

*Bella Tara Community
Development District*

Agenda

July 28, 2026

AGENDA

Bella Tara

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

July 20, 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, July 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 April 28, 2026 Board of Supervisors Meeting
4. Public Hearing
 - A. Consideration of Resolution 2026-06 Adopting the Fiscal Year 2027 Budget and Relation to the Annual Appropriations
 - B. Consideration of Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Aquatic Maintenance Scope of Service and Proposals
 - A. Applied Aquatics
 - B. Aquatic Weed Management
 - C. Solitude Lake Management
 - D. Steadfast Alliance
6. Consideration of Landscape Maintenance Scope of Service and Proposals
 - A. Prince and Sons
 - B. ULS Blade Runner
7. Ratification Items
 - A. Change Order #4 with JR Davis Construction Company, Inc for Bella Tara Phase one Project
 - B. Direct Purchase Order with JR Davis Construction Company for Kissimmee Park Road Project
 - C. Change Order #4 with JR Davis Construction Company for Kissimmee Park Road and Utility Project
 - D. Assignment of Contractor Construction Service Agreement with Barfield Fence and Fabrication Inc.
8. District Goals and Objectives
 - A. Adoption of Fiscal Year 2027 Goals and Objective
 - B. Presentation of Fiscal Year 2026 Goals and Objectives and Authorization to Chairman to Execute Final Version
9. Staff Reports

- A. Attorney
- B. Engineer
- C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Request #37 - #38
 - iii. Approval of Fiscal Year 2027 Meeting Schedule
- D. Field Management
 - i. Field Management Report
- 10. Other Business
- 11. Supervisor's Requests
- 12. 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, **April 28, 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 <i>by phone</i>	Chairman
Craig Perry	Vice Chairman
Dean Perry	Assistant Secretary
Kevin Walsh	Assistant Secretary

Also present were:

George Flint	District Manager
Kirsten Mood <i>by phone</i>	District Counsel
Jarett Wright <i>by phone</i>	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three 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 March 24,
2026 Board of Supervisors Meeting**

Mr. Flint presented the minutes of the March 24, 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 March 24, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04
Approving the Conveyance of Property and
Special Warranty Deed to Tohopekaliga
Water Authority**

Mr. Flint reviewed Resolution 2026-04 which seeks approval for conveying property and a Special Warranty Deed to Toho. He noted that this resolution was previously needed and that an undated version had already been provided, with the current action being the approval of that resolution.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Resolution 2026-04 Approving the Conveyance of Property and Special Warranty Deed to Tohopekaliga Water Authority, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-05
Approving the Proposed Fiscal Year 2027
Budget and Setting a Public Hearing**

Mr. Flint stated that Resolution 2026-05 approves a proposed budget and sets the public hearing for its final consideration. The budget adoption process for the CDD is a two-step procedure. First, the Board must approve a proposed budget before June 15th and set the date, place, and time for the public hearing. This proposed budget is not binding, but if assessments are to be increased, as long as they do not exceed the approved amount, the Board can adopt that level or a lower one at the hearing.

Mr. Flint noted that the proposed budget will be based on a target net assessment of \$900 for 50-foot lots, with other product types scaled accordingly using the debt service assessment methodology. Only the 585 assessable units in assessment area one will be included, and any shortfall in revenue will be covered by developer contributions. The resolution sets the public hearing for August 25, 2026 at 1:00 p.m., with the location noted as the Celebration Branch. He confirmed that staff will amend the proposed budget as discussed and asked if there were any questions or discussion about the proposed budget.

Mr. Craig Perry stated that he made a motion to review the budget based on the Phase 1 assessments and to ensure proper assessment from that point forward. Mr. Flint stated that the budget will use a net target assessment of \$900, which will serve as the basis for adjusting the proposed budget. The proposed budget will be formulated according to this target amount.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Resolution 2026-05 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for August 25, 2026, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Direct Purchase Order for Dixie Lime and Stone Company for Kissimmee Park Road Widening Segment 2 & 3

Mr. Flint stated that item six is the ratification of a direct purchase order for Dixie Lime and Stone Company. He asked if there were any questions about the purchase order and noted that the Chair has already executed it.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Direct Purchase Order for Dixie Lime and Stone Company for Kissimmee Park Road Widening Segment 2 & 3, was ratified.

SEVENTH ORDER OF BUSINESS

Ratification of Change Order #3 with JR Davis Construction Company, Inc for Kissimmee Park Road – Newly Added

Mr. Flint explained that item seven was added to the agenda after it was initially distributed. This item is the ratification of Change Order #3 with JR Davis for Kissimmee Park Road. He noted that the change order was included in the revised agenda and has been signed by the Chair.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Change Order #3 with JR Davis Construction Company, Inc for Kissimmee Park Road – Newly Added, was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Mood stated she had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint presented the balance sheet and income statement, noting that these documents are unaudited as of March 31, 2026. No Board action is required.

ii. Presentation of Registered Voters – 2

Mr. Flint reported according to the Supervisor of Elections there are currently two registered voters within the District, which is consistent with last year's count. He explained that each year, the number of registered voters as of April 15th must be presented because after the District has existed for six years, reaching 250 registered voters would begin the process of transitioning the Board from a landowner election to a general election. The two registered voters are identified based on the legal description of the District. He noted that this number does not have a significant impact at this time but offered to investigate further if needed.

Mr. Craig Perry noted that one of those would be Tim. There was a discussion on the caretakers and the Sherrif trailer that they utilize also.

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

SECTION A

RESOLUTION 2026-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE BELLA TARA COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors (“**Board**”) of the Bella Tara Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Bella Tara Community Development District for the Fiscal Year Ending September 30, 2027."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026/2027, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 28th DAY OF JULY, 2026.

ATTEST:

BELLA TARA COMMUNITY DEVELOPMENT DISTRICT

By: _____

Title: _____

By: _____

Its: _____

Exhibit A: Fiscal Year 2026/2027 Budget(s)

Bella Tara
Community Development District

Approved Proposed Budget
FY2027



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Bella Tara
Community Development District
Approved Proposed Budget
General Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed Budget
Description	FY2026	6/30/26	3 Months	9/30/26	FY2027
<u>REVENUES:</u>					
Developer Contributions	\$ 265,625	\$ 56,111	\$ 62,439	\$ 118,550	\$ -
Special Assessments-On Roll	-	-	-	-	211,887
Special Assessments-Direct	-	-	-	-	172,238
TOTAL REVENUES	\$ 265,625	\$ 56,111	\$ 62,439	\$ 118,550	\$ 384,125
<u>EXPENDITURES:</u>					
<u>Administrative:</u>					
Engineering Fees	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,000
Arbitrage	500	-	-	-	500
Dissemination Agent	5,000	3,750	1,250	5,000	5,000
Assessment Administration	5,000	-	-	-	5,000
Attorney Fees	25,000	8,413	3,587	12,000	25,000
Annual Audit	5,000	4,300	-	4,300	5,000
Trustee Fees	5,000	-	-	-	5,000
Management Fees	40,000	30,000	10,000	40,000	40,000
Information Technology	1,800	1,350	450	1,800	1,800
Website Administration	1,200	900	300	1,200	1,200
Telephone	100	-	25	25	100
Postage & Delivery	200	3	47	50	200
Insurance General Liability	6,000	5,512	-	5,512	6,000
Printing & Binding	100	44	56	100	100
Legal Advertising	3,000	752	2,248	3,000	3,000
Other Current Charges	2,000	928	300	1,228	2,000
Office Supplies	50	0	35	35	50
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 102,125	\$ 56,126	\$ 19,299	\$ 75,425	\$ 102,125
<u>Field Operations</u>					
Field Management	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Utility - Electric	15,000	-	3,750	3,750	15,000
Utility - Streetlighting	-	-	-	-	64,000
Utility - Water	10,000	-	2,500	2,500	15,000
Landscape Maintenance	60,000	-	15,000	15,000	100,000
Landscape Contingency	10,000	-	2,500	2,500	14,000
General Repairs & Maintenance	10,000	-	2,500	2,500	10,000
Pond Maintenance	12,500	-	3,125	3,125	15,000
Mitigation Maintenance	15,000	-	3,750	3,750	15,000
Lift Station Maintenance	5,000	-	-	-	-
Irrigation Maintenance	6,000	-	5,000	5,000	6,000
Property Insurance	5,000	-	1,250	1,250	5,000
Reserves	-	-	-	-	8,000
Total Field Operations	\$ 163,500	\$ -	\$ 43,125	\$ 43,125	\$ 282,000
TOTAL EXPENDITURES	\$ 265,625	\$ 56,126	\$ 62,424	\$ 118,550	\$ 384,125
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ (15)	\$ 15	\$ -	\$ -

Bella Tara
Community Development District
 Approved Proposed Budget
 General Fund

Product	Assessable Units	Total Gross Assessment	Total Net Assessment	FY27 Gross Per Unit	FY27 Net Per Unit
Special Assessments-On Roll					
<u>Phase 1:</u>					
Townhome 22'	138	\$ 55,073.91	\$ 51,769.47	\$ 399.09	\$ 375.14
Single Family 34'	110	\$ 67,844.67	\$ 63,773.99	\$ 616.77	\$ 579.76
Single Family 50'	113	\$ 102,492.62	\$ 96,343.06	\$ 907.01	\$ 852.59
Subtotal	361	\$ 225,411.19	\$ 211,886.52		
Special Assessments-Direct					
<u>Phase 3:</u>					
Townhome 22'	148	\$ 59,064.77	\$ 55,520.88	\$ 399.09	\$ 375.14
Single Family 34'	76	\$ 46,874.50	\$ 44,062.03	\$ 616.77	\$ 579.76
<i>Unplatted Lots</i>	<i>1247</i>	<i>\$ 77,293.15</i>	<i>\$ 72,655.56</i>	<i>\$ 61.98</i>	<i>\$ 58.26</i>
Subtotal	1471	\$ 183,232.42	\$ 172,238.48		
Total	1832	\$ 408,643.62	\$ 384,125.00		

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

Special Assessments-On Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Expenditures - Administrative

Engineering Fees

The District has engaged an engineer 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 caulotion.

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 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.

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 & 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.

Bella Tara
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Administrative (continued)
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Printing & 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.

Other Current Charges

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

Office Supplies

Miscellaneous office supplies

Dues, 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.

Expenditures - Field

Field Management

Represents the onsite management, contract admin and field services.

Utility - Electric

Electric for monument signage and irrigation controllers.

Utility - Streetlighting

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

Utility - 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.

Lift Station Maintenance

The District will have a contract to monitor and maintain the sewage lift station.

Irrigation Maintenance

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

Property Insurance

The District's Property 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.

Reserves

For future improvements.

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

Description	Proposed Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY2027
REVENUES:					
Special Assessments-On Roll	\$ -	\$ -	\$ -	\$ -	586,970
Special Assessments-Direct Bill	477,684	-	477,684	477,684	570,606
Interest Income	53,794	44,794	9,000	53,794	30,000
Carry Forward Surplus	664,297	664,297	-	664,297	490,204
TOTAL REVENUES	\$ 1,195,775	\$ 709,091	\$ 486,684	\$ 1,195,775	\$ 1,677,779
EXPENDITURES:					
Series 2025 AA1					
Interest - 11/1	\$ 185,766	\$ 185,766	\$ -	\$ 185,766	\$ 477,684
Principal - 5/1	-	-	-	-	205,000
Interest - 5/1	477,684	477,684	-	477,684	477,684
TOTAL EXPENDITURES	\$ 663,450	\$ 663,451	\$ -	\$ 663,451	\$ 1,160,369
Other Sources/(Uses)					
Transfer in/(Out)	\$ (42,121)	\$ (31,621)	\$ (10,500)	\$ (42,121)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ (42,121)	\$ (31,621)	\$ (10,500)	\$ (42,121)	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ 490,204	\$ 14,019	\$ 476,184	\$ 490,204	\$ 517,411

11/2027 Interest \$ 472,559

Product	Assessable Units	Total Gross Assessment	Total Net Assessment	FY27 Gross Per Unit	FY27 Net Per Unit
Special Assessments-On Roll					
Phase 1:					
Townhome 22'	138	\$ 212,377.86	\$ 199,635.19	\$ 1,538.97	\$ 1,446.63
Single Family 34'	110	\$ 194,679.10	\$ 182,998.35	\$ 1,769.81	\$ 1,663.62
Single Family 50'	113	\$ 217,379.23	\$ 204,336.48	\$ 1,923.71	\$ 1,808.29
Subtotal	361	\$ 624,436.19	\$ 586,970.02		
Special Assessments-Direct Bill					
Phase 1:					
Single Family 34'	110	\$ 52,483.20	\$ 49,334.21	\$ 477.12	\$ 448.49
Single Family 50'	113	\$ 156,008.93	\$ 146,648.39	\$ 1,380.61	\$ 1,297.77
Phase 3:					
Townhome 22'	148	\$ 227,767.56	\$ 214,101.51	\$ 1,538.97	\$ 1,446.63
Single Family 34'	76	\$ 170,767.44	\$ 160,521.39	\$ 2,246.94	\$ 2,112.12
Subtotal	224	\$ 607,027.13	\$ 570,605.50		
Total	585	\$ 1,231,463.32	\$ 1,157,575.52		

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	955,369
05/01/27	16,000,000	5.000%	205,000	477,684	
11/01/27	15,795,000	5.000%		472,559	1,155,244
05/01/28	15,795,000	5.000%	215,000	472,559	
11/01/28	15,580,000	5.000%		467,184	1,154,744
05/01/29	15,580,000	5.000%	225,000	467,184	
11/01/29	15,355,000	5.000%		461,559	1,153,744
05/01/30	15,355,000	5.000%	240,000	461,559	
11/01/30	15,115,000	5.875%		455,559	1,157,119
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
05/01/32	14,865,000	5.875%	265,000	448,216	
11/01/32	14,600,000	5.875%		440,431	1,153,647
05/01/33	14,600,000	5.875%	285,000	440,431	
11/01/33	14,315,000	5.875%		432,059	1,157,491
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
05/01/35	14,015,000	5.875%	320,000	423,247	
11/01/35	13,695,000	5.875%		413,847	1,157,094
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
05/01/37	13,360,000	5.875%	360,000	404,006	
11/01/37	13,000,000	5.875%		393,431	1,157,438
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
05/01/39	12,620,000	5.875%	400,000	382,269	
11/01/39	12,220,000	5.875%		370,519	1,152,788
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
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
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
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
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
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
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
05/01/47	8,635,000	6.125%	645,000	264,447	
11/01/47	7,990,000	6.125%		244,694	1,154,141
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
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
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
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
05/01/52	4,975,000	6.125%	875,000	152,359	
11/01/52	4,100,000	6.125%		125,563	1,152,922
05/01/53	4,100,000	6.125%	935,000	125,563	
11/01/53	3,165,000	6.125%		96,928	1,157,491
05/01/54	3,165,000	6.125%	990,000	96,928	
11/01/54	2,175,000	6.125%		66,609	1,153,538
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
05/01/56	1,120,000	6.125%	1,120,000	34,300	1,154,300
Total			\$16,000,000	\$19,788,394	\$35,788,394

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

	Proposed Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed Budget
Description	FY2026	6/30/26	3 Months	9/30/26	FY2027
<u>REVENUES:</u>					
Special Assessments-Direct	\$ -	\$ -	\$ -	\$ -	\$ 911,514
Interest Income	52,459	46,459	6,000	52,459	27,000
Carry Forward Balance	932,855	932,855	-	932,855	410,368
TOTAL REVENUES	\$ 985,314	\$ 979,314	\$ 6,000	\$ 985,314	\$ 1,348,883
<u>EXPENDITURES:</u>					
<u>Series 2025 MI</u>					
Interest - 11/1	\$ 151,667	\$ 151,667	\$ -	\$ 151,667	\$ 390,000
Principal - 5/1	-	-	-	-	135,000
Interest - 5/1	390,000	390,000	-	390,000	390,000
TOTAL EXPENDITURES	\$ 541,667	\$ 541,667	\$ -	\$ 541,667	\$ 915,000
<u>Other Sources/(Uses)</u>					
Interfund Transfer Out	\$ (33,278)	\$ (24,878)	\$ (8,400)	\$ (33,278)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ (33,278)	\$ (24,878)	\$ (8,400)	\$ (33,278)	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ 410,368	\$ 412,768	\$ (2,400)	\$ 410,368	\$ 433,883

11/2027 Interest \$ 385,613

Product	Assessable Units	Total Gross Assessment	Total Net Assessment	FY27 Gross Per Unit	FY27 Net Per Unit
Townhome 22'	745	\$ 251,079.90	\$ 236,015.11	\$ 337.02	\$ 316.80
Single Family 34'	465	\$ 242,195.25	\$ 227,663.54	\$ 520.85	\$ 489.60
Single Family 50'	502	\$ 384,506.90	\$ 361,436.49	\$ 765.95	\$ 719.99
Single Family 50' (School)	120	\$ 91,914.00	\$ 86,399.16	\$ 765.95	\$ 719.99
Total	1832	\$ 969,696.05	\$ 911,514.29		

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
05/01/27	12,000,000	6.500%	135,000	390,000	
11/01/27	11,865,000	6.500%		385,613	910,613
05/01/28	11,865,000	6.500%	145,000	385,613	
11/01/28	11,720,000	6.500%		380,900	911,513
05/01/29	11,720,000	6.500%	150,000	380,900	
11/01/29	11,570,000	6.500%		376,025	906,925
05/01/30	11,570,000	6.500%	160,000	376,025	
11/01/30	11,410,000	6.500%		370,825	906,850
05/01/31	11,410,000	6.500%	175,000	370,825	
11/01/31	11,235,000	6.500%		365,138	910,963
05/01/32	11,235,000	6.500%	185,000	365,138	
11/01/32	11,050,000	6.500%		359,125	909,263
05/01/33	11,050,000	6.500%	195,000	359,125	
11/01/33	10,855,000	6.500%		352,788	906,913
05/01/34	10,855,000	6.500%	210,000	352,788	
11/01/34	10,645,000	6.500%		345,963	908,750
05/01/35	10,645,000	6.500%	225,000	345,963	
11/01/35	10,420,000	6.500%		338,650	909,613
05/01/36	10,420,000	6.500%	240,000	338,650	
11/01/36	10,180,000	6.500%		330,850	909,500
05/01/37	10,180,000	6.500%	255,000	330,850	
11/01/37	9,925,000	6.500%		322,563	908,413
05/01/38	9,925,000	6.500%	275,000	322,563	
11/01/38	9,650,000	6.500%		313,625	911,188
05/01/39	9,650,000	6.500%	290,000	313,625	
11/01/39	9,360,000	6.500%		304,200	907,825
05/01/40	9,360,000	6.500%	310,000	304,200	
11/01/40	9,050,000	6.500%		294,125	908,325
05/01/41	9,050,000	6.500%	330,000	294,125	
11/01/41	8,720,000	6.500%		283,400	907,525
05/01/42	8,720,000	6.500%	355,000	283,400	
11/01/42	8,365,000	6.500%		271,863	910,263
05/01/43	8,365,000	6.500%	380,000	271,863	
11/01/43	7,985,000	6.500%		259,513	911,375
05/01/44	7,985,000	6.500%	405,000	259,513	
11/01/44	7,580,000	6.500%		246,350	910,863
05/01/45	7,580,000	6.500%	430,000	246,350	
11/01/45	7,150,000	6.500%		232,375	908,725
05/01/46	7,150,000	6.500%	460,000	232,375	
11/01/46	6,690,000	6.500%		217,425	909,800
05/01/47	6,690,000	6.500%	490,000	217,425	
11/01/47	6,200,000	6.500%		201,500	908,925
05/01/48	6,200,000	6.500%	525,000	201,500	
11/01/48	5,675,000	6.500%		184,438	910,938
05/01/49	5,675,000	6.500%	560,000	184,438	
11/01/49	5,115,000	6.500%		166,238	910,675
05/01/50	5,115,000	6.500%	595,000	166,238	
11/01/50	4,520,000	6.500%		146,900	908,138
05/01/51	4,520,000	6.500%	635,000	146,900	
11/01/51	3,885,000	6.500%		126,263	908,163
05/01/52	3,885,000	6.500%	680,000	126,263	
11/01/52	3,205,000	6.500%		104,163	910,425
05/01/53	3,205,000	6.500%	725,000	104,163	
11/01/53	2,480,000	6.500%		80,600	909,763
05/01/54	2,480,000	6.500%	775,000	80,600	
11/01/54	1,705,000	6.500%		55,413	911,013
05/01/55	1,705,000	6.500%	825,000	55,413	
11/01/55	880,000	6.500%		28,600	909,013
05/01/56	880,000	6.500%	880,000	28,600	908,600
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 ERUs	Bond Units AA1	Bonds Units MA	Gross Annual Maintenance Assessments			Gross Annual Debt Assessments - 2025AA1			Gross 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
On Roll													
Townhome 22'	138	138	745	\$399.09	\$0.00	\$399.09	\$1,538.97	\$0.00	\$1,538.97	\$337.02	\$0.00	\$337.02	\$2,275.08
Single Family 34'	110	110	465	\$616.77	\$0.00	\$616.77	\$1,769.81	\$0.00	\$1,769.81	\$520.85	\$0.00	\$520.85	\$2,907.43
Single Family 50'	113	113	502	\$907.01	\$0.00	\$907.01	\$1,923.71	\$0.00	\$1,923.71	\$765.95	\$0.00	\$765.95	\$3,596.67
Single Family 50' (School)	0	0	120	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$765.95	\$0.00	\$765.95	\$765.95
Direct Billed- Phase 1													
Townhome 22'	0	0	0	\$399.09	\$0.00	\$399.09	\$1,538.97	\$0.00	\$1,538.97	\$0.00	\$0.00	\$0.00	\$1,938.06
Single Family 34'	0	110	0	\$616.77	\$0.00	\$616.77	\$477.12	\$0.00	\$477.12	\$0.00	\$0.00	\$0.00	\$1,093.89
Single Family 50'	0	113	0	\$0.00	\$0.00	\$0.00	\$1,380.61	\$0.00	\$1,380.61	\$0.00	\$0.00	\$0.00	\$1,380.61
Direct Billed- Phase 3													
Townhome 22'	148	148	0	\$399.09	\$0.00	\$399.09	\$1,538.97	\$0.00	\$1,538.97	\$0.00	\$0.00	\$0.00	\$1,938.06
Single Family 34'	76	76	0	\$616.77	\$0.00	\$616.77	\$2,246.94	\$0.00	\$2,246.94	\$0.00	\$0.00	\$0.00	\$2,863.71
Unplatted	1247	0	0	\$61.98	\$0.00	\$61.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$61.98
Total	1832	585	1832										

