

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2023-1 and Series 2023-2	5
Amortization Schedule - Series 2023-1	6 - 7
Debt Service Fund Budget - Series 2023-2	6
Amortization Schedule - Series 2023-2	8 - 9
Assessment Summary	10

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Amended Budget FY 2026	Actual through 2/28/2026	Projected through 09/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: on-roll - gross	\$ 270,354				\$ 270,354
Allowable discounts (4%)	(10,814)				(10,814)
Assessment levy: on-roll - net	259,540	\$ 259,618	\$ -	\$ 259,618	259,540
Assessment levy: off-roll	78,863	-	78,863	78,863	80,934
Landowner contribution - Meritage	140,673	58,716	51,410	110,126	119,844
Landowner contribution - Mattamy	66,081	51,905	24,150	76,055	54,007
Total revenues	<u>545,157</u>	<u>370,239</u>	<u>154,423</u>	<u>524,662</u>	<u>514,325</u>
EXPENDITURES					
Professional & administrative					
Supervisors	2,400	646	1,754	2,400	2,400
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	6,137	18,863	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Engineer's annual site inspection	-	-	-	-	3,500
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	417	583	1,000	1,000
EMMA software service	2,000	-	2,000	2,000	2,000
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	83	117	200	200
Postage	500	93	407	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,750	-	1,750	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	6,350	5,512	838	6,350	6,350
Contingencies/bank charges	750	657	93	750	750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser & tax collector	5,407	6,621	-	6,621	5,407
Total professional & administrative	<u>108,447</u>	<u>40,549</u>	<u>69,112</u>	<u>109,661</u>	<u>111,947</u>
Field operations					
Landscape maintenance					
Maintenance contract	154,000	32,915	121,085	154,000	160,000
Plant replacement	7,500	-	7,500	7,500	7,500
Irrigation repairs	5,000	979	4,021	5,000	7,500
Mulch	-	-	-	-	6,858
Bush Hog	-	-	-	-	1,500
Repair/maintenance/pressure washing	2,500	-	2,500	2,500	4,725
Electric	400	-	-	-	-
Stormwater management	5,196	2,165	3,031	5,196	6,000
Pressure washing	-	2,000	-	2,000	-
Field operations management	12,500	-	12,500	12,500	16,575

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Amended Budget FY 2026	Actual through 2/28/2026	Projected through 09/30/2026	Total Actual & Projected	Proposed Budget FY 2027
Utilities					
Electric/irrigation pump	18,000	-	18,000	18,000	-
Road signage repair	3,000	-	3,000	3,000	3,000
Total field operations	<u>208,096</u>	<u>38,059</u>	<u>171,637</u>	<u>209,696</u>	<u>213,658</u>
Amenity center					
Utilities					
Internet & cable	9,566	786	2,200	2,986	2,400
Electric	5,000	2,857	4,687	7,544	8,000
Potable water	5,000	8,244	13,600	21,844	25,000
Reclaim water	45,000	-	-	-	-
Trash removal	2,916	348	2,568	2,916	1,500
Security					
Alarm monitoring	600	-	600	600	600
Management contracts					
Facility maintenance	11,275	5,490	5,785	11,275	11,726
Facility management mileage	3,600	-	3,600	3,600	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	-	14,495	14,495	15,075
Pool repairs	7,000	6,040	960	7,000	10,000
Pool chemicals	12,000	2,324	9,676	12,000	8,000
Janitorial services	8,495	3,540	4,955	8,495	8,835
Janitorial supplies	1,500	-	1,500	1,500	1,500
Facility maintenance	6,000	8,576	12,010	20,586	6,000
Pest control	1,200	750	450	1,200	1,260
Dog station maintenance	-	-	-	-	3,894
Holiday decorations	10,000	6,370	3,630	10,000	6,500
Office supplies	1,000	233	767	1,000	1,000
Security equipment monitoring	10,000	120	9,880	10,000	600
Insurance: property	27,367	24,595	2,772	27,367	27,367
O&M accounting	5,600	-	5,600	5,600	4,863
Unbudgeted pond erosion	-	16,925	-	16,925	-
Total amenity center	<u>198,614</u>	<u>87,198</u>	<u>110,735</u>	<u>197,933</u>	<u>158,720</u>
Total expenditures	<u>515,157</u>	<u>165,806</u>	<u>351,484</u>	<u>517,290</u>	<u>484,325</u>
Excess/(deficiency) of revenues over/(under) expenditures	30,000	204,433	(197,061)	7,372	30,000
Fund balance - beginning (unaudited)	-	22,628	227,061	22,628	30,000
Fund balance - ending (projected)	-	-	-	-	-
Assigned					
Working capital	30,000	30,000	30,000	30,000	60,000
Unassigned	-	197,061	-	-	-
Fund balance - ending	<u>\$ 30,000</u>	<u>\$ 227,061</u>	<u>\$ 30,000</u>	<u>\$ 30,000</u>	<u>\$ 60,000</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	
Engineer's annual site inspection	3,500
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	
EMMA software service	2,000
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

