PLAN SET CHANGES THROUGH REV. 4.

 SEGMENT 2

Kissimmee Park Road Widening RFCO-08 Contract Time Extension



Jr. Davis Construction Company, Inc.

JR. DAVIS CONSTRUCTION

210 Hangar Road
Kissimmee, FL, 34741

Contact: Tyson Snyder
Phone: 407 870-0066
Email: Tyson.Snyder@jr-davis.com

<u>Quote To:</u>	Kevin Walsh	<u>Change Order Date:</u>	1/20/2026
<u>Company:</u>	Bella Tara Community Development District	<u>Rdway Plans:</u>	Thru Rev. 4
<u>Phone:</u>	321-231-4468	<u>Toho Utility Plans:</u>	Thru Rev. 5
<u>Email:</u>	kevin @rockharborinvestments.com	<u>HCSS#:</u>	2262RCO008

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
510	CALENDAR DAYS	61.00	DA		

GRAND TOTAL **\$0.00**

NOTES:

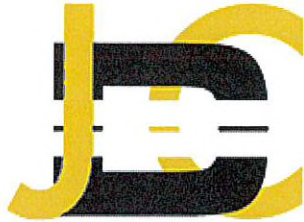
This RFCO is a request for additional contract time due to the added scope represented by RFCOs 1-7 & RFCO 9 (forthcoming), and through Rev. 4 County Drawings dated 10/22/25 and through Rev. 5 TWA Drawings dated 10/22/25.

Current Substantial Completion Date: 12/31/2026

Request for Additional Contract Time Represented in Calendar Days in this RFCO: 61 Days

Revised Substantial Completion Date Upon Acceptance of this RFCO: 3/2/2027

Kissimmee Park Road Widening TWA Revision 5 RFCO-09- REV 3/4/26



Jr. Davis Construction Company, Inc.

JR. DAVIS CONSTRUCTION

210 Hangar Road
Kissimmee, FL, 34741

Contact: Tyson Snyder
Phone: 407 870-0066
Email: Tyson.Snyder@jr-davis.com

- Phase 1
- TWA WM
- Phase 2

<u>Quote To:</u>	Kevin Walsh	<u>Change Order Date:</u>	2/9/2026, rev 2/23/26, rev 3/4/26
<u>Company:</u>	Bella Tara Community Development District	<u>Rdway Plans:</u>	N/A
<u>Phone:</u>	321-231-4468	<u>Toho Utility Plans:</u>	Rev. 5 10/22/2025
<u>Email:</u>	kevin @rockharborinvestments.com	<u>HCSS#:</u>	2262RCO007

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	KISSIMMEE PARK RD. UTILITY WORK PH 1 & 2				
	GENERAL CONDITIONS PHASE 1				
● 16600	Construction Survey / Layout	1.00	LS	3,820.00	3,820.00
● 16700	Certified Asbuilts	1.00	LS	2,192.00	2,192.00
	***GENERAL CONDITIONS TOTAL *** PHASE 1				6,012.00
	TOHO 24" WM FROM STA. 109+50 TO CROSS PRAIRE				
● 17800	Construction Survey / Layout	1.00	LS	957.00	957.00
● 17900	Certified Asbuilts	1.00	LS	550.00	550.00
● 18150	Add - 36" Casing Pipe and Spacers	4.00	EA	9,224.00	36,896.00
● 18200	Add - 24" MJ Fittings (22.5° Bend)	1.00	LS	4,590.00	4,590.00
● 18850	Install Sample Points	3.00	EA	1,251.00	3,753.00
	TOHO 24" WM FROM STA. 109+50 TO CROSS PRAIRE TOTAL				46,746.00
	POTABLE WATER SYSTEM PHASE 1				
● 19150	Add - 36" Casing Pipe and Spacers	16.00	EA	9,224.00	147,584.00
● 20150	Install Sample Points	4.00	EA	1,251.00	5,004.00
	POTABLE WATER SYSTEM TOTAL PHASE 1				152,588.00
	REUSE WATER SYSTEM PHASE 1				
● 20500	Add - 16" C900 DR18 PVC Reuse Water Main	106.00	LF	195.00	20,670.00
● 20600	Deduct - 6" C900 DR18 PVC Reuse Water Main	-106.00	LF	65.00	-6,890.00
● 20800	Add - 16" MJ Fittings (4 - 45° Bends)	1.00	LS	9,624.00	9,624.00
● 20900	Deduct - 6" MJ Fittings (4-45° Bends, 1 16x6 Red)	-1.00	LS	3,346.00	-3,346.00
● 21100	Add - 16" MJ Gate Valve	1.00	EA	10,598.00	10,598.00
● 21200	Deduct - 6" MJ Gate Valve	-1.00	EA	2,370.00	-2,370.00