SECTION B

RESOLUTION 2026-07

[ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLA TARA COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026/2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Bella Tara Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027**"), attached hereto as **Exhibit A**; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. FUNDING. As indicated in **Exhibits A and B**, the District's Board hereby authorizes the following funding mechanisms for the Adopted Budget:

a. OPERATIONS AND MAINTENANCE FUNDING AGREEMENT. [RESERVED.]

b. OPERATIONS AND MAINTENANCE ASSESSMENTS.

i. Benefit Findings. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially

benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

c. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

i. Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1, 2025 and no later than September 30, 2026.

ii. Debt service assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District’s

corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.

- iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **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.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 28th day of July, 2026.

ATTEST:

**BELLA TARA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (identifying Tax Roll Property and Direct Collect Property)

Exhibit A

Bella Tara
Community Development District

Approved Proposed Budget
FY2027



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9	<u>Assessment Schedule</u>

Bella Tara
Community Development District
Approved Proposed Budget
General Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed Budget
Description	FY2026	6/30/26	3 Months	9/30/26	FY2027
<u>REVENUES:</u>					
Developer Contributions	\$ 265,625	\$ 56,111	\$ 62,439	\$ 118,550	\$ -
Special Assessments-On Roll	-	-	-	-	211,887
Special Assessments-Direct	-	-	-	-	172,238
TOTAL REVENUES	\$ 265,625	\$ 56,111	\$ 62,439	\$ 118,550	\$ 384,125
<u>EXPENDITURES:</u>					
<u>Administrative:</u>					
Engineering Fees	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,000
Arbitrage	500	-	-	-	500
Dissemination Agent	5,000	3,750	1,250	5,000	5,000
Assessment Administration	5,000	-	-	-	5,000
Attorney Fees	25,000	8,413	3,587	12,000	25,000
Annual Audit	5,000	4,300	-	4,300	5,000
Trustee Fees	5,000	-	-	-	5,000
Management Fees	40,000	30,000	10,000	40,000	40,000
Information Technology	1,800	1,350	450	1,800	1,800
Website Administration	1,200	900	300	1,200	1,200
Telephone	100	-	25	25	100
Postage & Delivery	200	3	47	50	200
Insurance General Liability	6,000	5,512	-	5,512	6,000
Printing & Binding	100	44	56	100	100
Legal Advertising	3,000	752	2,248	3,000	3,000
Other Current Charges	2,000	928	300	1,228	2,000
Office Supplies	50	0	35	35	50
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 102,125	\$ 56,126	\$ 19,299	\$ 75,425	\$ 102,125
<u>Field Operations</u>					
Field Management	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Utility - Electric	15,000	-	3,750	3,750	15,000
Utility - Streetlighting	-	-	-	-	64,000
Utility - Water	10,000	-	2,500	2,500	15,000
Landscape Maintenance	60,000	-	15,000	15,000	100,000
Landscape Contingency	10,000	-	2,500	2,500	14,000
General Repairs & Maintenance	10,000	-	2,500	2,500	10,000
Pond Maintenance	12,500	-	3,125	3,125	15,000
Mitigation Maintenance	15,000	-	3,750	3,750	15,000
Lift Station Maintenance	5,000	-	-	-	-
Irrigation Maintenance	6,000	-	5,000	5,000	6,000
Property Insurance	5,000	-	1,250	1,250	5,000
Reserves	-	-	-	-	8,000
Total Field Operations	\$ 163,500	\$ -	\$ 43,125	\$ 43,125	\$ 282,000
TOTAL EXPENDITURES	\$ 265,625	\$ 56,126	\$ 62,424	\$ 118,550	\$ 384,125
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ (15)	\$ 15	\$ -	\$ -

Bella Tara
Community Development District
 Approved Proposed Budget
 General Fund

Product	Assessable Units	Total Gross Assessment	Total Net Assessment	FY27 Gross Per Unit	FY27 Net Per Unit
Special Assessments-On Roll					
<u>Phase 1:</u>					
Townhome 22'	138	\$ 55,073.91	\$ 51,769.47	\$ 399.09	\$ 375.14
Single Family 34'	110	\$ 67,844.67	\$ 63,773.99	\$ 616.77	\$ 579.76
Single Family 50'	113	\$ 102,492.62	\$ 96,343.06	\$ 907.01	\$ 852.59
Subtotal	361	\$ 225,411.19	\$ 211,886.52		
Special Assessments-Direct					
<u>Phase 3:</u>					
Townhome 22'	148	\$ 59,064.77	\$ 55,520.88	\$ 399.09	\$ 375.14
Single Family 34'	76	\$ 46,874.50	\$ 44,062.03	\$ 616.77	\$ 579.76
<i>Unplatted Lots</i>	<i>1247</i>	<i>\$ 77,293.15</i>	<i>\$ 72,655.56</i>	<i>\$ 61.98</i>	<i>\$ 58.26</i>
Subtotal	1471	\$ 183,232.42	\$ 172,238.48		
Total	1832	\$ 408,643.62	\$ 384,125.00		

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

Special Assessments-On Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Expenditures - Administrative

Engineering Fees

The District has engaged an engineer 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 caulotion.

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 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.

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 & 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.

Bella Tara
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Administrative (continued)
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Printing & 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.

Other Current Charges

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

Office Supplies

Miscellaneous office supplies

Dues, 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.

Expenditures - Field

Field Management

Represents the onsite management, contract admin and field services.

Utility - Electric

Electric for monument signage and irrigation controllers.

Utility - Streetlighting

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

Utility - 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.

Lift Station Maintenance

The District will have a contract to monitor and maintain the sewage lift station.

Irrigation Maintenance

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

Property Insurance

The District's Property 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.

Reserves

For future improvements.

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

Description	Proposed Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY2027
REVENUES:					
Special Assessments-On Roll	\$ -	\$ -	\$ -	\$ -	586,970
Special Assessments-Direct Bill	477,684	-	477,684	477,684	570,606
Interest Income	53,794	44,794	9,000	53,794	30,000
Carry Forward Surplus	664,297	664,297	-	664,297	490,204
TOTAL REVENUES	\$ 1,195,775	\$ 709,091	\$ 486,684	\$ 1,195,775	\$ 1,677,779
EXPENDITURES:					
Series 2025 AA1					
Interest - 11/1	\$ 185,766	\$ 185,766	\$ -	\$ 185,766	477,684
Principal - 5/1	-	-	-	-	205,000
Interest - 5/1	477,684	477,684	-	477,684	477,684
TOTAL EXPENDITURES	\$ 663,450	\$ 663,451	\$ -	\$ 663,451	\$ 1,160,369
Other Sources/(Uses)					
Transfer in/(Out)	\$ (42,121)	\$ (31,621)	\$ (10,500)	\$ (42,121)	-
TOTAL OTHER SOURCES/(USES)	\$ (42,121)	\$ (31,621)	\$ (10,500)	\$ (42,121)	-
EXCESS REVENUES (EXPENDITURES)	\$ 490,204	\$ 14,019	\$ 476,184	\$ 490,204	\$ 517,411

11/2027 Interest \$ 472,559

Product	Assessable Units	Total Gross Assessment	Total Net Assessment	FY27 Gross Per Unit	FY27 Net Per Unit
Special Assessments-On Roll					
Phase 1:					
Townhome 22'	138	\$ 212,377.86	\$ 199,635.19	\$ 1,538.97	\$ 1,446.63
Single Family 34'	110	\$ 194,679.10	\$ 182,998.35	\$ 1,769.81	\$ 1,663.62
Single Family 50'	113	\$ 217,379.23	\$ 204,336.48	\$ 1,923.71	\$ 1,808.29
Subtotal	361	\$ 624,436.19	\$ 586,970.02		
Special Assessments-Direct Bill					
Phase 1:					
Single Family 34'	110	\$ 52,483.20	\$ 49,334.21	\$ 477.12	\$ 448.49
Single Family 50'	113	\$ 156,008.93	\$ 146,648.39	\$ 1,380.61	\$ 1,297.77
Phase 3:					
Townhome 22'	148	\$ 227,767.56	\$ 214,101.51	\$ 1,538.97	\$ 1,446.63
Single Family 34'	76	\$ 170,767.44	\$ 160,521.39	\$ 2,246.94	\$ 2,112.12
Subtotal	224	\$ 607,027.13	\$ 570,605.50		
Total	585	\$ 1,231,463.32	\$ 1,157,575.52		

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	955,369
05/01/27	16,000,000	5.000%	205,000	477,684	
11/01/27	15,795,000	5.000%		472,559	1,155,244
05/01/28	15,795,000	5.000%	215,000	472,559	
11/01/28	15,580,000	5.000%		467,184	1,154,744
05/01/29	15,580,000	5.000%	225,000	467,184	
11/01/29	15,355,000	5.000%		461,559	1,153,744
05/01/30	15,355,000	5.000%	240,000	461,559	
11/01/30	15,115,000	5.875%		455,559	1,157,119
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
05/01/32	14,865,000	5.875%	265,000	448,216	
11/01/32	14,600,000	5.875%		440,431	1,153,647
05/01/33	14,600,000	5.875%	285,000	440,431	
11/01/33	14,315,000	5.875%		432,059	1,157,491
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
05/01/35	14,015,000	5.875%	320,000	423,247	
11/01/35	13,695,000	5.875%		413,847	1,157,094
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
05/01/37	13,360,000	5.875%	360,000	404,006	
11/01/37	13,000,000	5.875%		393,431	1,157,438
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
05/01/39	12,620,000	5.875%	400,000	382,269	
11/01/39	12,220,000	5.875%		370,519	1,152,788
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
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
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
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
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
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
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
05/01/47	8,635,000	6.125%	645,000	264,447	
11/01/47	7,990,000	6.125%		244,694	1,154,141
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
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
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
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
05/01/52	4,975,000	6.125%	875,000	152,359	
11/01/52	4,100,000	6.125%		125,563	1,152,922
05/01/53	4,100,000	6.125%	935,000	125,563	
11/01/53	3,165,000	6.125%		96,928	1,157,491
05/01/54	3,165,000	6.125%	990,000	96,928	
11/01/54	2,175,000	6.125%		66,609	1,153,538
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
05/01/56	1,120,000	6.125%	1,120,000	34,300	1,154,300
Total			\$16,000,000	\$19,788,394	\$35,788,394

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

	Proposed Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed Budget
Description	FY2026	6/30/26	3 Months	9/30/26	FY2027
<u>REVENUES:</u>					
Special Assessments-Direct	\$ -	\$ -	\$ -	\$ -	\$ 911,514
Interest Income	52,459	46,459	6,000	52,459	27,000
Carry Forward Balance	932,855	932,855	-	932,855	410,368
TOTAL REVENUES	\$ 985,314	\$ 979,314	\$ 6,000	\$ 985,314	\$ 1,348,883
<u>EXPENDITURES:</u>					
<u>Series 2025 MI</u>					
Interest - 11/1	\$ 151,667	\$ 151,667	\$ -	\$ 151,667	\$ 390,000
Principal - 5/1	-	-	-	-	135,000
Interest - 5/1	390,000	390,000	-	390,000	390,000
TOTAL EXPENDITURES	\$ 541,667	\$ 541,667	\$ -	\$ 541,667	\$ 915,000
<u>Other Sources/(Uses)</u>					
Interfund Transfer Out	\$ (33,278)	\$ (24,878)	\$ (8,400)	\$ (33,278)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ (33,278)	\$ (24,878)	\$ (8,400)	\$ (33,278)	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ 410,368	\$ 412,768	\$ (2,400)	\$ 410,368	\$ 433,883

11/2027 Interest \$ 385,613

Product	Assessable Units	Total Gross Assessment	Total Net Assessment	FY27 Gross Per Unit	FY27 Net Per Unit
Townhome 22'	745	\$ 251,079.90	\$ 236,015.11	\$ 337.02	\$ 316.80
Single Family 34'	465	\$ 242,195.25	\$ 227,663.54	\$ 520.85	\$ 489.60
Single Family 50'	502	\$ 384,506.90	\$ 361,436.49	\$ 765.95	\$ 719.99
Single Family 50' (School)	120	\$ 91,914.00	\$ 86,399.16	\$ 765.95	\$ 719.99
Total	1832	\$ 969,696.05	\$ 911,514.29		

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
05/01/27	12,000,000	6.500%	135,000	390,000	
11/01/27	11,865,000	6.500%		385,613	910,613
05/01/28	11,865,000	6.500%	145,000	385,613	
11/01/28	11,720,000	6.500%		380,900	911,513
05/01/29	11,720,000	6.500%	150,000	380,900	
11/01/29	11,570,000	6.500%		376,025	906,925
05/01/30	11,570,000	6.500%	160,000	376,025	
11/01/30	11,410,000	6.500%		370,825	906,850
05/01/31	11,410,000	6.500%	175,000	370,825	
11/01/31	11,235,000	6.500%		365,138	910,963
05/01/32	11,235,000	6.500%	185,000	365,138	
11/01/32	11,050,000	6.500%		359,125	909,263
05/01/33	11,050,000	6.500%	195,000	359,125	
11/01/33	10,855,000	6.500%		352,788	906,913
05/01/34	10,855,000	6.500%	210,000	352,788	
11/01/34	10,645,000	6.500%		345,963	908,750
05/01/35	10,645,000	6.500%	225,000	345,963	
11/01/35	10,420,000	6.500%		338,650	909,613
05/01/36	10,420,000	6.500%	240,000	338,650	
11/01/36	10,180,000	6.500%		330,850	909,500
05/01/37	10,180,000	6.500%	255,000	330,850	
11/01/37	9,925,000	6.500%		322,563	908,413
05/01/38	9,925,000	6.500%	275,000	322,563	
11/01/38	9,650,000	6.500%		313,625	911,188
05/01/39	9,650,000	6.500%	290,000	313,625	
11/01/39	9,360,000	6.500%		304,200	907,825
05/01/40	9,360,000	6.500%	310,000	304,200	
11/01/40	9,050,000	6.500%		294,125	908,325
05/01/41	9,050,000	6.500%	330,000	294,125	
11/01/41	8,720,000	6.500%		283,400	907,525
05/01/42	8,720,000	6.500%	355,000	283,400	
11/01/42	8,365,000	6.500%		271,863	910,263
05/01/43	8,365,000	6.500%	380,000	271,863	
11/01/43	7,985,000	6.500%		259,513	911,375
05/01/44	7,985,000	6.500%	405,000	259,513	
11/01/44	7,580,000	6.500%		246,350	910,863
05/01/45	7,580,000	6.500%	430,000	246,350	
11/01/45	7,150,000	6.500%		232,375	908,725
05/01/46	7,150,000	6.500%	460,000	232,375	
11/01/46	6,690,000	6.500%		217,425	909,800
05/01/47	6,690,000	6.500%	490,000	217,425	
11/01/47	6,200,000	6.500%		201,500	908,925
05/01/48	6,200,000	6.500%	525,000	201,500	
11/01/48	5,675,000	6.500%		184,438	910,938
05/01/49	5,675,000	6.500%	560,000	184,438	
11/01/49	5,115,000	6.500%		166,238	910,675
05/01/50	5,115,000	6.500%	595,000	166,238	
11/01/50	4,520,000	6.500%		146,900	908,138
05/01/51	4,520,000	6.500%	635,000	146,900	
11/01/51	3,885,000	6.500%		126,263	908,163
05/01/52	3,885,000	6.500%	680,000	126,263	
11/01/52	3,205,000	6.500%		104,163	910,425
05/01/53	3,205,000	6.500%	725,000	104,163	
11/01/53	2,480,000	6.500%		80,600	909,763
05/01/54	2,480,000	6.500%	775,000	80,600	
11/01/54	1,705,000	6.500%		55,413	911,013
05/01/55	1,705,000	6.500%	825,000	55,413	
11/01/55	880,000	6.500%		28,600	909,013
05/01/56	880,000	6.500%	880,000	28,600	908,600
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 ERUs	Bond Units AA1	Bonds Units MA	Gross Annual Maintenance Assessments			Gross Annual Debt Assessments - 2025AA1			Gross 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
On Roll													
Townhome 22'	138	138	745	\$399.09	\$0.00	\$399.09	\$1,538.97	\$0.00	\$1,538.97	\$337.02	\$0.00	\$337.02	\$2,275.08
Single Family 34'	110	110	465	\$616.77	\$0.00	\$616.77	\$1,769.81	\$0.00	\$1,769.81	\$520.85	\$0.00	\$520.85	\$2,907.43
Single Family 50'	113	113	502	\$907.01	\$0.00	\$907.01	\$1,923.71	\$0.00	\$1,923.71	\$765.95	\$0.00	\$765.95	\$3,596.67
Single Family 50' (School)	0	0	120	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$765.95	\$0.00	\$765.95	\$765.95
Direct Billed- Phase 1													
Townhome 22'	0	0	0	\$399.09	\$0.00	\$399.09	\$1,538.97	\$0.00	\$1,538.97	\$0.00	\$0.00	\$0.00	\$1,938.06
Single Family 34'	0	110	0	\$616.77	\$0.00	\$616.77	\$477.12	\$0.00	\$477.12	\$0.00	\$0.00	\$0.00	\$1,093.89
Single Family 50'	0	113	0	\$0.00	\$0.00	\$0.00	\$1,380.61	\$0.00	\$1,380.61	\$0.00	\$0.00	\$0.00	\$1,380.61
Direct Billed- Phase 3													
Townhome 22'	148	148	0	\$399.09	\$0.00	\$399.09	\$1,538.97	\$0.00	\$1,538.97	\$0.00	\$0.00	\$0.00	\$1,938.06
Single Family 34'	76	76	0	\$616.77	\$0.00	\$616.77	\$2,246.94	\$0.00	\$2,246.94	\$0.00	\$0.00	\$0.00	\$2,863.71
Unplatted	1247	0	0	\$61.98	\$0.00	\$61.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$61.98
Total	1832	585	1832										