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

Expenditures (continued)

Field operations

Landscape maintenance	
Maintenance contract	160,000
Plant replacement	7,500
Irrigation repairs	7,500
Mulch	6,858
Bush Hog	1,500
Repair/maintenance/pressure washing	4,725
Stormwater management	6,000
Field operations management	16,575

Utilities

Road signage repair	3,000
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Amenity center

Utilities

Internet & cable	2,400
Electric	8,000
Potable water	25,000
Trash removal	1,500

Security

Alarm monitoring	600
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Management contracts

Facility maintenance	11,726
Facility management mileage	3,600
Landscape seasonal (annuals & pine straw)	5,500
Landscape contingency	5,500
Pool maintenance	15,075
Pool repairs	10,000
Pool chemicals	8,000
Janitorial services	8,835
Janitorial supplies	1,500
Facility maintenance	6,000
Pest control	1,260
Dog station maintenance	3,894

Holiday decorations

6,500

Office supplies

1,000

Security equipment monitoring

600

Insurance: property

27,367

O&M accounting

4,863

Total expenditures

\$484,325

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023-1 AND SERIES 2023-2
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Amended Budget FY 2026	Actual through 2/28/2026	Projected through 09/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - Series 2023-1	\$ 272,287				\$ 272,287
Assessment levy: on-roll - Series 2023-2	144,770				144,770
Allowable discounts (4%)	(16,682)				(16,682)
Net assessment levy - on-roll	400,375	\$ 398,859	\$ 1,516	\$ 400,375	400,375
Assessment levy: off-roll - Series 2023-2	162,917	-	162,917	162,917	162,917
Assessment prepayment	-	21,223	-	21,223	-
Interest	-	6,389	-	6,389	-
Total revenues	<u>563,292</u>	<u>426,471</u>	<u>164,433</u>	<u>590,904</u>	<u>563,292</u>
EXPENDITURES					
Debt service					
Principal - Series 2023-1	55,000	-	55,000	55,000	55,000
Principal - Series 2023-2	60,000	-	60,000	60,000	60,000
Interest - Series 2023-1	199,575	99,787	99,788	199,575	195,638
Interest - Series 2023-2	238,938	119,469	119,469	238,938	235,938
Tax collector	8,341	7,977	364	8,341	8,341
Total expenditures	<u>561,854</u>	<u>227,233</u>	<u>334,621</u>	<u>561,854</u>	<u>554,917</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,438	199,238	(170,188)	29,050	8,375
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(3,403)	-	(3,403)	-
Total other financing sources/(uses)	<u>-</u>	<u>(3,403)</u>	<u>-</u>	<u>(3,403)</u>	<u>-</u>
Net increase/(decrease) in fund balance	1,438	195,835	(170,188)	25,647	8,375
Fund balance:					
Beginning fund balance (unaudited)	597,760	531,183	727,018	531,183	556,830
Ending fund balance (projected)	<u>\$599,198</u>	<u>\$727,018</u>	<u>\$ 556,830</u>	<u>\$ 556,830</u>	<u>565,205</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, 2027 - Series 2023-1					(96,444)
Interest expense - November 1, 2027 - Series 2023-2					(116,469)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 74,817</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			99,693.75	99,693.75	3,455,000.00
05/01/26	75,000.00	5.000%	99,693.75	174,693.75	3,380,000.00
11/01/26			97,818.75	97,818.75	3,380,000.00
05/01/27	55,000.00	5.000%	97,818.75	152,818.75	3,325,000.00
11/01/27			96,443.75	96,443.75	3,325,000.00
05/01/28	60,000.00	5.000%	96,443.75	156,443.75	3,265,000.00
11/01/28			94,943.75	94,943.75	3,265,000.00
