

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
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**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 270,354
Allowable discounts (4%)	-				(10,814)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	259,540
Assessment levy: off-roll	-	-	-	-	187,854
Subsidies provided by developer	-	-	-	-	142,763
Landowner contribution	559,934	85,371	481,720	567,091	-
Total revenues	559,934	85,371	481,720	567,091	590,157
EXPENDITURES					
Professional & administrative					
Supervisors	2,400	215	2,185	2,400	2,400
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	18,907	6,093	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	4,800	700	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	500	500	1,000	1,000
EMMA software service	-	-	-	-	2,000
Trustee	5,500	8,493	-	8,493	5,500
Telephone	200	100	100	200	200
Postage	500	83	417	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	1,034	716	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	300	5,500	6,350
Contingencies/bank charges	750	543	207	750	750
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	210	-	210	210
Property appraiser & tax collector	-	-	-	-	5,407
Total professional & administrative	100,190	65,215	37,968	103,183	108,447
Field operations					
Landscape maintenance					
Maintenance contract	154,000	44,356	109,644	154,000	154,000
Plant replacement	7,500	-	7,500	7,500	7,500
Irrigation repairs	5,000	2,971	2,029	5,000	5,000
Repair/maintenance/pressure washing	2,500	-	2,500	2,500	2,500
Electric	400	-	400	400	400
Stormwater management	5,196	2,165	3,031	5,196	5,196
Field operations management	12,500	-	12,500	12,500	12,500
On-site management	-	475	-	475	-
Utilities					
Electric/irrigation pump	18,000	-	18,000	18,000	18,000
Road signage repair	3,000	-	3,000	3,000	3,000
Total field operations	208,096	49,967	158,604	208,571	208,096

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Amenity center					
Utilities					
Internet & cable	9,566	-	9,566	9,566	9,566
Electric	65,000	1,762	63,238	65,000	5,000
Potable water	5,000	-	5,000	5,000	5,000
Reclaim water	45,000	17,222	27,778	45,000	45,000
Trash removal	2,916	-	2,916	2,916	2,916
Security					
Alarm monitoring	-	-	-	-	600
Management contracts					
Facility maintenance	22,500	6,250	16,250	22,500	11,275
Facility management mileage	-	-	-	-	3,600
Landscape seasonal (annuals & pine straw)	5,500	-	5,500	5,500	5,500
Landscape contingency	5,500	-	5,500	5,500	5,500
Pool maintenance	-	-	-	-	14,495
Pool repairs	7,000	-	7,000	7,000	7,000
Pool chemicals	18,000	-	18,000	18,000	12,000
Janitorial services	4,500	-	4,500	4,500	8,495
Janitorial supplies	1,500	-	1,500	1,500	1,500
Facility maintenance	6,000	-	6,000	6,000	6,000
Pest control	-	-	-	-	1,200
Holiday decorations	12,666	-	12,666	12,666	10,000
Office supplies	1,000	-	1,000	1,000	1,000
Security equipment monitoring	-	-	-	-	10,000
Insurance: property	40,000	-	40,000	40,000	27,367
O&M accounting	-	-	-	-	5,600
Total amenity center	<u>251,648</u>	<u>25,234</u>	<u>226,414</u>	<u>251,648</u>	<u>198,614</u>
Total expenditures	<u>559,934</u>	<u>140,416</u>	<u>422,986</u>	<u>563,402</u>	<u>515,157</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(55,045)	58,734	3,689	75,000
Fund balance - beginning (unaudited)	-	(3,689)	(58,734)	(3,689)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	75,000
Unassigned	-	(58,734)	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (58,734)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 75,000</u>

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 2,400
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community	
Legal	25,000
General counsel and legal representation, which includes issues relating to public	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books,	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the	
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,750
The District advertises for monthly meetings, special meetings, public hearings, public	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,350
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and	
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser & tax collector	5,407
EMMA software service	2,000