Exhibit B

Bella Tara CDD FY 27 Assessment Roll

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

ParcelID	Units	Type	O&M	AA1 Debt	Master Debt	Total
29-26-30-0142-0001-3180	1	34	\$616.77	\$1,769.81	\$0.00	\$2,386.58
29-26-30-0142-0001-3190	1	34	\$616.77	\$1,769.81	\$0.00	\$2,386.58
29-26-30-0142-0001-3200	1	50	\$907.01	\$1,923.71	\$0.00	\$2,830.72
29-26-30-0142-0001-3210	1	50	\$907.01	\$1,923.71	\$0.00	\$2,830.72
29-26-30-0142-0001-3220	1	50	\$907.01	\$1,923.71	\$0.00	\$2,830.72
29-26-30-0142-0001-3230	1	50	\$907.01	\$1,923.71	\$0.00	\$2,830.72
29-26-30-0142-0001-3240	1	50	\$907.01	\$1,923.71	\$0.00	\$2,830.72
29-26-30-0142-0001-3250	1	50	\$907.01	\$1,923.71	\$0.00	\$2,830.72
29-26-30-0142-0001-3260	1	50	\$907.01	\$1,923.71	\$0.00	\$2,830.72
29-26-30-0142-0001-3270	1	50	\$907.01	\$1,923.71	\$0.00	\$2,830.72
29-26-30-0142-0001-3280	1	50	\$907.01	\$1,923.71	\$0.00	\$2,830.72
29-26-30-0142-0001-3290	1	50	\$907.01	\$1,923.71	\$0.00	\$2,830.72
29-26-30-0142-0001-3300	1	50	\$907.01	\$1,923.71	\$0.00	\$2,830.72
29-26-30-0142-0001-3310	1	50	\$907.01	\$1,923.71	\$0.00	\$2,830.72
29-26-30-0142-0001-3320	1	50	\$907.01	\$1,923.71	\$0.00	\$2,830.72
29-26-30-0142-0001-3330	1	50	\$907.01	\$1,923.71	\$0.00	\$2,830.72
29-26-30-0142-0001-3340	1	50	\$907.01	\$1,923.71	\$0.00	\$2,830.72
29-26-30-0142-0001-3350	1	50	\$907.01	\$1,923.71	\$0.00	\$2,830.72
29-26-30-0142-0001-3360	1	50	\$907.01	\$1,923.71	\$0.00	\$2,830.72
29-26-30-0142-0001-3370	1	50	\$907.01	\$1,923.71	\$0.00	\$2,830.72
29-26-30-0142-0001-3380	1	50	\$907.01	\$1,923.71	\$0.00	\$2,830.72
29-26-30-0142-0001-3390	1	50	\$907.01	\$1,923.71	\$0.00	\$2,830.72
29-26-30-0142-0001-3400	1	50	\$907.01	\$1,923.71	\$0.00	\$2,830.72
29-26-30-0142-0001-3410	1	50	\$907.01	\$1,923.71	\$0.00	\$2,830.72
29-26-30-0142-0001-3420	1	50	\$907.01	\$1,923.71	\$0.00	\$2,830.72
29-26-30-0142-0001-3430	1	50	\$907.01	\$1,923.71	\$0.00	\$2,830.72
29-26-30-0142-0001-3440	1	34	\$616.77	\$1,769.81	\$0.00	\$2,386.58
29-26-30-0142-0001-3450	1	34	\$616.77	\$1,769.81	\$0.00	\$2,386.58
29-26-30-0142-0001-3460	1	34	\$616.77	\$1,769.81	\$0.00	\$2,386.58
29-26-30-0142-0001-3470	1	34	\$616.77	\$1,769.81	\$0.00	\$2,386.58
29-26-30-0142-0001-3480	1	34	\$616.77	\$1,769.81	\$0.00	\$2,386.58
29-26-30-0142-0001-3490	1	34	\$616.77	\$1,769.81	\$0.00	\$2,386.58
29-26-30-0142-0001-3500	1	34	\$616.77	\$1,769.81	\$0.00	\$2,386.58
29-26-30-0142-0001-3510	1	34	\$616.77	\$1,769.81	\$0.00	\$2,386.58
29-26-30-0142-0001-3520	1	34	\$616.77	\$1,769.81	\$0.00	\$2,386.58
29-26-30-0142-0001-3530	1	34	\$616.77	\$1,769.81	\$0.00	\$2,386.58
29-26-30-0142-0001-3540	1	34	\$616.77	\$1,769.81	\$0.00	\$2,386.58
29-26-30-0142-0001-3550	1	34	\$616.77	\$1,769.81	\$0.00	\$2,386.58
29-26-30-0142-0001-3560	1	34	\$616.77	\$1,769.81	\$0.00	\$2,386.58
29-26-30-0142-0001-3570	1	34	\$616.77	\$1,769.81	\$0.00	\$2,386.58
29-26-30-0142-0001-3580	1	34	\$616.77	\$1,769.81	\$0.00	\$2,386.58
29-26-30-0142-0001-3590	1	34	\$616.77	\$1,769.81	\$0.00	\$2,386.58
29-26-30-0142-0001-3680	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3690	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3700	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3710	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3720	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3730	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3740	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3750	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3760	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3770	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3780	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3790	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3800	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3810	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3820	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3830	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3840	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06

ParcelID	Units	Type	O&M	AA1 Debt	Master Debt	Total
29-26-30-0142-0001-3850	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3860	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3870	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3880	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3890	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3900	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3910	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3920	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3930	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
29-26-30-0142-0001-3940	1	22	\$399.09	\$1,538.97	\$0.00	\$1,938.06
Total Gross Onroll	361		\$225,411.25	\$624,436.19	\$0.00	\$849,847.44

Total Net Onroll			\$211,886.57	\$586,970.02	\$0.00	\$798,856.59
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Direct Billing (AA1)

29-26-30-0142-0001-0010	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0020	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0030	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0040	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0050	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0060	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0070	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0080	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0090	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0100	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0110	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0120	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0130	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0140	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0150	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0160	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0170	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0180	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0190	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0200	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0210	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0220	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0230	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0240	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0250	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0260	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0270	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0280	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0290	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0300	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0310	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0320	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0330	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0340	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0350	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0360	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0400	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0410	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0420	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0430	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0440	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0450	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0460	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-0470	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56

[illegible]

ParcelID	Units	Type	O&M	AA1 Debt	Master Debt	Total
29-26-30-0142-0001-1090	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1100	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1110	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1120	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1130	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1140	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1150	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1160	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1170	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1180	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1190	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1200	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1210	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1220	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1230	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1240	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1250	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1260	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1270	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1280	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1290	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1300	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1310	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1320	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1330	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1340	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1350	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1360	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1370	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1380	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1390	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1400	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1610	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1620	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1630	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1640	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1650	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1660	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1670	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1680	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1690	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1700	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1710	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1720	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1730	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1740	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1750	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1760	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1770	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1780	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1790	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1800	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1810	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1820	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1830	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1840	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1850	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1860	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1870	1	34	\$0.00	\$477.12	\$520.85	\$997.97

ParcelID	Units	Type	O&M	AA1 Debt	Master Debt	Total
29-26-30-0142-0001-1880	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1890	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1900	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1910	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1920	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1930	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-1940	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1950	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1960	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1970	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1980	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-1990	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-2000	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-2010	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-2020	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-2030	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-2040	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-2050	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-2060	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-2070	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-2080	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-2090	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-2100	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-2110	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-2120	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2130	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2140	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2150	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2160	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2170	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2180	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2190	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2200	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2210	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2220	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2230	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2240	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2250	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2260	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2270	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2280	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2290	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2300	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2310	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2320	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2330	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2340	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2350	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2360	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2370	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2380	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2390	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2400	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2410	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2420	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2430	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2440	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2450	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-2460	1	22	\$0.00	\$0.00	\$337.02	\$337.02

[illegible]

ParcelID	Units	Type	O&M	AA1 Debt	Master Debt	Total
29-26-30-0142-0001-3060	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3070	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3080	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3090	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3100	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3110	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3120	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3130	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3140	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3150	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3160	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3170	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3180	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3190	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3200	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-3210	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-3220	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-3230	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-3240	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-3250	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-3260	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-3270	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-3280	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-3290	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-3300	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-3310	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-3320	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-3330	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-3340	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-3350	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-3360	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-3370	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-3380	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-3390	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-3400	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-3410	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-3420	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-3430	1	50	\$0.00	\$1,380.61	\$765.95	\$2,146.56
29-26-30-0142-0001-3440	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3450	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3460	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3470	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3480	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3490	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3500	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3510	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3520	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3530	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3540	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3550	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3560	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3570	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3580	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3590	1	34	\$0.00	\$477.12	\$520.85	\$997.97
29-26-30-0142-0001-3680	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3690	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3700	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3710	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3720	1	22	\$0.00	\$0.00	\$337.02	\$337.02

ParcelID	Units	Type	O&M	AA1 Debt	Master Debt	Total
29-26-30-0142-0001-3730	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3740	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3750	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3760	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3770	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3780	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3790	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3800	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3810	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3820	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3830	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3840	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3850	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3860	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3870	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3880	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3890	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3900	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3910	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3920	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3930	1	22	\$0.00	\$0.00	\$337.02	\$337.02
29-26-30-0142-0001-3940	1	22	\$0.00	\$0.00	\$337.02	\$337.02
Total Gross Direct AA1	361		\$0.00	\$208,492.13	\$190,354.61	\$398,846.74
Total Net Direct AA1			\$0.00	\$195,982.60	\$178,933.33	\$374,915.94
Direct Billing - Undeveloped	Acres					
29-26-30-0142-0001-FD10	40.7		\$18,753.72	\$40,790.58	\$79,766.62	\$139,310.92
29-26-30-0142-0001-FD20	20.01		\$9,220.19	\$20,054.53	\$39,216.96	\$68,491.68
29-26-30-0142-0001-FD30	319.44		\$147,191.35	\$320,150.94	\$626,060.18	\$1,093,402.46
29-26-30-0142-0001-FD40	16.8		\$7,741.09	\$16,837.39	\$32,925.78	\$57,504.26
29-26-30-0142-0001-FD50	0.7		\$322.55	\$701.56	\$1,371.91	\$2,396.01
Total Gross Direct (Undev.)	397.65		\$183,228.90	\$398,535.00	\$779,341.44	\$1,361,105.34
Total Net Direct (Undev.)			\$172,235.17	\$374,622.90	\$732,580.95	\$1,279,439.02
Total Gross Assessments			\$408,640.15	\$1,231,463.32	\$969,696.05	\$2,609,799.52
Total Net Assessments			\$384,121.74	\$1,157,575.52	\$911,514.29	\$2,453,211.55

SECTION V

Bella Tara CDD

Aquatic Maintenance Scope of Services

This Scope is for the defined services of Aquatic Maintenance of the stormwater ponds. The work of Aquatic maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary to maintain the stormwater ponds according to the scope of services defined below. Therefore, the contractor agrees to do the following:

I. Algae, shoreline weeds/grasses and Aquatic Vegetation Maintenance

- a. Provide algae and aquatic vegetation management/Maintenance for CDD stormwater ponds.
- b. The contractor will perform One monthly inspection leading to treatments carried out as frequently as needed to control nuisance/exotic vegetation, algae, shorelines grasses, or aquatic weeds.
- c. Check Dissolved oxygen levels as needed and deemed necessary by contractor prior to treatments to ensure safe treatment without potential fish kills.
- d. Treat any surface filamentous algae blooms and planktonic algae blooms that may arise as well as performing treatment for submerged algae and floating or submerged nuisance vegetations as needed.
 - i. Algae blooms will be treated as often as possible until the bloom has subsided, and the algae coverage is less than 5%.
- e. Treat nuisance shoreline grasses and nuisance shoreline vegetation regardless of water level.
 - i. During the dry season these grasses will be treated on the exposed bank unless discussed with management to prevent erosion. Then any other vegetation will be treated.
 - ii. At no time are invasive aquatic weeds or grasses or non-beneficials to cover more than 5% of any contracted pond.
- f. Pond dye will be used as needed to manage any algae blooms or aquatic weeds.
 - i. Blue or black dye can be used at contractors' discretion.
- g. The contractor will spray/treat any invasive, exotics or other nuisance vegetation from littoral shelf areas.
- h. Any beneficials that grow in naturally will be allowed to grow in and reported to management.
- i. As these are dry ponds the vendor will treat the dry basins during the dry season as needed to keep them free from unwanted vegetation that is not mowed or disced.

II. Communication

- a. Contractor is to be available for regular phone and email communication to facilitate complaints or other issues identified by management
- b. Contractor shall be available for any site visits or site inspections when requested.
- c. Provide at minimum an observation checklist stating what has been observed at each pond and any treatments carried out itemized by pond. A

Bella Tara CDD

Aquatic Maintenance Scope of Services

checklist/spreadsheet is sufficient. Contractor is welcome to provide additional details in the report.

- d. Communicate with management on any major algae blooms, or other issues such as erosion problems or other pond bank issues that the contractor may notice.
- e. Contractor will use only approved access easements and access areas. Do not access ponds through private property.

III. **Summary of District Ponds**

- a. The Bella Tara CDD is responsible for **8** wet ponds.
- b. Attached below is a map of the district ponds for quick reference.

SECTION A



P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to: **GMS**

Date: **July 8, 2026**

Name **Bella Tara CDD**

Address **219 E. Livingston St.**

City **Orlando, FL 32801**

Phone **407-750-3599**

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and **GMS** hereafter called "Customer".

The parties hereto agree as follows

- A.** AAM agrees to provide aquatic management services for a period of **12 months** in accordance with the terms and conditions of this Agreement in the following sites:

Eight(8) Ponds associated with Bella Tara CDD

- B.** The AAM management program will include the control of the following categories of vegetation for the specified sum:

- | | |
|------------------------------------|-----------------|
| 1. Shoreline grass & brush control | Included |
| 2. Emerged vegetation control | Included |
| 3. Floating vegetation control | Included |
| 4. Filamentous algae control | Included |
| 5. Submersed vegetation control | Included |

Service shall consist of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C.** Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 07/01/2026 thru 06/30/2027.

Agreement will automatically renew as per Term and Condition 14.

Start-up Charge	<u>NA</u>	Due at the start of work
Maintenance Fee	<u>\$2,195.00</u>	Due <u>monthly</u> as billed x 12.
Total Annual Cost	<u>\$26,340.00</u>	

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D.** AAM agrees to commence treatment within **NA** days, weather permitting, from the date of execution or receipt of the proper permits.
- E.** The Agreement shall have no force & is withdrawn unless executed and returned by Customer to AAM on or before **August 8, 2026**
- F.** Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: **Archie Campbell**

Date: **7/8/2026**

Accepted

Date:


AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

SECTION B

ESTIMATE

Aquatic Weed Management, Inc.
PO Box 1259
Haines City, FL 33845

WATERWEED1@AOL.COM
+1 (863) 412-1919



Bill to
Bella Tara CDD
c/o GMS - Central Florida
219 E. Livingston St.
Orlando, FL 32801

Estimate details
Estimate no.: 1774
Estimate date: 07/14/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Scope of Work	Monthly pond herbicide maintenance on 8 ponds. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as \$/treatment.	1	\$900.00	\$900.00
2.		Larvicide Scope	Monthly pond larvicide treatment to control midges (blind mosquitoes) on 9 ponds. Priced as \$/acre.	22	\$45.00	\$990.00
Total						\$1,890.00

Note to customer
Thank you for your business!

Accepted date

Accepted by

SECTION C



SCHEDULE A – ANNUAL POND MANAGEMENT SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the 8 Pond(s) one time per month.

Monitoring:

1. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Visual Inspections:

1. A visual inspection of the pond(s) will be performed during each visit to the site. The inspections shall include the following:
 - Water levels
 - Water clarity or quality
 - Turbidity
 - Beneficial Aquatic Vegetation
 - Nuisance, Invasive, or Exotic Aquatic Vegetation
 - Algae
 - Physical components such as above ground pipes, inlet and outlet structures, trash racks, emergency spillways, and dams
 - Erosion
 - Issues with shoreline and bank stabilization measures such as rip rap stone, bulkheads, retaining walls, etc.
 - Forebays and inflowing or outflowing swales, ditches, and stream channels
 - Vegetated buffers
 - Sedimentation
 - Nuisance animal activity
 - Fish habitat
 - Mosquito breeding conditions and habitat
 - Trash and debris
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the Customer in writing as part of that month's service report.
3. Customer will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the pond(s) structures.
4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the pond(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the pond(s) underground, underwater, or inside any of the associated structures.

Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.



2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Algae Control:

1. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Trash Removal:

1. Trash will be removed from the pond(s) and disposed of offsite. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Pond Dye:

1. **Pond Dye** will be applied to the pond(s) on an as-needed basis. A combination of blue and/or black dye will be used as required to maintain a dark natural water color.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that



encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.

4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



SCHEDULE B – PRICING SCHEDULE

Total Price: **\$12,000.00**

Invoice Amount: **\$1,000.00**

Invoice Frequency: **Monthly**

SECTION D

2026

STEADFAST

ALLIANCE



GMS

Proposal for Pond Maintenance:

Bella Tara

Kissimmee Park Rd, Saint Cloud, FL 34772



7/14/2026

Governmental Management Services

219 E Livingston St, Orlando, FL 32801

Attn: Jarrett Wright

We greatly appreciate the opportunity to bid on this project for you.

Attached is the agreement for waterway services at Bella Tara CDD.

Program to consist of ponds #1-8 as indicated on attached map.

Area to be serviced measures 11,523 LF & 20.45 AC.

Occurrence: 2 events/month

Annual Cost: \$15,900.00

(\$1325.00 per month)

Special services can also be provided outside of the routine monthly maintenance at the Board's request.

These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

Kevin Riemensperger

Steadfast Contractors Alliance, LLC.

Kevin Riemensperger, Aquatics Division Manager

Maintenance Contract

Aquatic Maintenance Program

1. **Algaecide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algaecide approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.¹
2. **Herbicide Application:** Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algaecide applications.²
3. **Submersed Vegetation Control:** Submersed Vegetation Control: Treatments with EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Tapegrass, Dwarf Babytears, Chara, etc. Applications to cover entirety of ponds equal to or lesser than 1 surface acre. In ponds greater than 1 surface acre, applications to cover waters 10 feet from shoreline areas & littoral zones, with additional treatment to be provided as a separate proposal at an additional cost.
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request in ponds one acre or less. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **Outflow Inspections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, Steadfast will require notification of known drainage issues. Throughout the contract, outflow structures will be periodically inspected to insure proper drainage/functionality.^{*,3}

Enhancement Services: Not included as part of the routine maintenance scope. These services can be provided as a separate proposal at an additional cost if desired

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

¹These services to be performed at Steadfast's discretion, and for the success of the aquatic maintenance program. ¹ There may be light regrowth following a treatment event. This growth will be addressed during the following treatment event, or in extreme cases by service request. ² Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/wind events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. ³ Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.



Service Area



BELLA TARA CDD

Kissimmee Park Rd, Saint Cloud, FL

Gate Code:



Agreement

The contract will run for one year starting _____. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the aquatic appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / Steadfast Environmental, here after referred to contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work herein above. Proof of insurance and necessary licensees will be provided if requested by client. Contractor will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.

Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / Steadfast Environmental, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____ 2026.

Matt Goldrick

Steadfast Representative

Account Manager

Title

Signature of Owner or Agent

Title



Aquatic Maintenance Contract

The Contractor's performance under this Agreement shall be excused without penalty to the extent the Contractor is unable to perform due to circumstances beyond its commercially reasonable control, including but not limited to:

- Accidents, acts of God, or extreme weather conditions
- Inability to secure labor and/or materials
- Fire, earthquake, or other natural disasters
- Rules, regulations, or restrictions imposed by any governmental authority
- National or regional emergencies, epidemics, pandemics, or other health-related outbreaks not caused by either party
- Other delays or failures resulting from causes beyond the Contractor's reasonable control

For the purposes of this Agreement, the parties specifically agree that water conservation regulations or guidelines are included within the aforementioned governmental restrictions. The Contractor shall not be held liable for any failure to perform as a direct or indirect result of compliance with, or good faith efforts to comply with, state or local water regulations or mandates.