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	REUSE WATER SYSTEM TOTAL PHASE 1				28,286.00
	PHASE 2 GENERAL CONDITIONS				
23320	Construction Survey / Layout	1.00	LS	1,910.00	1,910.00
23330	Certified As-Builts	1.00	LS	1,095.00	1,095.00
	PHASE 2 GENERAL CONDITIONS TOTAL				3,005.00
	POTABLE WATER SYSTEM PHASE 2				
23550	36" Casing Pipe and Spacers	10.00	EA	9,224.00	92,240.00
23700	Add - 24" MJ Fittings (2 - 45° Bends)	1.00	LS	8,898.00	8,898.00
24550	Install Sample Points	8.00	EA	1,251.00	10,008.00
	POTABLE WATER SYSTEM TOTAL PHASE 2				111,146.00
	REUSE WATER SYSTEM				
24950	Deduct - 12" C900 DR 18 PVC Reuse Water Main	-12.00	LF	92.00	-1,104.00
25150	Deduct - MJ Fittings (1 20X16" Tee, 1 16x12" Red)	-1.00	LS	6,253.00	-6,253.00
25200	Deduct - 20" MJ Gate Valve	-1.00	EA	20,000.00	-20,000.00
25300	Deduct - 16" MJ Gate Valve	-1.00	EA	10,598.00	-10,598.00
25350	Deduct - 12" MJ Gate Valve	-1.00	EA	5,349.00	-5,349.00
	REUSE WATER SYSTEM TOTAL				-43,304.00
	FORCE MAIN				
26300	10" C900 DR25 PVC Forcemain	-18.00	LF	108.00	-1,944.00
26500	Deduct - 10" MJ Fittings (3 - 45° Bends)	-1.00	LS	5,264.00	-5,264.00
26600	16" Forcemain Gate Valve	-1.00	EA	10,000.00	-10,000.00
26700	10" Forcemain Gate Valve	-2.00	EA	4,440.00	-8,880.00
	FORCE MAIN TOTAL				-26,088.00
GRAND TOTAL					\$278,391.00

NOTES:

Change Order Utility Clarifications:

1. Proposal includes changes from TWA approved sets received 8/26/2025 and 9/10/2025. These two sets were through Rev. 4 and changes up to Rev. 4 from the bid set drawings were identified in RFCO01
2. Proposal based on changes received in TWA plan set thru Rev. 5 received 1/7/2026 & field staked locations of OUC utility poles (30 total locations from Lake Toho Rd. to Cross Prairie Rd.)
3. Please see attached list of drawings for clarification.

**TOHO WATER AUTHORITY UTILITY ADJUSTMENT PLANS
KISSIMMEE PARK ROAD WIDENING
JDC JOB 2262 - STA56+34 TO STA123+00 ONLY**

SHEET NUMBER	SHEET DESCRIPTION	DATE	BID SET		TWA APPROVED SET REC'D 8/26/25 & TWA SET RECEIVED 9/10/25			TWA SET REC'D 11/7/26 APPROVED FROM HWA CASING PIPE		
			LATEST REVISION #	LATEST REVISION DATE	LATEST REVISION #	LATEST REVISION DATE	LATEST REVISION #	LATEST REVISION DATE		
1	COVER SHEET	12/26/2023	2	10/18/2024	2	4/27/2022	2	4/27/2022		
1M	OVERALLY UTILITY PLAN	12/26/2023	2	10/18/2024	4	6/25/2025	5	10/22/2025		
2	UTILITY ADJUSTMENTS PLAN & PROFILE	12/26/2023	2	10/18/2024	3	5/13/2025	5	10/22/2025		
3	UTILITY ADJUSTMENTS PLAN & PROFILE	12/26/2023	2	10/18/2024	3	5/13/2025	5	10/22/2025		
4	UTILITY ADJUSTMENTS PLAN & PROFILE	12/26/2023	2	10/18/2024	3	5/13/2025	5	10/22/2025		
5	UTILITY ADJUSTMENTS PLAN & PROFILE	12/26/2023	2	10/18/2024	3	5/13/2025	5	10/22/2025		
6	UTILITY ADJUSTMENTS PLAN & PROFILE	12/26/2023	2	10/18/2024	3	5/13/2025	5	10/22/2025		
7	UTILITY ADJUSTMENTS PLAN & PROFILE	12/26/2023	2	10/18/2024	3	5/13/2025	5	10/22/2025		
8	UTILITY ADJUSTMENTS PLAN & PROFILE	12/26/2023	2	10/18/2024	3	5/13/2025	5	10/22/2025		
9	UTILITY ADJUSTMENTS PLAN & PROFILE	12/26/2023	2	10/18/2024	4	6/25/2025	5	10/22/2025		
10	UTILITY ADJUSTMENTS PLAN & PROFILE	12/26/2023	2	10/18/2024	4	6/25/2025	5	10/22/2025		
11	UTILITY ADJUSTMENTS PLAN & PROFILE	12/26/2023	2	10/18/2024	3	5/13/2025	5	10/22/2025		
12	UTILITY ADJUSTMENTS PLAN & PROFILE	12/26/2023	2	10/18/2024	3	5/13/2025	5	10/22/2025		