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures (continued)

Field operations

Landscape maintenance	
Maintenance contract	154,000
Plant replacement	7,500
Irrigation repairs	5,000
Repair/maintenance/pressure washing	2,500
Electric	400
Stormwater management	5,196
Field operations management	12,500

Utilities

Electric/irrigation pump	18,000
Road signage repair	3,000

Amenity center

Utilities	
Internet & cable	9,566
Electric	5,000
Potable water	5,000
Reclaim water	45,000
Trash removal	2,916
Security	
Alarm monitoring	600
Management contracts	
Facility maintenance	11,275
Facility management mileage	3,600
Landscape seasonal (annuals & pine straw)	5,500
Landscape contingency	5,500
Pool maintenance	14,495
Pool repairs	7,000
Pool chemicals	12,000
Janitorial services	8,495
Janitorial supplies	1,500
Facility maintenance	6,000
Pest control	1,200
Holiday decorations	10,000
Office supplies	1,000
Security equipment monitoring	10,000
Insurance: property	27,367
O&M accounting	5,600
Total expenditures	<u><u>\$515,157</u></u>

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023-1 AND SERIES 2023-2
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll - Series 2023-1	\$ 272,287				\$ 272,287
Assessment levy: on-roll - Series 2023-2	-				144,770
Allowable discounts (4%)	(10,891)				(16,682)
Net assessment levy - on-roll	261,396	\$ 259,828	\$ 1,568	\$ 261,396	400,375
Assessment levy: off-roll - Series 2023-2	299,001	224,250	74,751	299,001	162,917
Interest	-	11,744	-	11,744	-
Total revenues	560,397	495,822	76,319	572,141	563,292
EXPENDITURES					
Debt service					
Principal - Series 2023-1	50,000	-	50,000	50,000	55,000
Principal - Series 2023-2	55,000	-	55,000	55,000	60,000
Principal prepayment - Series 2023-1	-	25,000	-	25,000	-
Interest - Series 2023-1	203,463	101,731	101,732	203,463	199,575
Interest - Series 2023-2	241,688	121,191	120,497	241,688	238,938
Tax collector	5,446	5,196	250	5,446	8,341
Total expenditures	555,597	253,118	327,479	580,597	561,854
Excess/(deficiency) of revenues over/(under) expenditures	4,800	242,704	(251,160)	(8,456)	1,438
Fund balance:					
Beginning fund balance (unaudited)	597,760	533,313	776,017	533,313	524,857
Ending fund balance (projected)	<u>\$602,560</u>	<u>\$ 776,017</u>	<u>\$ 524,857</u>	<u>\$ 524,857</u>	<u>526,295</u>
Use of fund balance:					
Debt service reserve account balance (required) - Series 2023-1					(127,975)
Debt service reserve account balance (required) - Series 2023-2					(149,500)
Interest expense - November 1, 2026 - Series 2023-1					(98,413)
Interest expense - November 1, 2026 - Series 2023-2					(117,969)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 32,438</u>