This contract shall be deemed withdrawn unless executed within ninety (90) days of the date of this document.

We appreciate the opportunity to submit this agreement and look forward to the possibility of becoming part of your team, working together to achieve exceptional results.

By signing this agreement in the space provided below, the undersigned Client signatory represents and warrants that they have full authority to enter into this agreement on their own behalf and on behalf of the record owner of the service area. The Client further acknowledges that this agreement constitutes a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____, _____.

Client

Steadfast_____

Signature of Representative

Signature of Owner or Agent

Title

Title

Billing Information

Client Business Name:		Client Contact Name:	
Client Contract Number:		Client Contact Email:	
Billing Business Name:		Billing Contact Name:	
Billing Contact Phone:		Billing Contact Address:	

Any special billing requirements or notes:

SECTION VI

KISSIMMEE PARK ROAD

SCHOOL
SITE

Wetlands

1. Landscape Maintenance
2. Irrigation Maintenance
3. Lake Maintenance
4. Street Lights/Lighting

SCALE: 1" = 100'-0"

0 50 100 200

Bella Tara CDD

LANDSCAPE SCOPE OF WORK

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into “elements” to define the elements involved and required in the maintenance of the property.

General Services- Component “A”

Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

Mowing

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

Irrigated common area turf of all turf types (St Augustine, Zoysia, Bermuda, Irrigated Bahia) shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas. Unirrigated bahia and pond areas and banks will be mowed 32 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5” and 4.5”. St Augustine will be cut between 4.5” and 5.5”. Mowing heights will be set at 2”–3” for Zoysia turf. Bermuda turf shall be cut at a height of no more than 2.5”. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall be carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50” mower or larger **discharging clippings away from the water**. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum. Additional pond edge string trimming can be requested as needed to maintain an intended look as per the discretion of CDD management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day. Contractor will take special care to prevent

damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

Edging

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

String Trimming

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

For the protection of private property, landscapers will not perform string trimming in a manner that results in direct contact with private fences. A buffer zone of approximately 4 to 6 inches will be maintained along all private fencing. The maintenance of any grass or vegetation within this buffer area will be the responsibility of the respective property owner.

Blowing

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to not disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

Damage Prevention/Repair

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

Pond Disking

Mechanically disk dry pond bottoms to improve aesthetics and control invasive vegetation while preserving the percolation of the pond bottoms. Work will be performed using a tractor-mounted disk. Disking will be done in multiple passes to achieve thorough soil disturbance. Care will be taken to avoid sensitive areas. Ponds will be disked 6 times per year. The schedule is typically every other month but can adjusted based on need after discussions with CDD management.

Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. **Based on three sections, the contractor will completely detail the entire property once every three weeks at least.** The exception will be the entrances, clubhouse areas and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 52 times per year to accomplish the full amount of detail rotations. The size and duration the detail crew is onsite should depend on the extent needed to accomplish the rotation.

Pruning

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

*Pruning of trees up to a height of 12 feet and palms up to 15' is included in the scope of the work. If pruning is required above the height of 12 feet for non palms, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. Palm pruning of palms over 15' is defined in **Component E.3.***

The branching height of trees shall be raised only for the following reasons:

- 1. Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8ft of clearance is required along all walkways and parking areas.**
- 2. Maintain clearance from shrubs in bed areas.**
- 3. Improve visibility in parking lots and around entries. Extra care should be taken when considering sight lines on the road and the vendor should report any identified visibility concerns to CDD management.**
- 4. Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to the branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.**
- 5. Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.**

Structural pruning will be required for several varieties of plants bi-annually, annually or semi- annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

Weed Control

Bed areas are to be left in a weed free condition after each detail service. While pre and post-emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

For the protection of private property, landscapers will not perform chemical edging in a manner that results in direct contact with private fences or along private fences. A buffer zone of approximately 4 to 6 inches will be maintained along all private fencing. The maintenance of any grass or vegetation within this buffer area will be the responsibility of the respective property owner.

Trash Removal

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

Policing

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with a supplemental proposal.

As needed, the contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

Communication

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. The contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management, the contractor will provide a Monthly Service Calendar for the

upcoming period. **A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly.** A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. *Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them.* Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meetings as needed or requested by CDD management.

Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

Component "B" – Turf Care Program - Fertilization and Pest Control

Chemical Application Maintenance Information

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.

The irrigation system will be fully operational prior to any fertilizer application.

Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, and other relevant factors based on turf types. Soil samples should include all Root Rot and chemical make-up. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

St Augustine

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule – St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control
- October: Heavy fall granular fertilization and broadleaf weed/disease control

Application Requirements: ST AUGUSTINE

Contractor will submit a schedule of materials to be used under this program along with application rates. The annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

Bahia – Where Applicable (Irrigated areas only)

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

Application Requirements: BAHIA

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

Bermuda - Sports Field

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

- January: Liquid or granular Fertilization - Disease & Insect Control
- February: Liquid or granular Fertilization
- March: Core Aeration
- April: Liquid or granular Fertilization Sedge & Broadleaf Weed Control/Disease & Insect Control
- June: Disease & Insect Control as needed.
- July: Liquid or granular Fertilization
- August: Sedge & Broadleaf Weed Control/Disease & Insect Control
- September: Liquid or granular Fertilization

- October: Disease & Insect Control
- December: Liquid or granular Fertilization

Bermuda - Standard

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

- January: Liquid or granular Fertilization - Disease & Insect Control
- March: Spring Granular fertilization with broadleaf weed control, insect and disease control
- May: Slow release with Weed Control
- July: Slow Release (Nitrogen) with insect and weed control
- October: Liquid or Granular and Disease & Insect Control

Application Requirements: BERMUDA

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

Zoysia

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Zoysia

- January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.
- March: Fertilization. Spot treat weeds and treat fungal and insect activity as necessary.
- April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- May: Fertilization
- June: Insect/weed/disease control as necessary.
- July: Insect/weed/disease control as necessary.
- August: spot treat weeds as necessary, inspect/treat fungal activity.
- September: Liquid Fertilization with emergent weed control, insect/disease control as necessary.
- October: Fertilization - Weed/insect/disease control as necessary.
- November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket potash - weeds as necessary, inspect/treat fungal activity.

Application Requirements: ZOYSIA

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

General

Insect/Disease Control - ALL TURF

The reduction of irrigation water during the winter season will dramatically reduce the potential for

fungus/disease problems. Contractor will be responsible for managing settings of irrigation timers and should always have the irrigation times adjusted and set appropriately based on turf type and season.

Supplemental insecticide applications will be provided by the contractor when the contractor identifies a need for supplemental programs in order to control pests.

Contractor will provide recommendations for TopChoice applications when needed. They will also keep ant bait treatment on mowers or detail vehicles for spot treatment. Ants should be treated near any walking or amenity areas or common use areas such as parks.

Weed Control - ALL TURF

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, wild Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty - ALL TURF

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. The contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

Component “C” – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed December. Insect/disease control/fertilization as needed.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Insect/Disease Control

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

Specialty Palms

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud Drench and or OTC Injections for potential disease and infestation. Only those treatments relevant to the variety of palm should be included.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by the contractor if it is reasonably decided to be from

negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre-existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

Component “D” – Irrigation Maintenance

Frequency of Service

Contractor will perform the following itemized services under “Specifications” on a monthly basis completing 25% of the inspection each week. The irrigation inspection should be performed during the same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

Specifications

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controllers to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone.
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in the overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management’s discretion to allow the contractor to proceed with repairs at an agreed threshold without prior approval.

Service Calls

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that

sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect the irrigation system weekly while performing routine maintenance. Contractor will provide a 24 hour "Emergency" number for irrigation repairs. Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

Component "E" – Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractors should and are expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

E. 1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

Schedule

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

Installation

Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with a clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

All beds should be covered with 1" layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

Maintenance

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly. Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty.

Exclusions to this warranty would be freeze, theft, or vandalism.

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

Mulching will be carried out at least once per year. However in many cases the mulch application will be divided into one heavy application in Spring and one lighter application in the fall. The most desirable months are May and Early November. Mulch will be priced “per yard”. Application will be completed within a two-week time period.

Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1” to 2” deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2” thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2-inch depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 15’ will be trimmed at least once per year in May. All vegetation will be removed from their trunk. Any palm nuts and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary. Full debooting is a separate billable job but removing those loose and hanging should be included.

All palms less than 15’ will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

All palms in excess 15’ will be trimmed at least once per year in the month of May. Any additional trimmings can be added at the discretion of the board or management and will be done at the same cost and rate as the proposed May trimming. Therefore, the fee summary must include the cost per palm for trimming.

Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o’clock profile or nine and three o’clock at the discretion of management. “Hurricane” cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving “stubs”.

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.

SECTION A



**Bella Tara CDD
Landscape Maintenance
Fee Summary Schedule FY2026**

Jarett Wright
Senior Field Manager
jwright@gmscfl.com
(407) 750-3599

Contractor: Prince and Sons, Inc.

Address: 200 South F Street
Haines City, FL 33844
Phone: (863) 422-5207
Fax:
Contact:
Email: lmartin@princeandsonsinc.com

Property: Bella Tara CDD

Address: 219 E Livingston St
Orlando, FL 32801
Phone: 407-841-5524
Contact: Jarett Wright
Email: jwright@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing													
(Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>	\$6,340.00	\$6,340.00	\$6,340.00	\$6,340.00	\$6,340.00	\$6,340.00	\$6,340.00	\$6,340.00	\$6,340.00	\$6,340.00	\$6,340.00	\$6,340.00	\$76,080.00
TURF CARE													
(Component B) <i>Bahia/St Augustine/Zoysia</i>			\$240.00							\$240.00			\$480.00
TREE/SHRUB CARE Includes OTC if Applicable													
(Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>		\$180.00			\$180.00			\$180.00			\$180.00		\$720.00
IRRIGATION MAINT.													
(Component D) <i>Irrigation Inspections</i>	\$440.00	\$440.00	\$440.00	\$440.00	\$440.00	\$440.00	\$440.00	\$440.00	\$440.00	\$440.00	\$440.00	\$440.00	\$5,280.00
ANNUAL CHANGES -													
(Component E.1) <i>Per Annual Pricing: \$2.50</i>	[Count]			[Count]			[Count]			[Count]			\$0.00
BED DRESSING - Estimate mulch yds													
(Component E.2) <i>[Mulch Type] Per Yard Pricing: \$58</i>					[Count]						[Count]		\$0.00
PALM TRIMMING 2x Per Year													
(Component E.3) <i>Per Palm Price: \$45</i> <i>Palm counts:</i>					[Count]								\$0.00
TOTAL FEE PER MONTH:	\$6,780.00	\$6,960.00	\$7,020.00	\$6,780.00	\$6,960.00	\$6,780.00	\$6,780.00	\$6,960.00	\$6,780.00	\$7,020.00	\$6,960.00	\$6,780.00	\$82,560

Fee Schedule with Extra Services	\$6,880.00	\$6,880.00	\$6,880.00	\$6,880.00	\$6,880.00	\$6,880.00	\$6,880.00	\$6,880.00	\$6,880.00	\$6,880.00	\$6,880.00	\$6,880.00	\$6,880.00
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Fee Schedule Essential Services Only	\$6,880	\$6,880	\$6,880	\$6,880	\$6,880	\$6,880	\$6,880	\$6,880	\$6,880	\$6,880	\$6,880	\$6,880	\$6,880
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$82,560.00
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Extra Services Annual Changes, Palm Pruning, Mulch	\$0.00
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TOTAL	\$82,560.00
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Initials_____



Bella Tara CDD Landscape Maintenance Fee Summary Schedule FY2026

Jarett Wright
Senior Field Manager
jwright@gmscfl.com
(407) 750-3599

Contractor:

Property: Bella Tara CDD

Address:

Address: 219 E Livingston St
Orlando, FL 32801

Phone:

Phone: 407-841-5524

Fax:

Contact:

Contact: Jarett Wright

Email:

Email: jwright@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>													\$0.00
TURF CARE (Component B) <i>Bahia/St Augustine/Zoysia</i>													\$0.00
TREE/SHRUB CARE Includes OTC if Applicable (Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>													\$0.00
IRRIGATION MAINT. (Component D) <i>Irrigation Inspections</i>													\$0.00
ANNUAL CHANGES - (Component E.1) <i>Per Annual Pricing:</i>	[Count]			[Count]			[Count]			[Count]			\$0.00
BED DRESSING - Estimate mulch yds (Component E.2) <i>[Mulch Type] Per Yard Pricing:</i>					[Count]						[Count]		\$0.00
PALM TRIMMING 2x Per Year (Component E.3) <i>Per Palm Price:</i> <i>Palm counts:</i>					[Count]								\$0.00
TOTAL FEE PER MONTH:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0

Fee Schedule with Extra Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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Fee Schedule Essential Services Only	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$0.00
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Extra Services Annual Changes, Palm Pruning, Mulch	\$0.00
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TOTAL	\$0.00
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SECTION B

Exhibit B:Your Investment

Landscape Management Proposal

Contract Maintenance	Monthly	Yearly
Core Maintenance Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Tree Pruning (up to 12 ft.), Rejuvenation Pruning (native grass), Weed-ing & Cleanup	\$ 6,300	\$ 75,600
Irrigation Inspections Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$ 342	\$ 4,104
Fertilization & Chemical Treatments Includes Turf and Shrub Fertilization & Pest Control Applications	\$ 423	\$ 5,076
Total for Landscape Maintenance	\$ 7,065	\$ 84,780

Additional Items/ Recommendations	Quantity	Price
Mulch \$65 per cubic yard		\$ Per Request
Palm Pruning- \$45 standard, \$60 premium, \$125 specialty		\$ Per Request
Annuals \$2.50 each - 4in plug		\$ Per Request
Additional Agronomics: For optimal turf/plant health and vigor.		\$ Per Request

SECTION VII

SECTION A

CHANGE ORDER NO. 4Date of Issuance: April 14, 2026 Effective Date: _____

Project: Bella Tara Phase One	District: Bella Tara Community Development District	District's Contract No.:
Contract: Bella Tara Phase One Project		Date of Contract: July 11, 2024 Assigned to District on November 15, 2024
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: Closeout Owner Direct Purchased (ODP) Materials – Mack Concrete, Rinker, Fortiline, Armorock & Hydra Services

Attachments: **See attached ODP Reconciliation Sheet & Vendor Closeout Letters****CHANGE IN CONTRACT PRICE:**

Original Contract Price:

\$23,719,258.92**CHANGE IN CONTRACT TIMES:**

Original Contract Times: 12/31/25

Increase/Decrease from prior Change Orders:

\$ 559,611.00

Increase/Decrease from previously approved Change Orders

No. 01 to No. 03:

Substantial completion (days): + 60

Ready for final payment (days): + 60

Contract Price prior to this Change Order:

\$24,278,869.92

Contract Times prior to this Change Order: 3/01/26

Increase/Decrease of this Change Order:\$ -5,624,719.19

Increase/Decrease of this Change Order: 0

Contract Price incorporating this Change Order:

\$18,654,150.73

Contract Times with all approved Change Orders: 3/01/26

RECOMMENDED BY:**POULOS & BENNETT, LLC, DISTRICT ENGINEER**By: Nicole Van Valkenburg
Digitally signed by Nicole Van Valkenburg
Date: 2026.04.28 11:59:51-04'00'

Date: _____

ACCEPTED:**BELLA TARA COMMUNITY DEVELOPMENT DISTRICT**By: Ernesto Mitsumasa
DocuSigned by:
FEB02ACE9F1442...
ChairmanDate: 4/29/2026**ACCEPTED:****JR DAVIS CONSTRUCTION COMPANY, INC. HB**By: [Signature]
Title: PresidentDate: 4/21/26

ODP Reconciliation									
Job No.	2211	Original ODP Material Amount \$ 5,338,703.68							
Job Name	Bella Tara PH1	Change orders \$ 258,312.88							
Customer	Bella Tara CDD	Revised PO Amount \$ 5,597,016.56							
OR/Eng	P&B	Total Amount Invoiced \$ 5,305,985.08							
As of Date		Total Tax Savings \$ 318,734.10							
		Total Unused Amount \$ 291,031.48							
ODP #	Vendor	Original PO Amount	Change Orders	Revised Contract Amount	Amount Invoiced	Remaining Amount	Tax Savings		Current Invoiced to date tax amount included
2211-01	Mack	\$ 912,683.00	\$ 30,631.00	\$ 943,314.00	\$ 943,282.00	\$ 32.00	\$ 56,671.92	Plus \$75 Osceola Surtax	\$ 999,953.92
2211-02	Rinker	\$ 1,725,197.60	\$ 130,416.00	\$ 1,855,613.60	\$ 1,620,852.60	\$ 234,761.00	\$ 97,326.16	Plus \$75 Osceola Surtax	\$ 1,718,178.76
2211-03	Fortiline	\$ 2,236,495.08	\$ 82,005.88	\$ 2,318,500.96	\$ 2,307,712.48	\$ 10,788.48	\$ 138,537.75	Plus \$75 Osceola Surtax	\$ 2,446,250.23
2211-04	Armorock	\$ 265,900.00	\$ 15,260.00	\$ 281,160.00	\$ 235,710.00	\$ 45,450.00	\$ 14,217.60	Plus \$75 Osceola Surtax	\$ 249,927.60
2211-05	Hydra Services	\$ 198,428.00	\$ 198,428.00	\$ 198,428.00	\$ 198,428.00	\$ -	\$ 11,980.68	Plus \$75 Osceola Surtax	\$ 210,408.68
Grand Totals		\$ 5,338,703.68	\$ 258,312.88	\$ 5,597,016.56	\$ 5,305,985.08	\$ 291,031.48	\$ 318,734.10		\$ (5,624,719.18)
					\$ 5,305,985.08	Total Invoiced			
					\$ 318,359.10	6% Sales Tax			
					\$ 5,624,344.18	Subtotal			
					\$ 375.00	County Surtax			
					\$ 5,624,719.18	Total Deduct Change order amount			
					\$ 5,800,196.49	Material broken out of the SOV to cover material			
					\$ (175,477.31)	difference back to on contract			



April 2, 2026

Bella Tara Community Development District
c/o Centerline Capital Advisors
1500 Cordova Rd., STE 203
Ft. Lauderdale, FL 33316

Attention : Ernest Mitsumasu

Re Project: Bella Tara PH1
Subject: ODP – Vendor Reconciliation
Vendor: Mack Concrete Industries, Inc. / CF29239
PO No.: 2211-01 dated 2/18/2025

Dear Mr. Mitsumasu,

The Bella Tara CDD, issued a vendor purchase order to Mack Concrete Industries, Inc. on 2/18/2025 in the amount of \$912,683.00, PO No. 2211-01 for the Bella Tara PH1 Project.

The amount invoiced, billed and payments against this Purchase Order total \$943,282.00 through 12/18/2025. There are no outstanding invoices for the Bella Tara PH1 project against this Purchase Order.

PO Amount: \$912,683.00
Change Order Amount: \$30,631.00
Revised PO Amount: \$943,314.00
Invoiced Amount: \$943,282.00
Paid Amount: \$943,282.00
PO Balance: \$32.00

Mack Concrete Industries, Inc.

Sincerely,

Title (Officer of Vendor Co.)

Notarization

State of Florida

County of Coke

Sworn before me on this 2nd day of April 2026.

Notary Public

Commission Expires:



Quality and Service Since 1932

23902 County Road 561 - PO Box 157 - Astatula, FL 34705 - 800-482-6225 phone - 352-742-0799 fax
www.mackconcrete.com



Owner Direct Purchase Order Reconciliation Letter

January 26, 2026

Bella Tara Community Development District
c/o Centerline Capital Advisors
1500 Cordova Rd., STE 203
Ft. Lauderdale, FL 33316

Attention : Ernest Mitsumasu

Re Project: Bella Tara PH1
Subject: ODP – Vendor Reconciliation
Vendor: Hydro Conduit, LLC d/b/a Rinker Materials
PO No.: 2211-02 dated 2/5/2025

Dear Mr. Mitsumasu,

The Bella Tara CDD, issued a vendor purchase order to Hydro Conduit, LLC d/b/a Rinker Materials on 2/5/2025 in the amount of \$1,725,197.60, PO No. 2211-02 for the Bella Tara PH1 Project.