Kissimmee Park Road Widening - RFCO-10

Tree Trimming for OUC Poles

JR. DAVIS CONSTRUCTION



Jr. Davis Construction Company, Inc.

210 Hangar Road
Kissimmee, FL, 34741

Contact: Tyson Snyder
Phone: 407 870-0066
Email: Tyson.Snyder@jr-davis.com

Quote To: Kevin Walsh
Company: Bella Tara Community Development District
Phone: 321-231-4468
Email: kevin @rockharborinvestments.com

Change Order Date: 2/16/26
Rdway Plans: N/A
Toho Uilty Plans: N/A

HCSS#: 2262RCO010

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
510	SEGMENT 2 - TREE TRIMMING FOR OUC	1.00	LS	21,678.00	21,678.00
520	SEGMENT 3 - TREE TRIMMING FOR OUC	1.00	LS	12,312.00	12,312.00
GRAND TOTAL					\$33,990.00

NOTES:

PROPOSAL CLARIFICATIONS:

TREE REMOVAL ALONG KISSIMMEE PARK ROAD FOR NEW OUC POLES INSTALLED BY OTHERS BASED ON LAYOUT OF OUC STAKES FOR POLE LOCATIONS. TRIMMING ALONG KISSIMMEE PARK ROAD FOR NEW POWER LINE INSTALLED BY OTHERS

PROPOSAL ASSUMES TREE REMOVAL SCOPE WILL BE WITHIN EXISTING KISSIMMEE PARK ROAD RIGHT OF WAY (ROW) AND NO ACCESS ONTO PRIVATE PROPERTY WILL BE REQUIRED TO REMOVE AND/OR TRIM TREES FOR OUC POWER POLES. SHOULD ACCESS ONTO PRIVATE PROPERTY BE REQUIRED, IT IS THE RESPONSIBILITY OF OTHERS TO PROVIDE ACCESS FOR JR. DAVIS CONSTRUCTION (JDC) AND JDC'S SUBCONTRACTORS.

PROPOSAL SEPARATED INTO SEGMENT 2 AND SEGMENT 3 BASED ON ESTIMATED LEVEL OF EFFORT FOR EACH SEGMENT.

PROPOSAL EXCLUDES TREE REMOVAL FOR TREES THAT ARE ON OR ADJACENT TO THE ROW LINE AFFECTING THE WATER MAIN INSTALLATION BUT DO NOT NEED TO BE REMOVED FOR OUC POLE INSTALLATION (WEST OF STATION 60)