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			99,787.50	99,787.50	3,455,000.00
05/01/26	55,000.00	5.000%	99,787.50	154,787.50	3,400,000.00
11/01/26			98,412.50	98,412.50	3,400,000.00
05/01/27	55,000.00	5.000%	98,412.50	153,412.50	3,345,000.00
11/01/27			97,037.50	97,037.50	3,345,000.00
05/01/28	60,000.00	5.000%	97,037.50	157,037.50	3,285,000.00
11/01/28			95,537.50	95,537.50	3,285,000.00
05/01/29	60,000.00	5.000%	95,537.50	155,537.50	3,225,000.00
11/01/29			94,037.50	94,037.50	3,225,000.00
05/01/30	65,000.00	5.000%	94,037.50	159,037.50	3,160,000.00
11/01/30			92,412.50	92,412.50	3,160,000.00
05/01/31	70,000.00	5.000%	92,412.50	162,412.50	3,090,000.00
11/01/31			90,662.50	90,662.50	3,090,000.00
05/01/32	70,000.00	5.000%	90,662.50	160,662.50	3,020,000.00
11/01/32			88,912.50	88,912.50	3,020,000.00
05/01/33	75,000.00	5.000%	88,912.50	163,912.50	2,945,000.00
11/01/33			87,037.50	87,037.50	2,945,000.00
05/01/34	80,000.00	5.750%	87,037.50	167,037.50	2,865,000.00
11/01/34			84,737.50	84,737.50	2,865,000.00
05/01/35	85,000.00	5.750%	84,737.50	169,737.50	2,780,000.00
11/01/35			82,293.75	82,293.75	2,780,000.00
05/01/36	90,000.00	5.750%	82,293.75	172,293.75	2,690,000.00
11/01/36			79,706.25	79,706.25	2,690,000.00
05/01/37	95,000.00	5.750%	79,706.25	174,706.25	2,595,000.00
11/01/37			76,975.00	76,975.00	2,595,000.00
05/01/38	100,000.00	5.750%	76,975.00	176,975.00	2,495,000.00
11/01/38			74,100.00	74,100.00	2,495,000.00
05/01/39	105,000.00	5.750%	74,100.00	179,100.00	2,390,000.00
11/01/39			71,081.25	71,081.25	2,390,000.00
05/01/40	115,000.00	5.750%	71,081.25	186,081.25	2,275,000.00
11/01/40			67,775.00	67,775.00	2,275,000.00
05/01/41	120,000.00	5.750%	67,775.00	187,775.00	2,155,000.00
11/01/41			64,325.00	64,325.00	2,155,000.00
05/01/42	125,000.00	5.750%	64,325.00	189,325.00	2,030,000.00
11/01/42			60,731.25	60,731.25	2,030,000.00
05/01/43	135,000.00	5.750%	60,731.25	195,731.25	1,895,000.00
11/01/43			56,850.00	56,850.00	1,895,000.00
05/01/44	145,000.00	6.000%	56,850.00	201,850.00	1,750,000.00
11/01/44			52,500.00	52,500.00	1,750,000.00
05/01/45	150,000.00	6.000%	52,500.00	202,500.00	1,600,000.00
11/01/45			48,000.00	48,000.00	1,600,000.00
05/01/46	160,000.00	6.000%	48,000.00	208,000.00	1,440,000.00
11/01/46			43,200.00	43,200.00	1,440,000.00
05/01/47	170,000.00	6.000%	43,200.00	213,200.00	1,270,000.00
11/01/47			38,100.00	38,100.00	1,270,000.00

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/48	180,000.00	6.000%	38,100.00	218,100.00	1,090,000.00
11/01/48			32,700.00	32,700.00	1,090,000.00
05/01/49	195,000.00	6.000%	32,700.00	227,700.00	895,000.00
11/01/49			26,850.00	26,850.00	895,000.00
05/01/50	205,000.00	6.000%	26,850.00	231,850.00	690,000.00
11/01/50			20,700.00	20,700.00	690,000.00
05/01/51	215,000.00	6.000%	20,700.00	235,700.00	475,000.00
11/01/51			14,250.00	14,250.00	475,000.00
05/01/52	230,000.00	6.000%	14,250.00	244,250.00	245,000.00
11/01/52			7,350.00	7,350.00	245,000.00
05/01/53	245,000.00	6.000%	7,350.00	252,350.00	-
11/01/53			-	-	-
Total	3,455,000.00		3,692,125.00	7,147,125.00	

LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023-2 (Assessment Area Two) AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			119,468.75	119,468.75	4,125,000.00
05/01/26	60,000.00	5.000%	119,468.75	179,468.75	4,065,000.00
11/01/26			117,968.75	117,968.75	4,065,000.00
05/01/27	60,000.00	5.000%	117,968.75	177,968.75	4,005,000.00
11/01/27			116,468.75	116,468.75	4,005,000.00
05/01/28	65,000.00	5.000%	116,468.75	181,468.75	3,940,000.00
11/01/28			114,843.75	114,843.75	3,940,000.00
05/01/29	70,000.00	5.000%	114,843.75	184,843.75	3,870,000.00
11/01/29			113,093.75	113,093.75	3,870,000.00
05/01/30	70,000.00	5.000%	113,093.75	183,093.75	3,800,000.00
11/01/30			111,343.75	111,343.75	3,800,000.00
05/01/31	75,000.00	5.000%	111,343.75	186,343.75	3,725,000.00
11/01/31			109,468.75	109,468.75	3,725,000.00
05/01/32	80,000.00	5.000%	109,468.75	189,468.75	3,645,000.00
11/01/32			107,468.75	107,468.75	3,645,000.00
05/01/33	85,000.00	5.000%	107,468.75	192,468.75	3,560,000.00
11/01/33			105,343.75	105,343.75	3,560,000.00
05/01/34	90,000.00	5.750%	105,343.75	195,343.75	3,470,000.00
11/01/34			102,756.25	102,756.25	3,470,000.00
05/01/35	95,000.00	5.750%	102,756.25	197,756.25	3,375,000.00
11/01/35			100,025.00	100,025.00	3,375,000.00
05/01/36	100,000.00	5.750%	100,025.00	200,025.00	3,275,000.00
11/01/36			97,150.00	97,150.00	3,275,000.00
05/01/37	105,000.00	5.750%	97,150.00	202,150.00	3,170,000.00
11/01/37			94,131.25	94,131.25	3,170,000.00
05/01/38	110,000.00	5.750%	94,131.25	204,131.25	3,060,000.00
11/01/38			90,968.75	90,968.75	3,060,000.00
05/01/39	120,000.00	5.750%	90,968.75	210,968.75	2,940,000.00
11/01/39			87,518.75	87,518.75	2,940,000.00
05/01/40	125,000.00	5.750%	87,518.75	212,518.75	2,815,000.00
11/01/40			83,925.00	83,925.00	2,815,000.00
05/01/41	130,000.00	5.750%	83,925.00	213,925.00	2,685,000.00
11/01/41			80,187.50	80,187.50	2,685,000.00
05/01/42	140,000.00	5.750%	80,187.50	220,187.50	2,545,000.00
11/01/42			76,162.50	76,162.50	2,545,000.00
05/01/43	150,000.00	5.750%	76,162.50	226,162.50	2,395,000.00
11/01/43			71,850.00	71,850.00	2,395,000.00
05/01/44	160,000.00	6.000%	71,850.00	231,850.00	2,235,000.00
11/01/44			67,050.00	67,050.00	2,235,000.00
05/01/45	170,000.00	6.000%	67,050.00	237,050.00	2,065,000.00
11/01/45			61,950.00	61,950.00	2,065,000.00
05/01/46	180,000.00	6.000%	61,950.00	241,950.00	1,885,000.00
11/01/46			56,550.00	56,550.00	1,885,000.00
05/01/47	190,000.00	6.000%	56,550.00	246,550.00	1,695,000.00
11/01/47			50,850.00	50,850.00	1,695,000.00

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023-2 (Assessment Area Two) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/48	200,000.00	6.000%	50,850.00	250,850.00	1,495,000.00
11/01/48			44,850.00	44,850.00	1,495,000.00
05/01/49	215,000.00	6.000%	44,850.00	259,850.00	1,280,000.00
11/01/49			38,400.00	38,400.00	1,280,000.00
05/01/50	225,000.00	6.000%	38,400.00	263,400.00	1,055,000.00
11/01/50			31,650.00	31,650.00	1,055,000.00
05/01/51	240,000.00	6.000%	31,650.00	271,650.00	815,000.00
11/01/51			24,450.00	24,450.00	815,000.00
05/01/52	255,000.00	6.000%	24,450.00	279,450.00	560,000.00
11/01/52			16,800.00	16,800.00	560,000.00
05/01/53	270,000.00	6.000%	16,800.00	286,800.00	290,000.00
11/01/53			8,700.00	8,700.00	290,000.00
05/01/54	290,000.00	6.000%	8,700.00	298,700.00	-
11/01/54					
Total	4,125,000.00		4,602,787.50	8,727,787.50	