The amount invoiced, billed and payments against this Purchase Order total \$1,620,852.60 through 10/08/2025. There are no outstanding invoices for the Bella Tara PH1 project against this Purchase Order.

PO Amount:	\$1,725,197.60
Change Order Amount:	\$130,416.00
Revised PO Amount:	\$1,855,613.60
Invoiced Amount:	\$1,620,852.60
<u>Paid Amount:</u>	<u>\$1,620,852.60</u>
PO Balance:	\$234,761.00

Hydro Conduit, LLC d/b/a Rinker Materials

Sincerely,

Jason Barnes
Credit Analyst
Title (Officer of Vendor Co.)

Notarization
State of Georgia
County of Fulton
Sworn before me on this 1 day of April 2026.

Notary Public

Commission Expires: 11/2/27

Brooke Ashley Williams
NOTARY PUBLIC
Forsyth County, GEORGIA
My Commission Expires 11/02/2027



a REECE company

15850 DALLAS PARKWAY • DALLAS, TX 75248 • TELEPHONE 877-709-2227 • FAX 817-877-4942

AFFIDAVIT OF AUTHORIZATION

On this 9 day of October, 20 25, before me the undersigned, a Notary Public in and for the aforesaid jurisdiction, personally appeared Gary Hibbs (name), VP-Treasury (title) of Fortiline Waterworks (company). Officiant, who being duly sworn under oath, deposes and affirms that he/she is authorized to make oaths on behalf of said company, and accordingly does affirm the following person(s) are authorized to sign lien waivers and releases on behalf of Fortiline Waterworks (company):

<u>Name</u>	<u>Title</u>
Jayme Knapp	Vice President, Credit
Kristin "Kris" Slowik	Sr. Regional Credit Manager
Liz Jeffery	Sr. Regional Credit Manager
Shannon Bostic	Sr. Regional Credit Manager
Christine Frese	Regional Credit Manager
Kim Balling	Credit Account Manager
Amy Hardage	Credit Manager
Jessie Silvas	Credit Manager
Alexis Helm	Credit Manager
Charlotte Andrews	Credit Representative
Nicole Flobeck	Administrative Assistant
Lisa Busch	Credit Coordinator
Sherry Lakey	Credit Coordinator
Noah Chambers	Credit Coordinator
Emily Lobaugh	Credit Coordinator
Aryanna Brandon	Sr. Credit Coordinator
Joshua Ginsberg	Credit Manager
Jenny Rountree	Credit Coordinator
Christy Collins	Credit Manager
Amy Moon	Credit Manager
Lori Paler	Credit Manager

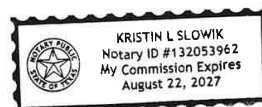
Signature

STATE OF: Texas

COUNTY OF: Dallas

SUBSCRIBED AND SWORN to before me this 9 day of October 2025.

Notary Public: Kristin Slowik
My Commission Expires: 8/22/2027





FORTILINE
WATERWORKS



**Owner Direct Purchase Order
Reconciliation Letter**

April 2, 2026

Bella Tara Community Development District
c/o Centerline Capital Advisors
1500 Cordova Rd., STE 203
Ft. Lauderdale, FL 33316

Attention : Ernest Mitsumasu

Re Project: Bella Tara PH1
Subject: ODP – Vendor Reconciliation
Vendor: Fortiline Waterworks
PO No.: 2211-03 dated 2/5/2025

Dear Mr. Mitsumasu,

The Bella Tara CDD, issued a vendor purchase order to Fortiline Waterworks. on 2/5/2025 in the amount of \$2,236,495.08, PO No. 2211-03 for the Bella Tara PH1 Project.

The amount invoiced, billed and payments against this Purchase Order total \$2,307,712.48 through 02/06/2026. There are no outstanding invoices for the Bella Tara PH1 project against this Purchase Order.

PO Amount: \$2,236,495.08
Change Order Amount: \$82,005.88
Revised PO Amount: \$2,318,500.96
Invoiced Amount: \$2,307,712.48
Paid Amount: \$2,307,712.48
PO Balance: \$10,788.48

Fortiline Waterworks

Sincerely,

Lori Palar

Title (Officer of Vendor Co.)

Notarization

State of ~~Florida~~ Texas

County of Dallas

Sworn before me on this 3rd day of April 2026.

Notary Public

Commission Expires: 07/02/29

L. A. Busch



Owner Direct Purchase Order Reconciliation Letter

January 26, 2026

Bella Tara Community Development District
c/o Centerline Capital Advisors
1500 Cordova Rd., STE 203
Ft. Lauderdale, FL 33316

Attention : Ernest Mitsumasu

Re Project: Bella Tara PH1
Subject: ODP – Vendor Reconciliation
Vendor: Armorock, LLC
PO No.: 2211-04 dated 2/13/2025

Dear Mr. Mitsumasu,

The Bella Tara CDD, issued a vendor purchase order to Armorock, LLC on 2/13/2025 in the amount of \$265,900.00, PO No. 2211-04 for the Bella Tara PH1 Project.

The amount invoiced, billed and payments against this Purchase Order total \$235,710.00 through 4/30/2025. There are no outstanding invoices for the Bella Tara PH1 project against this Purchase Order.

PO Amount:	\$265,900.00
Change Order Amount:	\$15,260.00
Revised PO Amount:	\$281,160.00
Invoiced Amount:	\$235,710.00
<u>Paid Amount:</u>	<u>\$235,710.00</u>
PO Balance:	\$45,450.00

Armorock, LLC.

Sincerely,



Title (Controller) Brandon Roundy

Notarization

State of Nevada

County of Clark

Sworn before me on this 5th day of February 2026.

Notary Public

Commission Expires: 05/08/2027

Gabriela Jauregui





Hydra Service, Inc.

SPECIALIST IN FLUID MOVEMENT

P.O. Box 365

Warrior, AL 35180

Phone: (205) 647-5326

Fax: (205) 647-2736

(Corporate Office)

23304 McAuliffe Drive

Robertsdale, AL 36567

Phone: (251) 947-5006

Fax: (251) 947-5105

4381 Hwy 80

Pelahatchie, MS 36567

Phone: (601) 854-5502

Fax: (601) 854-5504

250 Springview Commerce Dr.

Debary, FL 32713

Phone: (407) 330-3456

Fax: (407) 330-3404

Date: January 26, 2026

Bella Tara Community Development District

c/o Centerline Capital Advisors

1500 Cordova Rd., STE 203

Ft. Lauderdale, FL 33316

Attention : Ernest Mitsumasu

Re Project: Bella Tara PH1

Subject: ODP – Vendor Reconciliation

Vendor: Hydra Service (S), Inc.

PO No.: 2211-05 dated 5/28/2025

Dear Mr. Mitsumasu,

The Bella Tara CDD, issued a vendor purchase order to Hydra Services, Inc. on 5/28/2025 in the amount of \$198,428.00, PO No. 2211-05 for the Bella Tara PH1 Project.

The amount invoiced, billed and payments against this Purchase Order total \$198,428.00 through 11/20/2025. There are no outstanding invoices for the Bella Tara PH1 project against this Purchase Order.

PO Amount: \$198,428.00

Invoiced Amount: \$198,428.00

Paid Amount: \$198,428.00

PO Balance: \$0.00

Hydra Services, Inc.

Sincerely,

Keaton Heller

Keaton Heller

Vice President

Hydra Service (S), Inc.

Office: 407-330-3456

Cell: 407-625-1388

kheller@hydraservice.net

Notarization

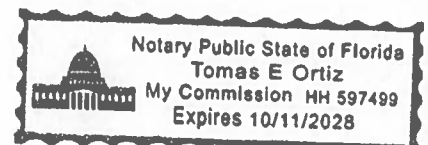
State of Florida

County of Dolosa

Sworn before me on this 26 day of January 2026.

Notary Public

Commission Expires: 10/11/2028



SECTION B

PURCHASE REQUISITION REQUEST FORM

1. Contact Person for the material supplier.
NAME: Matt Harden
ADDRESS: 13365 Southern Precast Dr., Alachua, FL 32615
TELEPHONE NUMBER: 904-570-2594 / 800-669-2278
2. Manufacturer or brand, model or specification number of the item.

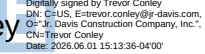
See attached

3. Quantity needed as estimated by CONTRACTOR. **See attached**
4. The price quoted by the supplier for the construction materials identified above.
\$ See attached
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**

DocuSigned by:  FEB02ACE9F1442...	6/3/2026
Authorized Signature (Title)	Date

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

 Trevor Conley	6/1/2026
Authorized Signature (Title)	Date

Attachment: Purchase Order and Schedule of Items

PURCHASE ORDER
BELLA TARA COMMUNITY DEVELOPMENT DISTRICT

"Owner"		"Seller"	
Owner:	Bella Tara Community Development District	Seller:	Lindsay Precast
Address:	c/o 219 E. Livingston Street Orlando, Florida 32801	Address:	13365 Southern Precast Dr. Alachua, FL 32615
Phone:	(407) 841-5552	Phone:	800-669-2278

"Project"			
Project Name:	Kissimmee Park Rd Project	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 – \$ 161,864.00

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.

The materials listed in this Purchase Order have been ordered directly by the District, received, and accepted. This Purchase Order was inadvertently left unsigned prior to shipment, but is being issued consistent with certain invoices previously issued to the District, and is being signed now for administrative clarification, and to be effective as of April 1, 2026.

BELLA TARA COMMUNITY DEVELOPMENT DISTRICT

Owner

By:

Name:

Title:

DocuSigned by:

Ernesto Mitsumasu

FEB020CE9F1442...
Ernesto Mitsumasu

Chairman

LINDSAY PRECAST

Seller

By:

Name:

Title:

Joey Starling

PROCESS CONTROL MANAGER

EXHIBIT A: Proposal

EXHIBIT B: Terms and Conditions

EXHIBIT A
VENDOR'S PROPOSAL



QUOTATION



FL (800) 669-2278 | OH (800) 837-7788
 NC (800) 768-8265 | CO (888) 685-7595
 Ohio | Colorado | South Carolina
 North Carolina | Florida | Pennsylvania
 www.lindsayprecast.com
 www.lindsayrenewables.com

Name: Kissimmee Park Rd.
 Location: ORANGE
 Bid Date: 11/4/2025 Valid until: 11/19/2025
 Quote: 25-2296FL

Sales Rep: Matt Harden 904-870-2594

Estimator: Dalton Starling

Revised:

Production Location: FL

****Quoted prices are valid for 15 days****

Quantity:	Product:	Price Each:	Price Total:
2	40" X 40" X 6" SINGLE PHASE PAD - OUC, (Heavy Lift 643lbs)	476.00	952.00
10	6' X 15' X 7' ID OUC MANHOLE W R&C - D-31, 1-USF 648-Y "OUC ELECTRIC" Cast Iron R&C or Equal Per Structure (Heavy Lift 22,470lbs)	11,405.00	114,050.00
2	10' X 16' X 8' ID OUC MANHOLE W/ R&C - D-30, (Heavy Lift 34,470lbs)	14,371.00	28,742.00
15	Freight in Full Truck Load quantities (Number Of Loads Are Estimates And May Vary)	1,108.00	16,620.00
4	Wide Load Fee, Per Load	375.00	1,500.00
If Job Specific Engineering Is Required There Will Be An Additional Cost Of \$1250.00 Per Structure Size			

****Taxes Not included****

Quote total: \$161,864.00

Price includes the following:

Flatbed Delivery - Contractor To Offload Product, Delivery (2 Hour Maximum Time Limit) If Time Exceeds 2 Hours, A \$350 Per Hour (Or Any Part Thereof) Charge Will Take Effect.

Joint Sealant, Inserts, Pulling Irons, Standard Sump, Ground Rod Hole, Thinwall Knockouts (If Required)

Collar Extension (42" X 20" TALL INCLUDED PER MH)

Notes:

Price Does Not Include any coatings/waterproofings.

This Price Does Not Include A Cable Racking Package/Ladder.

Precast Alternative To Pour In Place Design.

Price Does Not Include Extended Sump.

Price Does Not Include Sloped Floors.

Form Change Overs May Incur Additional Fees.

If Buoyancy Compensators Are Required, As Determined By The Eor, They Are The Responsibility Of Others Not Lindsay Precast.

This Quote Is Provided In Good Faith, Based On The Information Provided And As We Interpret It, Lindsay Precast Can'T Be Held Liable For Any Variations From Quoted Product.

Terms of payment - net 45 days

**** This price quote does NOT include sales tax ****

****Our quality control program has been certified by****

****The National Precast Concrete Association****

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 **Lindsay Precast** 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.

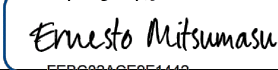
Governmental Entity affirms that the purchase of the tangible personal property contained in the attached Purchase Order meets the following exemption requirements contained in section 212.08(6), *Florida Statutes*, and Rule 12A-1.094, *Florida Administrative Code*:

You must initial each of the following requirements.

-  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.
-  2. The vendor's invoice will be issued directly to Governmental Entity.
-  3. Payment of the vendor's invoice will be made directly by Governmental Entity to the vendor from public funds.
-  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.
-  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.

	Chairman
Signature of Authorized Representative	Title
Ernesto Mitsumasu	6/3/2026
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 C

CHANGE ORDER NO. 04

Date of Issuance: 5/06/26 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: **Fittings / ARV from Treatment Plant East to CPP and Revised 12x10 Box Culvert Fabriform in lieu of Rip-Rap**

Attachments: **See attached JDC RCO11 & RCO13**

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$15,375,389.02

CHANGE IN CONTRACT TIMES:

Original Contract Times:

Substantial completion (days): 437

Ready for final payment (days): 467

Increase/Decrease from prior Change Orders:

\$ 2,953,569.05

Increase/Decrease from previously approved Change Orders

No. 01 to No. 03:

Substantial completion (days): 61

Ready for final payment (days): 61

Contract Price prior to this Change Order:

\$ 18,328,958.07

Contract Times prior to this Change Order:

Substantial Completion (days): 498

Ready for Final Payment (days): 528

Increase/Decrease of this Change Order:

\$ 71,930.00

Increase/Decrease of this Change Order:

0 days

Contract Price incorporating this Change Order:

\$ 18,400,888.07

Contract Times with all approved Change Orders:

Substantial Completion (days): 498

Ready for Final Payment (days): 528

RECOMMENDED BY:
**POULOS & BENNETT, LLC, DISTRICT
ENGINEER**

By: *Nicole Van Valkenburg*
Digitally signed by
Nicole Van
Valkenburg
Date: 2026.06.03
12:38:53-04'00'

Title: _____

Date: _____

ACCEPTED:
**BELLA TARA COMMUNITY
DEVELOPMENT DISTRICT**

By: *[Signature]*

Title: **Chairman**

Date: **6/3/26**

ACCEPTED:
**JR DAVIS CONSTRUCTION COMPANY,
INC.**

By: *[Signature]*

Title: **President**

Date: **5/14/26**

HANSON WALTER & ASSOCIATES INC.: PROJECT ENGINEER *[Signature]*

Change Order 04

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
2282-

Contract Number: 2282- KISSIMMEE PARK RD WIDEN SEG 2&3, UTIL PH.182

TOHO-BELLA TARA

Change Order #: CO4: FITTINGS / ARV & BOX CULVERT FABRIFORM RCO11 & 13

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

Change Order Date: 05/07/26

Change Order Page: 1

You are directed to make the following changes in this Contract: FITTINGS / ARV & BOX CULVERT FABRIFORM RCO11 & 13

C.O. Item	Contract Item	Quantity	UM	Description	Unit Price	Amount
6222	6222	1.000	.LS	CO4: Construction Survey / Layout - Fittings / ARV RCO11	1,982.00000	1,982.00
6224	6224	1.000	.LS	CO4: Certified Asbuilts	1,212.00000	1,212.00
6226	6226	1.000	.LS	CO4: WM: Add - 24" MJ Fittings (1 22.5Å° Bends)	4,298.00000	4,298.00
6228	6228	1.000	.LS	CO4: RM: Add - 20" MJ Fittings (6 45Å° Bends)	23,478.00000	23,478.00
6230	6230	1.000	.LS	CO4: FM: Add - 16" MJ Fittings (6 45Å° Bends)	24,680.00000	24,680.00
6232	6232	1.000	EA	CO4: FM: 3" ARV	16,280.00000	16,280.00
Total for Change Order				04		71,930.00

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	2,953,569.05
The Contract Sum prior to this Change Order was	18,328,958.07
The Contract Sum will be increased by this Change Order:	71,930.00
The new Contract Sum will be	18,400,888.07

Contracts Days Changed By 0 Days

The Contract Time will be unchanged

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

Accepted By Contractor: Trevor Conley 4/22/26
Jr. Davis Construction Co., Inc.
210 Hangar Road
Kissimmee, FL 34741



Kissimmee Park Road Widening - Fittings/ARV from Treatment Plant East to CPP

JR. DAVIS CONSTRUCTION

210 Hangar Road

Kissimmee, FL, 34741

Contact: Tyson Snyder

Phone: 407 870-0066

Email: Tyson.Snyder@jr-davis.com

Quote To:

Kevin Walsh

Change Order Date:

3/9/26, Rev. 4/22/26

Company:

Bella Tara Community Development District

Rdway Plans:

N/A

Phone:

321-231-4468

Toho Utility Plans:

Rec'd 3/10/26, Rev. 6 3/3/26

Email:

kevin @rockharborinvestments.com

HCSS#:

2262RCO11

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	GENERAL CONDITIONS				
	PHASE 1				
16600	Construction Survey / Layout	1.00	LS	1,982.00	1,982.00
16700	Certified Asbuilts	1.00	LS	1,212.00	1,212.00
	GENERAL CONDITIONS TOTAL PHASE 1				3,194.00
	TOHO 24" WM FROM STA. 109+50 TO CROSS PRAIRE				
18200	Add - 24" MJ Fittings (1 22.5° Bends)	1.00	LS	4,298.00	4,298.00
	TOHO 24" WM FROM STA. 109+50 TO CROSS PRAIRE TOTAL				4,298.00
	REUSE WATER SYSTEM - PHASE 1				
20700	Add - 20" MJ Fittings (6 45° Bends)	1.00	LS	23,478.00	23,478.00
	REUSE WATER SYSTEM TOTAL - PHASE 1				23,478.00
	FORCE MAIN - PHASE 1				
22300	Add - 16" MJ Fittings (6 45° Bends)	1.00	LS	24,680.00	24,680.00
22700	3" ARV FM	1.00	EA	16,280.00	16,280.00
	FORCE MAIN TOTAL - PHASE 1				40,960.00
GRAND TOTAL					\$71,930.00

NOTES:

PROPOSAL CLARIFICATIONS:

ADDITIONAL FITTINGS AND FM ARV TO AVOID CONFLICTS WITH RAW WATER MAINS BY OTHERS AND TO DEFLECT AROUND CURVE ON KISSIMMEE PARK ROAD EAST OF THE TREATMENT PLANT. PLAN REVISION #6 DATED 3/3/26 REC'D 3/10/26 FOR THE FOLLOWING PLAN SHEETS ON THE TWA APPROVED SET:

- 11
- 12
- 13
- 14
- 17A

Kissimmee Park Road Widening - Fabriform in lieu of Rip-Rap



JR. DAVIS CONSTRUCTION

210 Hangar Road

Kissimmee, FL, 34741

Contact: Tyson Snyder

Phone: 407 870-0066

Email: Tyson.Snyder@jr-davis.com

Quote To:

Kevin Walsh

Change Order Date: 4/29/26

Company:

Bella Tara Community Development District

Rdway Plans: N/A

Phone:

321-231-4468

Toho Utility Plans: N/A

Email:

kevin @rockharborinvestments.com

HCSS#: 2262RC013

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	****12'X10' BOX CULVERT***				
11300	Rubble Rip-Rap (18" Deep)	-230.00	SY		
11400	Concrete Fabric Formed Apron	230.00	SY		
	12'X10' BOX CULVERT TOTAL				
GRAND TOTAL					\$0.00

NOTES:

PROPOSAL CLARIFICATIONS:

\$0 REQUEST FOR CHANGE ORDER TO MEMORIALIZE THE CHANGE FROM RUBBLE RIP-RAP (18" DEEP) TO CONCRETE FABRIC FORMED APRON AT THE BOX CULVERT.

