

Bella Tara
Community Development District

Adopted Budget
FY2027



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Bella Tara
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget 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
 Adopted 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 caulation.

Dissemination Agent

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

Assessment 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)

	Proposed Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
Description	FY2026	6/30/26	3 Months	9/30/26	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
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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
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Other Sources/(Uses)

Transfer in/(Out)	\$ (42,121)	\$ (31,621)	\$ (10,500)	\$ (42,121)	\$ -
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TOTAL OTHER SOURCES/(USES)	\$ (42,121)	\$ (31,621)	\$ (10,500)	\$ (42,121)	\$ -
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EXCESS REVENUES (EXPENDITURES)	\$ 490,204	\$ 14,019	\$ 476,184	\$ 490,204	\$ 517,411
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11/2027 Interest \$ 472,559

Product	Assessable Units	Total Gross Assessment	Total Net Assessment	FY27 Gross Per Unit	FY27 Net Per Unit
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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		
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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		
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Total	585	#####	#####		
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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	Adopted Budget
Description	FY2026	6/30/26	3 Months	9/30/26	FY2027

REVENUES:

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
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EXPENDITURES:

Series 2025 MI

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
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Other Sources/(Uses)

Interfund Transfer Out	\$ (33,278)	\$ (24,878)	\$ (8,400)	\$ (33,278)	\$ -
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TOTAL OTHER SOURCES/(USES)	\$ (33,278)	\$ (24,878)	\$ (8,400)	\$ (33,278)	\$ -
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EXCESS REVENUES (EXPENDITURES)	\$ 410,368	\$ 412,768	\$ (2,400)	\$ 410,368	\$ 433,883
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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										