

**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