SECTION D

CONSTRUCTION SERVICES AGREEMENT

This Construction Services Agreement ("Agreement") is made effective as of 6/4/26 ("Effective Date"), by and between Whaley Farms, LLC. ("Owner"), and Barfield Fence and Fabrication, Inc. ("Contractor"), for Whaley Farms Tract ("Project"),

Tract FD2 20 Acres

1. **The Work, Date of Commencement, Contract Sum.** Contractor shall perform all work, design, duties, and services necessary to complete the scope of services specified in and reasonably inferable from Exhibit A (the "Work") and Exhibit B (the "Schedule of Values"). Anything in Exhibit A or Exhibit B that is inconsistent with, or in conflict with, this Agreement, is hereby deleted and this Agreement shall control. Contractor shall perform the Work in accordance with applicable laws, building codes, statutes, rules, and regulations consistent with the Contractor skill and care provided by experienced Contractors providing similar services, practicing in similar locality under similar circumstances on similar projects. The Work shall commence on the Effective Date and be completed by TBD. Time is of the essence. Owner shall pay Contractor \$ **112,562.00** ("Contract Sum") within 40 days receipt of invoice or purchase orders, if submitted by the 20th of each month, after the completion of each stage as detailed in Exhibit A. Written authorization from Owner is required for any change to the Contract Sum. Unless pre-approved by Owner in writing, Contractor shall not be entitled to any change orders for additional compensation or for extra time for any reason including, but not limited to, any reason on account of COVID-19. Waivers and releases of lien from Contractor and from all of Contractor's contractors of any tier, in a form that is acceptable to Owner shall be a condition precedent to payment.

2. **Indemnification and Insurance.** To the fullest extent permitted by law, Contractor shall indemnify, defend, and hold harmless Owner, Centerline Capital Advisors LLC, Owner's lender, if any, and each of the foregoing entities' shareholders, affiliates, subsidiaries, parents, officers, directors, members, managers, partners, representatives, agents, employees and assigns (collectively, "Indemnified Parties") from and against any and all loss, damage, demand, injury, liability, claim, expense, including, without limitation, reasonable attorneys' fees, court costs, and other litigation expenses (collectively, "Loss"), arising from or related to: (i) Contractor's and its sub-contractors' performance of the Work, (ii) defective Work, (iii) Contractor's failure to pay a sub-contractor or other lower tier as and when due; or (iv) any breach of the Agreement; provided, however, that: (a) Contractor's indemnity, defense, and hold harmless obligations are limited to the portion of the Loss that is caused by an act, omission, or default of Contractor or any person or entity for whom Contractor is responsible, and (b) Contractor is not obligated to defend, indemnify or hold Owner and the other Indemnified Parties harmless from and against the portion of the Loss that is caused by an act, omission or default of Owner or the other Indemnified Parties.

3. **Termination.** This Agreement can be terminated by the non-breaching party after giving the breaching party 7 days to cure. Owner may terminate for Owner's convenience for any reason upon 3 days' notice. In any termination, Owner shall pay Contractor for Work properly performed to the date of termination subject to any setoffs Owner may have. Under no circumstances shall Contractor be entitled to any additional damages, fee, monies, payments, or compensation other than as set forth herein. Within three (3) days of any termination pursuant to this Section, Contractor shall refund to Owner any deposit or other payment made by Owner to Contractor to the extent of the amount of said funds which have not been utilized for the Work prior to the date of termination.

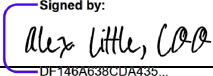
4. **Insurance Requirements.** Contractor shall maintain: Comprehensive Commercial General Liability "occurrence based" insurance (\$1,000,000 per occurrence; \$2,000,000 aggregate); Commercial Automobile Liability insurance (combined single limit not less than \$1,000,000); Worker's Compensation insurance (in statutory required amounts or \$500,000 per occurrence, whichever is greater); Employers' Liability insurance (not less than \$1,000,000 bodily injury by accident (each accident); \$1,000,000 bodily injury by disease (policy limit); and \$1,000,000 bodily injury by disease (each employee)). Insurance shall be primary and non-contributory, name Owner and Indemnified Parties as additional insured, and waive subrogation rights against Owner.

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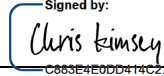
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5. **Miscellaneous:** Contractor agrees to hold in confidence all confidential information learned in connection with the Work. In any claim, dispute, or other matter in question arising out of or related to the Agreement, the prevailing party shall be entitled to the award of their reasonable attorneys' fees and court costs. OWNER AND CONTRACTOR HEREBY WAIVE ANY RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY ACTION. The parties hereby elect to opt out of Chapter 558.004, Florida Statutes. Venue for any dispute shall lie only in the County where the Project is located, and the method of binding dispute resolution shall be litigation. Any information provided by Owner to Contractor shall remain the property of Owner. All plans, drawings, designs, diagrams, specifications, and any other work product prepared by Contractor or by any of Contractor's contractors in accordance with or pursuant to the Agreement ("Work Product") shall be provided to and shall transfer automatically at the completion of the Work or upon any termination of the Agreement and become the property of Owner. Contractor waives and releases, and Contractor shall cause all its Contractors to waive and release, all rights, title, and interest, to the Work Product including copyrights. Contractor shall have no right to assign or delegate any of Contractor's duties, liabilities, or obligations under the Agreement or any benefits arising from the Agreement, including, but not limited to, retention of sub-contractors, without the prior written consent of Owner. Owner may assign this Agreement to any of its affiliates or related entities or its lender without the prior consent of Contractor. Contractor is fully responsible for the work of any sub-contractors. In the event any term or provision of the Agreement is determined to be unenforceable by a court of competent jurisdiction, the remainder of the Agreement shall be unimpaired and remain in full force and effect. The Agreement represents the entire and integrated agreement between Owner and Contractor with regard to the Work and supersedes all prior negotiations, representations, or agreements, either written or oral. The Agreement may be executed in counterparts, including by pdf and each shall constitute an original.

OWNERS

Signed by:
By: 
DF146A638CDA435...
Name: Alex Little, COO
Title: _____
Date: 6/4/2026

CONTRACTOR

Signed by:
By: 
C883E4E0DD414C2...
Name: Chris Kimsey
Title: President
Date: 6/4/2026

**EXHIBIT A
SCOPE OF WORK
CHAINLINK PERIMETER FENCE**

1. Project Overview & Regulatory Compliance

- **Project Type:** Commercial perimeter security fence.
- **Dimensions:** 6 feet high from final grade.
- **Utility Locates:** The contractor must contact Sunshine 811 at least 48 hours prior to breaking ground to mark all buried electrical, water, gas, and communication utilities.

2. Commercial-Grade Materials

- 9-gauge galvanized steel wire woven into a 2-inch mesh.
- **Framework Pipe:** Industrial Schedule 40 or high-yield structural steel pipe meeting ASTM standards.
 - *Terminal, Corner, & Gate Posts:* Minimum 3-inch to 4-inch Outer Diameter (O.D.)
 - *Line Posts:* Minimum 2.5-inch O.D. to prevent bending under high wind pressures from the windscreen.
 - *Top & Bottom Rails:* Minimum 1-5/8-inch O.D. continuous rails to provide maximum structural rigidity.
- **Windscreen:** Heavy-duty, commercial-grade black polypropylene or polyethylene knitted mesh providing 85% to 95% opacity. It must feature reinforced double-stitched binding and brass grommets spaced every 12 to 18 inches. The screen must be fabricated with **wind vents/flaps** every 10 feet to relieve air pressure during severe weather.

3. Installation Specifications

- **Post Spacing:** Maximum of 8 feet on center (O.D.) to compensate for the wind forces exerted on the windscreen.
- **Concrete Footings:**
 - Line posts must be set in concrete footings with a minimum diameter of 10 to 12 inches and a depth of at least 36 inches.
 - Terminal and gate posts require 12 to 16-inch diameter footings dug to a depth of 42 inches.
 - Concrete must test to a minimum compressive strength of **3,000 PSI**.
- **Fabric Attachment:** Fabric must be stretched tight with a heavy-duty mechanical puller and secured to terminal posts via tension bars and 11-gauge bands. Ties to line posts and rails must use 9-gauge steel or aluminum tie wires spaced no further than 14 inches apart.
- **Windscreen Attachment:** Installed via heavy-duty UV-stabilized zip ties (minimum 120 lb tensile strength) or galvanized steel hog rings. SOW should specify that the windscreen must be installed after the concrete footings have fully cured for a minimum of 72 hours.
- **Security Gates:** Heavy-duty commercial swing gates with heavy duty wheels matching the 6-foot fence profile. They must include padlockable industrial latches, drop-rods with concrete center stops for double gates, and internal bracing to prevent sagging.

4. Site Cleanup, Safety, & Inspection

- **Debris Disposal:** Complete removal and off-site disposal of all excavated soil, excess concrete mix, and packaging.
- **Inspections:** The contractor is responsible for scheduling required municipal inspections, including the post-hole/footing inspection prior to pouring concrete, and the final structural sign-off.

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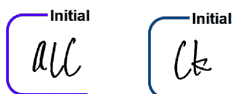
Schedule of Values - Exhibit B						
Owner: Whaley Farms, LLC.			Subcontractor: Barfield Fence and Fabrication, Inc.			
Chain link Fencing						
Job	Cost Code	DESCRIPTION OF WORK ITEM	UNIT	UNIT COST	QUANTITY	TOTAL
50-9024	7-06-0001	Perimeter Chain link Fence		112,562	1	\$112,562.00
Total						\$112,562.00

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ck



CONTRACTOR'S CONDITIONAL WAIVER AND RELEASE OF LIEN
(UPON PROGRESS PAYMENT)

KNOW ALL MEN BY THESE PRESENTS

That _____ (the "Lienor") for and in consideration of the progress payment amount of \$ _____ and other good and valuable consideration _____ paid _____ by _____ (the "Owner"), conditioned only upon clearance of said progress payment funds, hereby releases, waives and quit claims to Owner and its successors and assigns all liens, lien rights, claims and demands of any kind whatsoever, which Lienor now has against Owner and/or the land, buildings and improvements on the premises located at _____, Florida _____ (the "Property") on account of labor and services performed and/or material furnished through _____, 20____ (the "Project").

That the undersigned has the right and authority to execute this Conditional Waiver and Release of Lien upon Progress Payment on behalf of the Lienor. That this is a waiver and release of all lien rights and all other claims which Lienor has against the Property and the Owner for all labor, material and services performed thereon and in connection with the Project, including all extras and change orders. Lienor represents that all laborers, material suppliers, consultants, subcontractors or other entities retained or employed by Lienor with respect to the Project have been paid in full, up to and including the date of this waiver and release of lien.

IN WITNESS THEREOF, I have hereunto set my hand seal this ____ day of _____, 20____.

By: _____

Printed Name: _____

Title: _____

STATE OF FLORIDA)

) ss:

COUNTY OF _____)

Sworn and subscribed to before me, a Notary Public, this ____ day of _____, 20____, by

_____, on behalf of the company. He/she is personally known to me or has produced _____ (type of identification) as identification.

NOTARY PUBLIC, STATE OF _____
My Commission Expires: _____

Initial Initial
[Signature] [Signature]

CONTRACTOR'S UNCONDITIONAL WAIVER AND RELEASE OF LIEN
(UPON PROGRESS PAYMENT)

KNOW ALL MEN BY THESE PRESENTS

That _____ (the "Lienor") for and in consideration of the payment of the sum of \$ _____ and other good and valuable consideration _____ paid _____ by _____ (the "Owner"), receipt of which is hereby acknowledged, hereby releases, waives and quit claims to Owner and its successors and assigns all liens, lien rights, claims and demands of any kind whatsoever, which Lienor now has against Owner and/or the land, buildings and improvements on the premises located at _____, Florida _____ (the "Property") on account of labor and services performed and/or material furnished through _____, 20____ (the "Project").

That the undersigned has the right and authority to execute this Unconditional Waiver and Release of Lien upon Progress Payment on behalf of the Lienor. That this is a waiver and release of all lien rights and all other claims which Lienor has against the Property and the Owner for all labor, material and services performed thereon and in connection with the Project, including all extras and change orders. Lienor represents that all laborers, material suppliers, consultants, subcontractors or other entities retained or employed by Lienor with respect to the Project have been paid in full, up to and including the date of this waiver and release of lien.

IN WITNESS THEREOF, I have hereunto set my hand seal this ____ day of _____, 20 ____.

By: _____

Printed Name: _____

Title: _____

STATE OF FLORIDA)
COUNTY OF _____) ss:

Sworn and subscribed to before me, a Notary Public, this ____ day of _____, 20 ____, by _____, on behalf of the company. He/she is personally known to me or has produced _____ (type of identification) as identification.

NOTARY PUBLIC, STATE OF _____
My Commission Expires:

Initial
all

Initial
ck

SUBCONTRACTOR'S CONDITIONAL WAIVER AND RELEASE OF LIEN
(UPON PROGRESS PAYMENT)

KNOW ALL MEN BY THESE PRESENTS:

That _____ (the "Lienor") for and in consideration of the progress payment amount of \$ _____ and other good and valuable consideration paid by _____ (its "Customer"), conditioned only upon the clearance of said progress payment funds, hereby releases, waives and quit claims to Customer and _____ (the "Owner") and their respective successors and assigns, all liens, lien rights, claims and demands of any kind whatsoever, which Lienor now has against its Customer and/or Owner and/or the land, buildings and improvements on the premises located at _____, Florida _____ (the "Property") on account of labor and services performed and/or material furnished through _____ 20__ (the "Project").

That the undersigned has the right and authority to execute this Conditional Waiver and Release of Lien upon Progress Payment on behalf of the Lienor. That this is a waiver of all lien rights and all other claims which Lienor has against the Customer, Property, and Owner for all labor, material and services performed thereon and in connection with the Project, including all extras and change orders. Lienor represents that all laborers, material suppliers, subcontractors or other entities retained or employed by the Lienor with respect to the Project have been paid in full, up to and including the date of this Waiver and Release of Lien.

IN WITNESS THEREOF, I have hereunto set my hand seal this ____ day of _____, 20__.

By: _____

Printed Name: _____

Title: _____

STATE OF FLORIDA)

) ss:

COUNTY OF _____)

Sworn and subscribed to before me, a Notary Public, this ____ day of _____, 20__, by

_____, on behalf of the company. He/she is personally known to me or has produced _____ (type of identification) as identification.

NOTARY PUBLIC, STATE OF _____

My Commission Expires:

Initial
all

Initial
ck

SUBCONTRACTOR'S UNCONDITIONAL WAIVER AND RELEASE OF LIEN
(UPON PROGRESS PAYMENT)

KNOW ALL MEN BY THESE PRESENTS:

That _____ (the "Lienor") for and in consideration of the payment of the sum of \$ _____ and other good and valuable consideration paid by _____ (its "Customer"), receipt of which is hereby acknowledged, hereby releases, waives, and quit claims to Customer and _____ (the "Owner") and their respective successors and assigns, all liens, lien rights, claims and demands of any kind whatsoever, which Lienor now has against its Customer and/or Owner and/or the land, buildings and improvements on the premises located at _____, Florida _____ (the "Property") on account of labor and services performed and/or material furnished through, _____ 20____ (the "Project").

That the undersigned has the right and authority to execute this Waiver and Release of Lien upon Progress Payment on behalf of the Lienor. That this is a waiver of all lien rights and all other claims which Lienor has against the Customer, Property, and Owner for all labor, material and services performed thereon and in connection with the Project, including all extras and change orders. Lienor represents that all laborers, material suppliers, subcontractors or other entities retained or employed by the Lienor with respect to the Project have been paid in full, up to and including the date of this Waiver and Release of Lien.

IN WITNESS THEREOF, I have hereunto set my hand seal this ____ day of _____, 20__.

By: _____

Printed Name: _____

Title: _____

STATE OF FLORIDA)
) ss:
COUNTY OF _____)

Sworn and subscribed to before me, a Notary Public, this ____ day of _____, 20__, by _____
, on behalf of the company. He/she is personally known to me or has produced _____ (type of identification) as identification.

NOTARY PUBLIC, STATE OF _____
My Commission Expires: _____



CONTRACTOR'S CONDITIONAL WAIVER AND RELEASE OF LIEN
(UPON FINAL PAYMENT)

KNOW ALL MEN BY THESE PRESENTS:

That _____ ("Lienor") for and in consideration of the final payment amount of \$ _____ and other good and valuable consideration paid by _____ (the "Owner"), conditioned only upon the clearance of said final payment funds, hereby forever releases, waives, and quit claims to Owner and its successors and assigns, all liens, lien rights, claims and demands of any kind whatsoever, which Lienor now has or might have against Owner and/or the land, buildings and improvements on the premises located at _____, Florida _____ (the "Property") on account of labor and services performed and/or material furnished (the "Project").

That the undersigned has the right and authority to execute this Conditional Waiver and Release of Lien upon Final Payment on behalf of the Lienor. That this is a waiver of all lien rights and all other claims which Lienor has against the Property and Owner for all labor, material and services performed thereon and in connection with the Project, including all extras and change orders. Lienor represents that it has been paid in full by Owner and that all laborers, consultants, material suppliers, subcontractors or other entities retained or employed by the Lienor with respect to the Project have been paid in full.

IN WITNESS THEREOF, I have hereunto set my hand seal this ____ day of _____, 20__.

By: _____

Printed Name: _____

Title: _____

STATE OF FLORIDA)
) ss:
COUNTY OF _____)

Sworn and subscribed to before me, a Notary Public, this ____ day of _____, 20__, by _____
, on behalf of the company. He/she is personally known to me or has produced _____ (type of identification) as identification.

NOTARY PUBLIC, STATE OF _____
My Commission Expires:

Initial Initial
[Signature] [Signature]

CONTRACTOR'S UNCONDITIONAL WAIVER AND RELEASE OF LIEN
(UPON FINAL PAYMENT)

KNOW ALL MEN BY THESE PRESENTS:

That _____ ("Lienor") for and in consideration of the payment of the sum of \$ _____ and other good and valuable consideration paid by _____ (the "Owner") receipt of which is hereby acknowledged, hereby forever releases, waives and quit claims to Owner and its successors and assigns, all liens, lien rights, claims and demands of any kind whatsoever, which Lienor now has or might have against Owner and/or the land, buildings and improvements on the premises located at _____, Florida _____ (the "Property") on account of labor and services performed and/or material furnished (the "Project").

That the undersigned has the right and authority to execute this Unconditional Waiver and Release of Lien upon Final Payment on behalf of the Lienor. That this is a waiver of all lien rights and all other claims which Lienor has against the Property and Owner for all labor, material and services performed thereon and in connection with the Project, including all extras and change orders. Lienor represents that it has been paid in full by Owner and that all laborers, consultants, material suppliers, subcontractors or other entities retained or employed by the Lienor with respect to the Project have been paid in full.

IN WITNESS THEREOF, I have hereunto set my hand seal this ____ day of _____, 20__.

By: _____

Printed Name: _____

Title: _____

STATE OF FLORIDA)
) ss:
COUNTY OF _____)

Sworn and subscribed to before me, a Notary Public, this ____ day of _____, 20__, by
_____, on behalf of the company. He/she is personally known to me or has produced _____ (type of identification) as identification.

NOTARY PUBLIC, STATE OF _____
My Commission Expires:



SUBCONTRACTOR'S CONDITIONAL WAIVER AND RELEASE OF LIEN
(UPON FINAL PAYMENT)

KNOW ALL MEN BY THESE PRESENTS:

That _____ ("Lienor") for and in consideration of the final payment amount of \$ _____ and other good and valuable consideration paid by _____ (its "Customer"), conditioned only upon the clearance of said final payment funds, hereby forever releases, waives and quit claims to the said Customer, and _____ (the "Owner"), and their respective successors and assigns, all liens, lien rights, claims and demands of any kind whatsoever, which Lienor now has or might have against Customer and/or Owner and/or the land, buildings, and improvements on the premises located at _____, Florida _____ (the "Property") on account of labor and services performed and/or material furnished (the "Project").