SECTION VIII

SECTION C

SECTION 1

Bella Tara
Community Development District

Unaudited Financial Reporting
March 31, 2026



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Bella Tara
Community Development District
Combined Balance Sheet
March 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 11,216	\$ -	\$ -	\$ 11,216
Due from General Fund	-	-	-	-
Due from Capital Projects	4,156	-	-	4,156
Due from Developer	-	-	-	-
Investments:				
<u>Series 2025 AA1</u>				
Reserve	-	1,157,575	-	1,157,575
Interest	-	477,712	-	477,712
Revenue	-	-	-	-
Prepayment	-	11,090	-	11,090
Sinking	-	-	-	-
Construction	-	-	698	698
Cost of Issuance	-	-	-	-
<u>Series 2025 Master Infrastructure</u>				
Reserve	-	911,513	-	911,513
Interest	-	780,043	-	780,043
Revenue	-	-	-	-
Prepayment	-	16,841	-	16,841
Sinking	-	-	-	-
Construction	-	-	10,306,419	10,306,419
Construction - Restricted	-	-	-	-
Cost of Issuance	-	-	43	43
Prepaid Expenses	-	-	-	-
Deposits	-	-	-	-
Total Assets	\$ 15,373	\$ 3,354,774	\$ 10,307,160	\$ 13,677,307
Liabilities:				
Accounts Payable	\$ 5,944	\$ -	\$ -	\$ 5,944
Due to Debt Service	-	-	-	-
Due to General Fund	-	-	4,156	4,156
Total Liabilities	\$ 5,944	\$ -	\$ 4,156	\$ 10,100
Fund Balance:				
Restricted for:				
Debt Service	-	3,354,774	-	\$ 3,354,774
Capital Project	-	-	10,303,004	\$ 10,303,004
Assigned for:				
Reserves	-	-	-	-
Unassigned	9,429	-	-	9,429
Total Fund Balances	\$ 9,429	\$ 3,354,774	\$ 10,303,004	\$ 13,667,207
Total Liabilities & Fund Balance	\$ 15,373	\$ 3,354,774	\$ 10,307,160	\$ 13,677,307

Bella Tara

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Developer Contributions	\$ 265,625	\$ 38,417	\$ 38,417	\$ -
Interest	-	-	-	-
Total Revenues	\$ 265,625	\$ 38,417	\$ 38,417	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Engineering	\$ 2,000	\$ 1,000	\$ -	\$ 1,000
Arbitrage Rebate	500	250	-	250
Attorney	25,000	12,500	3,280	9,220
Annual Audit	5,000	5,000	4,300	700
Assessment Administration	5,000	-	-	-
Dissemination Agent	5,000	2,500	2,500	(0)
Trustee Fees	5,000	-	-	-
Management Fees	40,000	20,000	20,000	0
Information Technology	1,800	900	900	-
Website Maintenance	1,200	600	600	-
Telephone	100	50	-	50
Postage & Delivery	200	100	2	98
Insurance General Liability	6,000	6,000	5,512	488
Printing & Binding	100	50	40	10
Legal Advertising	3,000	1,500	752	748
Other Current Charges	2,000	1,000	646	354
Office Supplies	50	25	0	25
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative	\$ 102,125	\$ 51,650	\$ 38,707	\$ 12,943
<u>Field Operations</u>				
Field Management				
Electric	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Water	15,000	7,500	-	7,500
Landscape Maintenance	10,000	5,000	-	5,000
Landscape Contingency	60,000	30,000	-	30,000
General Repairs & Maintenance	10,000	5,000	-	5,000
Lake Maintenance	10,000	5,000	-	5,000
Mitigation Maintenance	12,500	6,250	-	6,250
Lift Station Maintenance	15,000	7,500	-	7,500
Irrigation Maintenance	5,000	2,500	-	2,500
Property Insurance	6,000	3,000	-	3,000
	5,000	2,500	-	2,500
Total Field	\$ 163,500	\$ 133,600	\$ -	\$ 94,718
TOTAL EXPENDITURES	\$ 265,625	\$ 185,250	\$ 38,707	\$ 107,660
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (146,833)	\$ (291)	\$ (107,660)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ (146,833)	\$ (291)	\$ (107,660)
Fund Balance - Beginning	\$ -		\$ 9,719	
Fund Balance - Ending	\$ -		\$ 9,429	

Bella Tara

Community Development District

Debt Service Fund Series 2025 (Assessment Area One)

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -
Interest	-	-	31,691	31,691
Total Revenues	\$ -	\$ -	\$ 31,691	\$ 31,691
Expenditures:				
Interest - 5/1	\$ -	\$ -	\$ 185,766	\$ (185,766)
Interest - 11/1	-	-	-	-
Principal - 11/1	-	-	\$ -	-
Total Expenditures	\$ -	\$ -	\$ 185,766	\$ (185,766)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (154,075)	\$ (154,075)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (21,419)	\$ (21,419)
Bond Proceeds	-	-	-	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (21,419)	\$ (21,419)
Net Change in Fund Balance	\$ -	\$ -	\$ (175,495)	\$ (175,495)
Fund Balance - Beginning	\$ -	\$ -	\$ 1,821,872	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 1,646,377	\$ (175,495)