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments - Phase 1

Series 2023-1 (AA1)

Product/Parcel	Units	O&M ERU	FY 2026 O&M Assessment per Unit prior to Anticipated Subsidies	Anticipated Subsidies provided by the developer per Unit	FY26 Net O&M Assessment per Unit after Subsidies	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 40'	34	0.80	1,247.82	396.76	851.06	1,359.73	2,210.79	1,359.73
SF 50'	133	1.00	1,559.77	495.94	1,063.83	1,699.67	2,763.50	1,699.67
Total	167							

On-Roll Assessments - Phases 1

Series 2023-2 (AA2)

Product/Parcel	Units	O&M ERU	FY 2026 O&M Assessment per Unit prior to Anticipated Subsidies	Anticipated Subsidies provided by the developer per Unit	FY26 Net O&M Assessment per Unit after Subsidies	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 60'	71	1.20	1,871.72	464.27	1,407.45	2,039.01	3,446.46	1,916.67
Total	71							

Off-Roll Assessments - Phases 1

Series 2023-2 (AA2)

Product/Parcel	Units	O&M ERU	FY 2026 O&M Assessment per Unit prior to Anticipated Subsidies	Anticipated Subsidies provided by the developer per Unit	FY26 Net O&M Assessment per Unit after Subsidies	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 60'	85	1.20	1,759.42	436.42	1,323.00	1,916.67	3,239.67	1,916.67
Total	85							

Off-Roll - Phase 2

Product/Parcel	Units	O&M ERU	FY 2026 O&M Assessment per Unit prior to Anticipated Subsidies	Anticipated Subsidies provided by the developer per Unit	FY26 Net O&M Assessment per Unit after Subsidies	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 40'	72	0.80	236.36	-	236.36	-	236.36	n/a
SF 50'	131	1.00	295.45	-	295.45	-	295.45	n/a
Total	203							

Off-Roll - Phase 3

Product/Parcel	Units	O&M ERU	FY 2026 O&M Assessment per Unit prior to Anticipated Subsidies	Anticipated Subsidies provided by the developer per Unit	FY 2026 O&M Assessments per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 45'	74	0.90	265.91	-	265.91	-	265.91	n/a
Total	74							

Lot Type	Total # of Units/Acre	ERU Factor	Current Annual O&M Assessment (Oct 1, 2024 - September 30, 2025)	FY26 Annual O&M Assessment (Oct 1, 2025 - September 30, 2026)	Subsidies provided by the developer to achieve the Targeted Assessment	FY26 Targeted O&M Assessment (Oct 1, 2025- September 30, 2026)
On-Roll						
SF 40'	34	0.8	Landowner Con	\$ 1,247.82	\$ 396.76	\$ 851.06
SF 50'	133	1.0	Landowner Con	\$ 1,559.77	\$ 495.94	\$ 1,063.83
SF 60'	71	1.2	Landowner Con	\$ 1,871.72	\$ 464.27	\$ 1,407.45
Off-Roll						
SF 60' (with Debt)	85	1.2	Landowner Con	\$ 1,759.42	\$ 436.42	\$ 1,323.00
SF 40'	72	0.8	Landowner Con	\$ 236.36	-	\$ 236.36
SF 45'	74	0.9	Landowner Con	\$ 265.91	-	\$ 265.91
SF 50'	131	1.0	Landowner Con	\$ 295.45	-	\$ 295.45