That the undersigned has the right and authority to execute this Conditional Waiver and Release of Lien upon Final Payment on behalf of the Lienor. That this is a waiver of all lien rights and all other claims which Lienor has against the Property, Customer and Owner for all labor, material and services performed thereon and in connection with the Project, including all extras and change orders. Lienor represents that all laborers, material suppliers, consultants, subcontractors, or other entities retained or employed by the Lienor with respect to the Project have been paid in full and that Lienor has been paid in full and is not entitled to any further monies.

IN WITNESS THEREOF, I have hereunto set my hand seal this ____ day of _____, 20__.

By: _____

Printed Name: _____

Title: _____

STATE OF FLORIDA)
COUNTY OF _____) ss:

Sworn and subscribed to before me, a Notary Public, this ____ day of _____, 20__, by _____, on behalf of the company. He/she is personally known to me or has produced _____ (type of identification) as identification.

NOTARY PUBLIC, STATE OF _____
My Commission Expires: _____



SUBCONTRACTOR'S UNCONDITIONAL WAIVER AND RELEASE OF LIEN
(UPON FINAL PAYMENT)

KNOW ALL MEN BY THESE PRESENTS:

That _____ ("Lienor") for and in consideration of the payment of the sum of \$ _____ and other good and valuable consideration paid by _____ (its "Customer"), receipt of which is hereby acknowledged, hereby forever releases, waives and quit claims to the said Customer and _____ (the "Owner"), and their respective successors and assigns, all liens, lien rights, claims and demands of any kind whatsoever, which Lienor now has or might have against Customer and/or Owner and/or the land, buildings, and improvements on the premises located at _____, Florida _____ (the "Property") on account of labor and services performed and/or material furnished (the "Project").

That the undersigned has the right and authority to execute this Unconditional Waiver and Release of Lien upon Final Payment on behalf of the Lienor. That this is a waiver of all lien rights and all other claims which Lienor has against the Property, Customer, and Owner for all labor, material and services performed thereon and in connection with the Project, including all extras and change orders. Lienor represents that all laborers, material suppliers, consultants, subcontractors, or other entities retained or employed by the Lienor with respect to the Project have been paid in full and that Lienor has been paid in full and is not entitled to any further monies.

IN WITNESS THEREOF, I have hereunto set my hand seal this ____ day of _____, 20__.

By: _____

Printed Name: _____

Title: _____

STATE OF FLORIDA)
COUNTY OF _____) ss:

Sworn and subscribed to before me, a Notary Public, this ____ day of _____, 20__, by _____, on behalf of the company. He/she is personally known to me or has produced _____ (type of identification) as identification.

NOTARY PUBLIC, STATE OF _____
My Commission Expires: _____



CONTRACTOR'S FINAL PAYMENT AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF _____)

Before me, the undersigned authority, personally appeared _____ of _____, who, after being first duly sworn under oath, deposes and says of his or her personal knowledge the following:

1. He or she is the _____ of _____, which is duly authorized to and does business in _____ County in the State of Florida, hereinafter referred to as "Contractor."

2. Contractor, pursuant to a written construction contract dated _____ (the "Contract") with _____, hereinafter referred to as "Owner," has furnished or caused to be furnished labor, materials, supplies, and services for the construction of certain improvements located at _____, Florida _____, as more particularly set forth in the Contract between Contractor and Owner.

3. This Affidavit is executed by Contractor in accordance with Section 713.06 of the Florida Statutes for the purposes of obtaining final payment from Owner in the amount of \$_____.

4. All work to be performed under the Contract has been fully completed, and all Subcontractors (of all tiers), suppliers, and all other lienors under the Contract have been paid in full.

Signed, sealed, and delivered this ____ day of _____, 20__.

By: _____

Printed Name, Title

STATE OF FLORIDA)
COUNTY OF _____)

Sworn to (or affirmed) and subscribed before me this ____ day of _____, 20__ by _____, who is personally known to me or produced _____ as identification, and did take an oath.

NOTARY PUBLIC

My Commission Expires: _____

Print Name: _____

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ASSIGNMENT OF CONTRACTOR AGREEMENT
[FENCE INSTALLATION – KISSIMMEE PARK ROAD PROJECT]

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed by all the parties hereto, Whaley Farms LLC ("**Assignor**") does hereby transfer, assign and convey unto Bella Tara Community Development District ("**District**" or "**Assignee**"), all of the rights, interests, benefits and privileges of Assignor under that certain *Construction Services Agreement*, dated June 4, 2026 ("**Agreement**"), by and between Assignor and Barfield Fence and Fabrication, Inc. ("**Contractor**"), providing for certain construction services related to the project known and identified as "Kissimmee Park Road Project" ("**Project**").

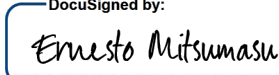
Assignee does hereby assume all obligations of Assignor under the Agreement arising or accruing after the date hereof. Contractor hereby consents to the assignment of the Agreement and all of Assignor's rights, interests, benefits, privileges, and obligations to Assignee. Further, upon execution of this Assignment, the provisions set forth in **Exhibit "A"** hereto are incorporated in and made a part of the Agreement. In the event of any inconsistency, ambiguity, or conflict between any of the terms or conditions of the Agreement, as amended and assigned, and **Exhibit "A,"** the terms and conditions of **Exhibit "A"** shall prevail. Developer represents that the contract was publicly and competitively bid, and that the pricing is fair and reasonable, and consistent with market conditions. Further, Developer agrees to indemnify and defend the District in connection with any claims arising from the procurement process and assignment of the construction contract.

Executed in multiple counterparts to be effective the 17 day of June, 2026.

BARFIELD FENCE AND FABRICATION INC.

By: 
 Printed Name: Isaac Kimsey
 Title: President

BELLA TARA COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:
 By: 
 Printed Name: Ernesto Mitsumasu
 Title: Chairperson/Vice Chairperson

WHALEY FARMS LLC

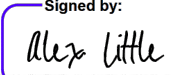
Signed by:
 By: 
 Printed Name: Alex Little
 Title: Authorized Signatory

EXHIBIT A

ADDENDUM ("ADDENDUM") TO CONTRACT ("CONTRACT")
[FENCE INSTALLATION – KISSIMMEE PARK ROAD PROJECT]

1. **ASSIGNMENT.** This Addendum applies to that certain *Construction Services Agreement*, dated June 4, 2026 ("**Contract**") between the Bella Tara Community Development District ("**District**") and Barfield Fence and Fabrication Inc. ("**Contractor**"), which Contract was assigned to the District simultaneous with the execution of this Addendum. To the extent the terms of the Contract conflict with this Addendum, the terms of this Addendum shall control.

2. **PAYMENT AND PERFORMANCE BONDS.** Before commencing the work, and consistent with the requirements of Section 255.05, Florida Statutes, the Contractor shall execute, deliver to the District, and record in the public records of Osceola County, Florida, a payment and performance bond with a surety insurer authorized to do business in this state as surety or, to the extent permitted by the District in its sole discretion, provide an alternative form of security as authorized under Section 255.05, Florida Statutes. The cost of such bond shall be added to Contractor's proposal and shall be invoiced to the District. Such bond and/or security shall be for the amount equal to the contract balance and shall be in effect for a full year from the time of completion of the project. Contractor agrees that the District is a local unit of special purpose government and not an "Owner" as defined in Section 713.01(23), Florida Statutes. Contractor shall notify any subcontractors, material suppliers or others claiming interest in the work of the existence of the payment and performance bond. As an alternative form of security and in lieu of a payment and performance bond, Section 255.05(7), Florida Statutes, allows for notes or other interest-bearing or interest accruing obligations as listed in part II of Chapter 625, Florida Statutes.

3. **INSURANCE.** In addition to the existing additional insureds under the Contract, the District, its officers, supervisors, agents, attorneys, engineers, managers, and representatives also shall be named as additional insureds under the insurance provided pursuant to the Contract. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

4. **LOCAL GOVERNMENT PROMPT PAYMENT ACT.** Notwithstanding any other provision of the Contract, all payments to the Contractor shall be made in a manner consistent with the Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*. Contractor shall make payments due to subcontractors and materialmen and laborers within ten (10) days in accordance with the prompt payment provisions contained in Section 218.735(6), 218.735(7), and 218.74, Florida Statutes. All payments due and not made within the time prescribed by Section 218.735, Florida Statutes, bear interest at the rate of two percent (2%) per month on the unpaid balance in accordance with Section 218.735(9), *Florida Statutes*.

5. **INDEMNIFICATION.** Contractor's indemnification, defense, and hold harmless obligations under the Contract shall continue to apply to the original indemnitees and shall further include the District and its supervisors, consultants, agents, attorneys, managers, engineers and representatives. To the extent that a maximum limit for indemnification is required by law, and not otherwise set forth in

the Contract, the indemnification limit shall be the greater of the limits of the insurance amounts set forth in the Contract or Five Million Dollars (\$5,000,000), which amounts Contractor agrees are reasonable and enforceable, and were included as part of the bid and/or assignment documents. The Contractor's obligations hereunder are intended to be consistent with all provisions of applicable law, and to the extent found inconsistent by a court of competent jurisdiction, the Contract shall be deemed amended and/or reformed consistent with the intent of this paragraph and such that the obligations apply to the maximum limits of the law.

6. TAX EXEMPT DIRECT PURCHASES. The parties agree that the District may in its sole discretion elect to undertake a direct purchase of any or all materials incorporated into the work performed according to the Contract. In such event, the following conditions shall apply:

- a. The District represents to Contractor that the District is a governmental entity exempt from Florida sales and use tax, and has provided Contractor with a copy of its Consumer Exemption Certificate.
- b. The District may elect to implement a direct purchase arrangement whereby the District will directly acquire certain materials ("**Direct Purchase Materials**") necessary for the work directly from the suppliers to take advantage of District's tax exempt status.
- c. Prior to purchasing any materials, the Contractor shall contact the District to determine which materials will be treated as Direct Purchase Materials.
- d. The District shall issue a Certificate of Entitlement to each supplier of Direct Purchase Materials, and to the Contractor. Each Certificate of Entitlement will be in the format specified by Rule 12A-1.094(4)(c), Florida Administrative Code. Each Certificate of Entitlement shall have attached thereto the corresponding purchase order. Each Certificate of Entitlement shall affirm that (1) the attached purchase order is being issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works; (2) the vendor's invoice will be issued directly to the District; (3) payment of the vendor's invoice will be made directly by the District to the vendor from public funds; (4) the District will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor; and (5) the District assumes the risk of damage or loss at the time of purchase or delivery by the vendor. Each Certificate of Entitlement shall acknowledge that if the Department of Revenue determines the purchase is not a tax exempt purchase by a governmental entity, then the governmental entity will be responsible for any tax, penalties and interest determined to be due.
- e. The District shall issue purchase orders directly to suppliers of Direct Purchase Materials. The District shall issue a separate Certificate of Entitlement for each purchase order. Such purchase orders shall require that the supplier provide the required shipping and handling insurance and provide for delivery F.O.B. jobsite. Corresponding change orders shall be executed at the time of the direct purchase to reflect the direct purchases made by the District and if the original contract contemplated sale of materials and installation by same person, the change order shall reflect sale of materials and installation by different legal entities.

- f. Upon delivery of the Direct Purchase Materials to the jobsite, the District shall inspect the materials and invoices to determine that they conform to the purchase order. If the materials conform, the District shall accept and take title to the Direct Purchase Materials.
- g. Suppliers shall issue invoices directly to the District. The District shall process invoices and issue payment directly to the suppliers from public funds.
- h. Upon acceptance of Direct Purchase Materials, the District shall assume risk of loss of same until they are incorporated into the project. Contractor shall be responsible for safeguarding all Direct Purchase Materials and for obtaining and managing all warranties and guarantees for all material and products.
- i. The District shall, at its option, maintain builder's risk insurance on the Direct Purchase Materials.

7. PUBLIC RECORDS. The Contractor agrees and understands that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Contract, Contractor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Contractor must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service. If the Contractor transfers all public records to the District upon completion of this Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT C/O GEORGE FLINT,

GOVERNMENTAL MANAGEMENT SERVICES, 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801 PHONE (407) 841-5524, AND E-MAIL GFLINT@GMSCFL.COM.

8. SOVEREIGN IMMUNITY. Nothing in the Contract shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other statute, and nothing in the Contract shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

9. NOTICES. Notices provided to the District pursuant to the Contract shall be provided to the following individuals:

District: Bella Tara Community Development District
219 E. Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: Kutak Rock LLP
101 W. College Ave
Tallahassee, Florida 32301
Attn: District Counsel

10. SCRUTINIZED COMPANIES STATEMENT. Upon the Assignment, Contractor shall properly execute a sworn statement pursuant to Section 287.135(5), *Florida Statutes*, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statement shall be substantially in the form of the attached **Exhibit A**. If the Contractor is found to have submitted a false certification as provided in Section 287.135(5), *Florida Statutes*, or has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in the boycott of Israel, or has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, the District may immediately terminate the Contract.

11. PUBLIC ENTITY CRIMES STATEMENT. Upon the Assignment, Contractor shall properly execute a sworn statement under Section 287.133(3)(a), *Florida Statutes*, regarding public entity crimes, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statement shall be substantially in the form of the attached **Exhibit B**.

12. TRENCH SAFETY ACT STATEMENTS. Upon the Assignment, Contractor shall properly execute a Trench Safety Act Compliance Statement and a Trench Safety Act Compliance Cost Statement, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statements shall be substantially in the form of the attached **Exhibit C**.

13. CONSTRUCTION DEFECTS. PURSUANT TO SECTION 558.005, FLORIDA STATUTES, ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE NOT SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

14. CONFIDENTIALITY. Given the District's status as a public entity, Section 20 of the Agreement does not apply to the Contract as it relates to the District and on a going forward basis.

15. THIRD PARTY BENEFICIARY/ENFORCEMENT RIGHTS. The Parties agree that Whaley Farms LLC is a named third-party beneficiary of the Contract with the right, together with the District, to enforce the Contract against the Contractor and for a Contractor default. Whaley Farms LLC shall be an additional insured and/or beneficiary of all insurance and/or performance bonds required under the Contract, and all hold harmless and/or indemnification provisions in favor of the District shall also apply in favor of Whaley Farms LLC.

16. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

(Signatures on Next Page)

IN WITNESS WHEREOF, the parties hereto hereby acknowledge and agree to this Addendum.

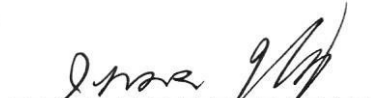
BARFIELD FENCE AND FABRICATION INC.



Witness



Print Name of Witness


By: Isaac R. Miller
Its: President

**BELLA TARA COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:



FEBC02ACE9F1442...

Witness

By:

Its: Chairperson/Vice Chairperson

Print Name of Witness

- Exhibit A:** Scrutinized Companies Statement
Exhibit B: Public Entity Crimes Statement
Exhibit C: Trench Safety Act Statement

EXHIBIT A

SCRUTINIZED COMPANIES STATEMENT

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Bella Tara Community Development District

by Isaac Kimsey President
(print individual's name and title)

for Barfield Fence
(print name of entity submitting sworn statement)

whose business address is

2266 Clark Street Apopka FL 32703

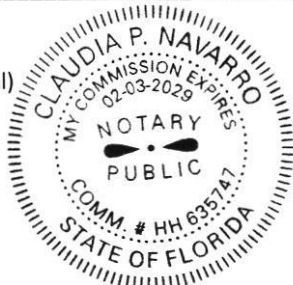
2. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, provides that a company that at the time of bidding or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinize Companies with Activities in the Iran Petroleum Energy Sector List, or is engaged in business operations in Cuba or Syria (together, "**Prohibited Criteria**"), is ineligible for, and may not bid on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.
3. Based on information and belief, at the time the entity submitting this sworn statement submits its proposal to the District, neither the entity, nor any of its officers, directors, executives, partners, shareholders, members, or agents meets any of the Prohibited Criteria. If awarded the contract, the Proposer will immediately notify the District in writing if either the Proposer, or any of its officers, directors, executives, partners, shareholders, members, or agents, meets any of the Prohibited Criteria.

Isaac Kimsey
Signature by authorized representative of Contractor

STATE OF FLORIDA)
COUNTY OF Orange

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 17 day of June, 2026, by Isaac Kimsey, as President of Barfield Fence and Fabrication Inc. S/He ☒ is personally known to me or ☐ produced DL as identification.

(Official Notary Seal)



Name: [Signature]

EXHIBIT B

PUBLIC ENTITY CRIMES STATEMENT

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Bella Tara Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of president for Barfield Fence and Fabrication Inc. ("Contractor"), and am authorized to make this Sworn Statement on behalf of Contractor.
3. Contractor's business address is 2266 Clark St
Apopka FL 32703
4. Contractor's Federal Employer Identification Number (FEIN) is 59-3532819

(If the Contractor has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
 - a. A predecessor or successor of a person convicted of a public entity crime; or,
 - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
8. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The

term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

9. Based on information and belief, the statement which I have marked below is true in relation to the Contractor submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/VENDOR EXECUTING THIS PUBLIC ENTITY CRIME AFFIDAVIT TO VERIFY THAT NONE OF THE SUBCONTRACTORS/SUPPLIERS UTILIZED FOR THIS BID/QUOTE HAVE BEEN CONVICTED OF A PUBLIC ENTITY CRIME SUBSEQUENT TO JULY 1, 1989. IN THE EVENT IT IS LATER DISCOVERED THAT A SUBCONTRACTOR/SUPPLIER HAS BEEN CONVICTED OF A PUBLIC ENTITY CRIME, THE CONTRACTOR/VENDOR SHALL SUBSTITUTE THE SUBCONTRACTOR/ SUPPLIER WITH ANOTHER WHO HAS NOT RECEIVED A CONVICTION. ANY COST ASSOCIATED WITH THIS SUBSTITUTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/VENDOR.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 17 day of June, 2026.

Contractor: Barfield Fence & Fabrication

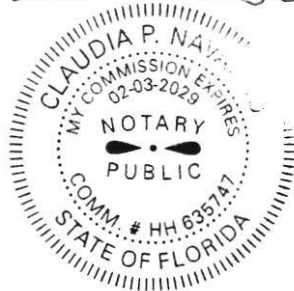
By: Isaac Kimsey

Title: President

STATE OF FLORIDA
COUNTY OF Orange

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 17 day of June, 2026, by Isaac Kimsey, S/He [] is personally known to me or DL produced DL as identification.

(Official Notary Seal)



Name: Isaac Kimsey

EXHIBIT C

BELLA TARA COMMUNITY DEVELOPMENT DISTRICT TRENCH SAFETY ACT COMPLIANCE STATEMENT

INSTRUCTIONS

Because trench excavations on this project are expected to be in excess of 5 feet, Florida's Trench Safety Act, Sections 553.60 – 553.64, *Florida Statutes*, requires that construction on the project comply with Occupational Safety and Health Administration Standard 29 C.F.R.s. 1926.650 Subpart P. The Contractor is required to execute this Compliance Statement and the Compliance Cost Statement. The costs for complying with the Trench Safety Act must be incorporated into the Contract Price.

This form must be certified in the presence of a notary public or other officer authorized to administer oaths.

CERTIFICATION

1. I understand that the Trench Safety Act requires me to comply with OSHA Standard 29 C.F.R.s. 1926.650 Subpart P. I will comply with The Trench Safety Act, and I will design and provide trench safety systems at all trench excavations in excess of five feet in depth for this project.
2. The estimated cost imposed by compliance with The Trench Safety Act will be:
_____ Dollars
3. The amount listed above has been included within the Contract Price.

Dated this 17 day of June, 2026.

Contractor: Barfield fence fabrication

By: Isaac Kimsey
Title: President

STATE OF FLORIDA
COUNTY OF Orange

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 17 day of June, 2026, by Isaac Kimsey S/He ☐ is personally known to me or ☒ produced DL as identification.

(Official Notary Seal)



Name: [Signature]

**BELLA TARA COMMUNITY DEVELOPMENT DISTRICT
TRENCH SAFETY ACT COMPLIANCE COST STATEMENT**

INSTRUCTIONS

Because trench excavations on this Project are expected to be in excess of 5 feet, Florida's Trench Safety Act, Sections 553.60 – 553.64, *Florida Statutes*, requires that the Contractor submit a statement of the costs of complying with the Trench Safety Act. Said costs must also be incorporated into the Contract Price. This form must be certified in the presence of a notary public or other officer authorized to administer oaths. By executing this statement, Contractor acknowledges that included in the various items of its Contract Price are costs for complying with the Florida Trench Safety Act. The Contractor further identifies the costs as follows:

Type of Trench Safety Mechanism	Quantity	Unit Cost ¹	Item Total Cost
		\$	\$
Project Total			\$

Dated this 17 day of June, 2026.