Bella Tara
Community Development District
Debt Service Fund Series 2025 (Master Infrastructure)
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -
Interest	-	-	32,541	32,541
Total Revenues	\$ -	\$ -	\$ 32,541	\$ 32,541
Expenditures:				
Interest - 5/1	\$ -	\$ -	\$ 151,667	\$ (151,667)
Interest - 11/1	-	-	-	-
Principal - 11/1	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ 151,667	\$ (151,667)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (119,126)	\$ (119,126)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (16,845)	\$ (16,845)
Bond Proceeds	-	-	-	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (16,845)	\$ (16,845)
Net Change in Fund Balance	\$ -	\$ -	\$ (135,971)	\$ (135,971)
Fund Balance - Beginning	\$ -		\$ 1,844,368	
Fund Balance - Ending	\$ -		\$ 1,708,397	

Bella Tara
Community Development District
Capital Project Fund Series 2025 (Assessment Area One)
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 5,792	5,792
Developer Contributions			6,523,227	
Total Revenues	\$ -	\$ -	\$ 6,529,019	\$ 5,792
Expenditures:				
Improvements	\$ -	\$ -	\$ 6,812,080	\$ (6,812,080)
Cost of Issuance	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ 6,812,080	\$ (6,812,080)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (283,061)	\$ (6,806,288)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 21,419	\$ 21,447
Bond Proceeds	-	-	-	-
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 21,419	\$ 21,447
Net Change in Fund Balance	\$ -	\$ -	\$ (261,642)	\$ (6,784,841)
Fund Balance - Beginning	\$ -		\$ 258,184	
Fund Balance - Ending	\$ -		\$ (3,458)	

Bella Tara
Community Development District
Capital Project Fund Series 2025 (Master Infrastructure)
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Interest	\$ -	\$ -	\$ 257,129	257,129
Developer Contributions	-	-	2,900	2,900
Contributions - Other	-	-	547,928	547,928
Total Revenues	\$ -	\$ -	\$ 807,957	\$ 807,957
Expenditures:				
Improvements	\$ -	\$ -	\$ 5,123,512	\$ (5,123,512)
Improvements - Restricted	-	-	-	-
Cost of Issuance	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ 5,123,512	\$ (5,123,512)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (4,315,555)	\$ (4,315,555)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 16,845	\$ 16,888
Bond Proceeds	-	-	-	-
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 16,845	\$ 16,888
Net Change in Fund Balance	\$ -	\$ -	\$ (4,298,710)	\$ (4,298,667)
Fund Balance - Beginning	\$ -		\$ 14,605,172	
Fund Balance - Ending	\$ -		\$ 10,306,462	

Bella Tara
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contribution	\$ 5,512	\$ 9,755	\$ 9,644	\$ 4,000	\$ 4,119	\$ 5,386	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,417
Total Revenues	\$ 5,512	\$ 9,755	\$ 9,644	\$ 4,000	\$ 4,119	\$ 5,386	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,417
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PR-FICA	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	1,254	82	158	1,228	558	-	-	-	-	-	-	-	3,280
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	4,300
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	417	417	417	417	417	417	-	-	-	-	-	-	2,500
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,333	3,333	3,333	3,333	3,333	3,333	-	-	-	-	-	-	20,000
Information Technology	150	150	150	150	150	150	-	-	-	-	-	-	900
Website Maintenance	100	100	100	100	100	100	-	-	-	-	-	-	600
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	1	-	1	-	-	-	-	-	-	-	-	-	2
Insurance General Liability	5,512	-	-	-	-	-	-	-	-	-	-	-	5,512
Printing & Binding	2	0	-	-	38	-	-	-	-	-	-	-	40
Legal Advertising	752	-	-	-	-	-	-	-	-	-	-	-	752
Other Current Charges	171	96	95	95	95	94	-	-	-	-	-	-	646
Office Supplies	0	-	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 11,867	\$ 4,178	\$ 4,255	\$ 5,323	\$ 4,690	\$ 4,094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,707
Field Operations													
Field Management													
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
General Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Mitigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Lift Station Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Field	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 11,867	\$ 4,178	\$ 4,255	\$ 5,323	\$ 4,690	\$ 4,094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,707
Excess (Deficiency) of Revenues over Expenditures	\$ (6,355)	\$ 5,577	\$ 5,389	\$ (1,323)	\$ (571)	\$ 1,292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (291)
Net Change in Fund Balance	\$ (6,355)	\$ 5,577	\$ 5,389	\$ (1,323)	\$ (571)	\$ 1,292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (291)