Contractor: Barfield Fence & Fabrication

By: Isaac M
Title: President

STATE OF FLORIDA
COUNTY OF Orange

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 17 day of June, 2026, by Isaac Ramsey S/He ☐ is personally known to me or ☒ produced ID as identification.

(Official Notary Seal)



Name: [Signature]

¹ Use cost per linear square foot of trench excavation used and cost per square foot of shoring used.

**CONTRACTOR'S ACKNOWLEDGMENT AND ACCEPTANCE OF
ASSIGNMENT AND RELEASE
[FENCE INSTALLATION – KISSIMMEE PARK ROAD PROJECT]**

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Barfield Fence and Fabrication Inc. ("**Contractor**"), hereby agrees as follows:

- (i) The *Construction Services Agreement* ("**Contractor Agreement**") between Whaley Farms LLC and Contractor dated June 4, 2026, has been assigned to the Bella Tara Community Development District ("**District**"). Contractor acknowledges and accepts such assignment and its validity.
- (ii) Contractor represents and warrants that Contractor has furnished and recorded a performance and payment bond for the outstanding balance of the Contractor Agreement in accordance with Section 255.05, *Florida Statutes*, and has notified any subcontractors, material suppliers or others claiming interest in the work of the existence of the bond.
- (iii) Contractor represents and warrants that all payments to any subcontractors or materialmen under the Contractor Agreement, if any, are current, there are no past-due invoices for payment due to the Contractor under the Contractor Agreement, and there are no outstanding disputes under the Contractor Agreement.
- (iv) Contractor hereby releases and waives any claim it may have against the District as a result of or in connection with such assignment.

[CONTINUED ON NEXT PAGE]

Executed this 17 day of June, 2026.

BARFIELD FENCE AND FABRICATIOM INC.

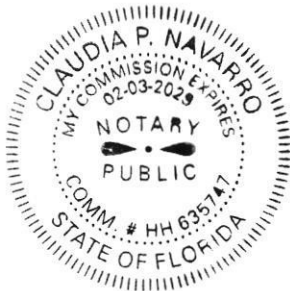
By: [Signature]
Its: President

STATE OF FLORIDA)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of June, 2026, by Isada Kimsey, as president for Barfield Fence and Fabrication Inc. S/He ☒ is personally known to me or ☐ produced [Signature] as identification.

(Official Notary Seal)

Name: [Signature]



SECTION VIII

SECTION A

Bella Tara Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Bella Tara Community Development District

District Manager:_____

Date:_____

Print Name:_____

Bella Tara Community Development District

SECTION B

Bella Tara Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Print Name:_____

Bella Tara Community Development District

Date:_____

District Manager:_____

Print Name:_____

Bella Tara Community Development District

Date:_____

SECTION IX

SECTION C

SECTION 1

Bella Tara
Community Development District

Unaudited Financial Reporting
June 30, 2026



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6	<u>Capital Projects Fund Series 2025 MI</u>
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8	<u>Long Term Debt Report</u>

Bella Tara
Community Development District
Combined Balance Sheet
June 30, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 5,548	\$ -	\$ -	\$ 5,548
Due from Capital Projects	4,156	-	-	4,156
Due from Developer	6,985	-	-	6,985
<u>Investments:</u>				
<u>Series 2025 AA1</u>				
Reserve	-	1,157,575	-	1,157,575
Interest	-	28	-	28
Revenue	-	13,991	-	13,991
Construction	-	-	11,893	11,893
<u>Series 2025 Master Infrastructure</u>				
Reserve	-	911,513	-	911,513
Interest	-	390,043	-	390,043
Revenue	-	22,725	-	22,725
Construction	-	-	4,786,041	4,786,041
Total Assets	\$ 16,690	\$ 2,495,875	\$ 4,797,934	\$ 7,310,499
Liabilities:				
Accounts Payable	\$ 6,985	\$ -	\$ -	\$ 6,985
Due to General Fund	-	-	4,156	4,156
Total Liabilities	\$ 6,985	\$ -	\$ 4,156	\$ 11,142
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 2,495,875	\$ -	\$ 2,495,875
Capital Project	-	-	4,793,778	4,793,778
Unassigned	9,704	-	-	9,704
Total Fund Balances	\$ 9,704	\$ 2,495,875	\$ 4,793,778	\$ 7,299,358
Total Liabilities & Fund Balance	\$ 16,690	\$ 2,495,875	\$ 4,797,934	\$ 7,310,499

Bella Tara
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
<u>Revenues:</u>				
Developer Contributions	\$ 265,625	\$ 56,111	\$ 56,111	\$ -
Total Revenues	\$ 265,625	\$ 56,111	\$ 56,111	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Engineering	\$ 2,000	\$ 1,500	\$ -	\$ 1,500
Arbitrage Rebate	500	500	-	500
Attorney	25,000	18,750	8,413	10,337
Annual Audit	5,000	5,000	4,300	700
Assessment Administration	5,000	-	-	-
Dissemination Agent	5,000	3,750	3,750	(0)
Trustee Fees	5,000	-	-	-
Management Fees	40,000	30,000	30,000	0
Information Technology	1,800	1,350	1,350	-
Website Maintenance	1,200	900	900	-
Telephone	100	75	-	75
Postage & Delivery	200	150	3	147
Insurance General Liability	6,000	6,000	5,512	488
Printing & Binding	100	75	44	31
Legal Advertising	3,000	2,250	752	1,498
Other Current Charges	2,000	1,500	928	572
Office Supplies	50	38	0	37
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative	\$ 102,125	\$ 72,013	\$ 56,126	\$ 15,886
<u>Field Operations</u>				
Field Management	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Electric	15,000	11,250	-	11,250
Water	10,000	7,500	-	7,500
Landscape Maintenance	60,000	45,000	-	45,000
Landscape Contingency	10,000	7,500	-	7,500
General Repairs & Maintenance	10,000	7,500	-	7,500
Lake Maintenance	12,500	9,375	-	9,375
Mitigation Maintenance	15,000	11,250	-	11,250
Lift Station Maintenance	5,000	3,750	-	3,750
Irrigation Maintenance	6,000	4,500	-	4,500
Property Insurance	5,000	5,000	-	5,000
Total Field	\$ 163,500	\$ 123,875	\$ -	\$ 123,875
TOTAL EXPENDITURES	\$ 265,625	\$ 195,888	\$ 56,126	\$ 139,761
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (139,776)	\$ (15)	\$ (139,761)
Net Change in Fund Balance	\$ -	\$ (139,776)	\$ (15)	\$ (139,761)
Fund Balance - Beginning	\$ -		\$ 9,719	
Fund Balance - Ending	\$ -		\$ 9,704	

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 June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 44,794	\$ 44,794
Total Revenues	\$ -	\$ -	\$ 44,794	\$ 44,794
<u>Expenditures:</u>				
Interest - 11/1	\$ -	\$ -	\$ 185,766	\$ (185,766)
Interest - 5/1	-	-	477,684	(477,684)
Total Expenditures	\$ -	\$ -	\$ 663,451	\$ (663,451)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (618,656)	\$ (618,656)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (31,621)	\$ (31,621)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (31,621)	\$ (31,621)
Net Change in Fund Balance	\$ -	\$ -	\$ (650,278)	\$ (650,278)
Fund Balance - Beginning	\$ -		\$ 1,821,872	
Fund Balance - Ending	\$ -		\$ 1,171,594	

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 June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 46,459	\$ 46,459
Total Revenues	\$ -	\$ -	\$ 46,459	\$ 46,459
<u>Expenditures:</u>				
Interest - 11/1	\$ -	\$ -	\$ 151,667	\$ (151,667)
Interest - 5/1	-	-	390,000	(390,000)
Total Expenditures	\$ -	\$ -	\$541,667	\$ (541,667)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (495,208)	\$ (495,208)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (24,878)	\$ (24,878)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (24,878)	\$ (24,878)
Net Change in Fund Balance	\$ -	\$ -	\$ (520,086)	\$ (520,086)
Fund Balance - Beginning	\$ -		\$ 1,844,368	
Fund Balance - Ending	\$ -		\$ 1,324,281	

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 June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 6,785	\$ 6,785
Developer Contributions	-	-	7,660,804	7,660,804
Total Revenues	\$ -	\$ -	\$ 7,667,589	\$ 7,667,589
<u>Expenditures:</u>				
Improvements	\$ -	\$ -	\$ 7,949,657	\$ (7,949,657)
Total Expenditures	\$ -	\$ -	\$ 7,949,657	\$ (7,949,657)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (282,068)	\$ (282,068)
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 31,621	\$ 31,621
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 31,621	\$ 31,621
Net Change in Fund Balance	\$ -	\$ -	\$ (250,447)	\$ (250,447)
Fund Balance - Beginning	\$ -		\$ 258,184	
Fund Balance - Ending	\$ -		\$ 7,737	

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 June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 335,166	\$ 335,166
Developer Contributions	-	-	10,554	10,554
Contributions - Other	-	-	1,355,911	1,355,911
Total Revenues	\$ -	\$ -	\$ 1,701,631	\$ 1,701,631
<u>Expenditures:</u>				
Improvements	\$ -	\$ -	\$ 11,545,640	\$ (11,545,640)
Total Expenditures	\$ -	\$ -	\$ 11,545,640	\$ (11,545,640)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (9,844,009)	\$ (9,844,009)
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 24,878	\$ 24,878
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 24,878	\$ 24,878
Net Change in Fund Balance	\$ -	\$ -	\$ (9,819,131)	\$ (9,819,131)
Fund Balance - Beginning	\$ -		\$ 14,605,172	
Fund Balance - Ending	\$ -		\$ 4,786,041	

Bella Tara
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 5,512	\$ 9,755	\$ 9,644	\$ 4,000	\$ 4,119	\$ 5,386	\$ -	\$ 4,561	\$ 13,134	\$ -	\$ -	\$ -	\$ 56,111
Total Revenues	\$ 5,512	\$ 9,755	\$ 9,644	\$ 4,000	\$ 4,119	\$ 5,386	\$ -	\$ 4,561	\$ 13,134	\$ -	\$ -	\$ -	\$ 56,111
Expenditures:													
General & Administrative:													
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	1,254	82	158	1,228	558	2,149	622	2,363	-	-	-	-	8,413
Annual Audit	-	-	4,300	-	-	-	-	-	-	-	-	-	4,300
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	417	417	417	417	417	417	417	417	417	-	-	-	3,750
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	-	-	-	30,000
Information Technology	150	150	150	150	150	150	150	150	150	-	-	-	1,350
Website Maintenance	100	100	100	100	100	100	100	100	100	-	-	-	900
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	1	-	1	-	-	-	-	-	1	-	-	-	3
Insurance General Liability	5,512	-	-	-	-	-	-	-	-	-	-	-	5,512
Printing & Binding	2	0	-	-	38	-	3	-	-	-	-	-	44
Legal Advertising	752	-	-	-	-	-	-	-	-	-	-	-	752
Other Current Charges	171	96	95	95	95	94	94	94	94	-	-	-	928
Office Supplies	0	-	-	-	-	-	-	-	0	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 11,867	\$ 4,178	\$ 8,555	\$ 5,323	\$ 4,690	\$ 6,243	\$ 4,719	\$ 6,457	\$ 4,095	\$ -	\$ -	\$ -	\$ 56,126
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	\$ 8,555	\$ 5,323	\$ 4,690	\$ 6,243	\$ 4,719	\$ 6,457	\$ 4,095	\$ -	\$ -	\$ -	\$ 56,126
Excess (Deficiency) of Revenues over Ex	\$ (6,355)	\$ 5,577	\$ 1,089	\$ (1,323)	\$ (571)	\$ (856)	\$ (4,719)	\$ (1,896)	\$ 9,039	\$ -	\$ -	\$ -	\$ (15)
Net Change in Fund Balance	\$ (6,355)	\$ 5,577	\$ 1,089	\$ (1,323)	\$ (571)	\$ (856)	\$ (4,719)	\$ (1,896)	\$ 9,039	\$ -	\$ -	\$ -	\$ (15)

Bella Tara
Community Development District
Long Term Debt Report

Series 2025 (Assessment Area One), Special Assessment Revenue Bonds		
Interest Rate:	\$885,000	5.00%
Maturity Date:		5/1/2030
Interest Rate:	\$5,870,000	5.875%
Maturity Date:		5/1/2045
Interest Rate:	\$9,245,000	6.125%
Maturity Date:		5/1/2056
Reserve Fund Definition	Lesser of: (i) Max Annual Debt Service (ii) 125% of average annual DSR (iii) 10% of Original proceeds	
Reserve Fund Requirement	\$1,157,575	
Reserve Fund Balance	1,157,575	
Bonds Issuance:		\$16,000,000
Current Bonds Outstanding		\$16,000,000

Series 2025 (Master Infrastructure), Special Assessment Revenue Bonds		
Interest Rate:	6.50%	
Maturity Date:	5/1/2056	
Reserve Fund Definition	Max Annual Debt Service	
Reserve Fund Requirement	\$911,513	
Reserve Fund Balance	911,513	
Bonds Issuance:		\$12,000,000
Current Bonds Outstanding		\$12,000,000

SECTION 2

Bella Tara

Community Development District

Funding Request #37

May 26, 2026

PAYEE		GENERAL FUND	
1	GMS-Central Florida, LLC Inv# 35 - Mgmt Fees & Expenses (May 26)	\$	4,000.00
2	Kutak Rock, LLP Inv# 3733256 - Attorneys Fees (Mar 26)	\$	2,148.50
TOTAL		\$	6,148.50

Please make check payable to:

Bella Tara Community Development District
5385 N Nob Hill Road
Sunrise, FL 33351

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 35
Invoice Date: 5/1/26
Due Date: 5/1/26
Case:
P.O. Number:

Bill To:
Bella Tara
219 E Livingston St
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		3,333.33	3,333.33
Website Administration		100.00	100.00
Information Technology		150.00	150.00
Dissemination Agent Services		416.67	416.67
Total			\$4,000.00
Payments/Credits			\$0.00
Balance Due			\$4,000.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 30, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3733256

Client Matter No. 40123-1

Notification Email: eftgroup@kutakrock.com

Bella Tara Community Development District
Governmental Management Services - Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3733256
40123-1

Re: General Counsel

For Professional Legal Services Rendered

03/03/26	P. O'Bryant	4.80	1,656.00	Review background and documents; draft RFP Project Manual and Project Management Agreement
03/04/26	K. Ibarra	0.50	112.50	Prepare resolution extending terms
03/06/26	J. Earlywine	0.40	130.00	Review credit application; prepare credit application letter; email regarding same
03/10/26	J. Earlywine	0.20	65.00	Email regarding letter in lieu of credit application
03/11/26	J. Earlywine	0.30	97.50	Call and email regarding credit application
03/17/26	K. Ibarra	0.10	22.50	Correspondence with district manager regarding agenda items
03/24/26	J. Earlywine	0.20	65.00	Prepare for and attend Board meeting; follow-up
TOTAL HOURS		6.50		

KUTAK ROCK LLP

Bella Tara CDD

April 30, 2026

Client Matter No. 40123-1

Invoice No. 3733256

Page 2

TOTAL FOR SERVICES RENDERED

\$2,148.50

TOTAL CURRENT AMOUNT DUE

\$2,148.50

Bella Tara

Community Development District

Funding Request #38

July 14, 2026

PAYEE		GENERAL FUND	
1	GMS-Central Florida, LLC		
	Inv #36 - Mgmt Fees & Expenses (Jun 26)	\$	4,000.77
	Inv #37 - Mgmt Fees & Expenses (Jul 26)	\$	4,000.00
2	Kutak Rock, LLP		
	Inv #3759757 - Attorneys Fees (Apr 26)	\$	621.50
	Inv #3763370 - Attorneys Fees (May 26)	\$	2,363.00
TOTAL		\$	10,985.27

Please make check payable to:

Bella Tara Community Development District
5385 N Nob Hill Road
Sunrise, FL 33351

1001 Bradford Way
Kingston, TN 37763

Invoice #: 36
Invoice Date: 6/1/26
Due Date: 6/1/26
Case:
P.O. Number:

Bella Tara
219 E Livingston St
Orlando, FL 32801

[illegible]

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 37**Invoice Date:** 7/1/26**Due Date:** 7/1/26**Case:****P.O. Number:****Bill To:**

Bella Tara
219 E Livingston St
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		3,333.33	3,333.33
Website Administration		100.00	100.00
Information Technology		150.00	150.00
Dissemination Agent Services		416.67	416.67
Total			\$4,000.00
Payments/Credits			\$0.00
Balance Due			\$4,000.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 8, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3759757

Client Matter No. 40123-1

Notification Email: eftgroup@kutakrock.com

Bella Tara Community Development District
Governmental Management Services - Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3759757
40123-1

Re: General Counsel

For Professional Legal Services Rendered

04/06/26	J. Earlywine	0.20	65.00	Follow-up regarding resolution
04/20/26	J. Earlywine	0.20	65.00	Review open items and agenda; email regarding same
04/20/26	A. Ligas	0.20	55.00	Prepare notice to owner response letter
04/21/26	A. Ligas	0.20	55.00	Review and revise meeting agenda; correspond with district staff regarding ratification items
04/22/26	J. Earlywine	0.20	65.00	Review agenda and open items; email regarding same
04/24/26	J. Earlywine	0.20	65.00	Email regarding notice of lien
04/28/26	K. Mood	0.70	224.00	Prepare and attend Board meeting
04/29/26	A. Ligas	0.10	27.50	Prepare response to notice to owner; send district staff the same
TOTAL HOURS		2.00		

KUTAK ROCK LLP

Bella Tara CDD

June 8, 2026

Client Matter No. 40123-1

Invoice No. 3759757

Page 2

TOTAL FOR SERVICES RENDERED	\$621.50
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TOTAL CURRENT AMOUNT DUE	<u>\$621.50</u>
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KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 26, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3763370

Client Matter No. 40123-1

Notification Email: eftgroup@kutakrock.com

Bella Tara Community Development District
Governmental Management Services - Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3763370
40123-1

Re: General Counsel

For Professional Legal Services Rendered

05/04/26	A. Ligas	0.10	27.50	Correspond with district staff regarding prior invoices
05/18/26	A. Ligas	0.50	137.50	Review and mark up invoices
05/28/26	P. O'Bryant	4.60	1,587.00	Research tax issues
05/29/26	J. Earlywine	0.50	162.50	Analyze direct purchase item; follow-up; revise purchase order language; email regarding same
05/29/26	P. O'Bryant	1.30	448.50	Research tax issues

TOTAL HOURS 7.00

TOTAL FOR SERVICES RENDERED \$2,363.00

TOTAL CURRENT AMOUNT DUE \$2,363.00

SECTION 3

**BOARD OF SUPERVISORS MEETING DATES
BELLA TARA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027**

The Board of Supervisors of the **Bella Tara Community Development District** will hold their regular meetings for Fiscal Year 2027 at 1:00 PM at the West Osceola Branch Library, 305 Campus Street, Kissimmee, Florida 34747, on the fourth Tuesday of the month, unless otherwise indicated, as follows:

October 27, 2026
November 24, 2026
December 22, 2026
January 26, 2027
February 23, 2027
March 23, 2027
April 27, 2027
May 25, 2027
June 22, 2027
July 27, 2027
August 24, 2027
September 28, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801; by calling (407) 841-5524, during normal business hours, or via the District's website at <https://bellataracdd.com>.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
District Manager
Governmental Management Services - Central Florida, LLC

SECTION D

SECTION 1

Bella Tara CDD

Field Management Report

Contracted Services

- Scopes of work have been generated for both landscape maintenance and aquatic maintenance services.
- All received bids are included in the agenda for Board review.



Site Items

- GMS staff continue to review the property's construction progress on a weekly basis and are preparing for maintenance turnover.
- The entrance monument has been installed, and the landscape installation is still in progress.