05/01/29	60,000.00	5.000%	94,943.75	154,943.75	3,205,000.00
11/01/29			93,443.75	93,443.75	3,205,000.00
05/01/30	65,000.00	5.000%	93,443.75	158,443.75	3,140,000.00
11/01/30			91,818.75	91,818.75	3,140,000.00
05/01/31	70,000.00	5.000%	91,818.75	161,818.75	3,070,000.00
11/01/31			90,068.75	90,068.75	3,070,000.00
05/01/32	70,000.00	5.000%	90,068.75	160,068.75	3,000,000.00
11/01/32			88,318.75	88,318.75	3,000,000.00
05/01/33	75,000.00	5.000%	88,318.75	163,318.75	2,925,000.00
11/01/33			86,443.75	86,443.75	2,925,000.00
05/01/34	80,000.00	5.750%	86,443.75	166,443.75	2,845,000.00
11/01/34			84,143.75	84,143.75	2,845,000.00
05/01/35	85,000.00	5.750%	84,143.75	169,143.75	2,760,000.00
11/01/35			81,700.00	81,700.00	2,760,000.00
05/01/36	90,000.00	5.750%	81,700.00	171,700.00	2,670,000.00
11/01/36			79,112.50	79,112.50	2,670,000.00
05/01/37	95,000.00	5.750%	79,112.50	174,112.50	2,575,000.00
11/01/37			76,381.25	76,381.25	2,575,000.00
05/01/38	100,000.00	5.750%	76,381.25	176,381.25	2,475,000.00
11/01/38			73,506.25	73,506.25	2,475,000.00
05/01/39	105,000.00	5.750%	73,506.25	178,506.25	2,370,000.00
11/01/39			70,487.50	70,487.50	2,370,000.00
05/01/40	110,000.00	5.750%	70,487.50	180,487.50	2,260,000.00
11/01/40			67,325.00	67,325.00	2,260,000.00
05/01/41	120,000.00	5.750%	67,325.00	187,325.00	2,140,000.00
11/01/41			63,875.00	63,875.00	2,140,000.00
05/01/42	125,000.00	5.750%	63,875.00	188,875.00	2,015,000.00
11/01/42			60,281.25	60,281.25	2,015,000.00
05/01/43	135,000.00	5.750%	60,281.25	195,281.25	1,880,000.00
11/01/43			56,400.00	56,400.00	1,880,000.00
05/01/44	140,000.00	6.000%	56,400.00	196,400.00	1,740,000.00
11/01/44			52,200.00	52,200.00	1,740,000.00
05/01/45	150,000.00	6.000%	52,200.00	202,200.00	1,590,000.00
11/01/45			47,700.00	47,700.00	1,590,000.00
05/01/46	160,000.00	6.000%	47,700.00	207,700.00	1,430,000.00
11/01/46			42,900.00	42,900.00	1,430,000.00
05/01/47	170,000.00	6.000%	42,900.00	212,900.00	1,260,000.00
11/01/47			37,800.00	37,800.00	1,260,000.00

**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%	37,800.00	217,800.00	1,080,000.00
11/01/48			32,400.00	32,400.00	1,080,000.00
05/01/49	190,000.00	6.000%	32,400.00	222,400.00	890,000.00
11/01/49			26,700.00	26,700.00	890,000.00
05/01/50	200,000.00	6.000%	26,700.00	226,700.00	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		3,668,412.50	7,123,412.50	

**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 2027 ASSESSMENTS**

On-Roll Assessments - Phase 1

Series 2023-1 (AA1) - Meritage

Product/Parcel	Units	O&M ERU	FY27 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
SF 40'	34	0.80	851.06	1,359.73	2,210.79	2,210.79
SF 50'	133	1.00	1,063.83	1,699.67	2,763.50	2,763.50
Total	167					

On-Roll Assessments - Phases 1

Series 2023-2 (AA2) - Mattamy

Product/Parcel	Units	O&M ERU	FY27 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
SF 60'	71	1.20	1,407.45	2,039.01	3,446.46	3,446.46
Total	71					

Off-Roll Assessments - Phases 1

Series 2023-2 (AA2) - Mattamy

Product/Parcel	Units	O&M ERU	FY27 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
SF 60'	85	1.20	271.90	1,916.67	2,188.57	2,181.61
Total	85					

Off-Roll - Phase 2

Meritage

Product/Parcel	Units	O&M ERU	FY27 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
SF 40'	72	0.80	181.26	-	181.26	176.62
SF 50'	131	1.00	226.58	-	226.58	220.78
Total	203					

Off-Roll - Phase 3

Meritage

Product/Parcel	Units	O&M ERU	FY 2026 O&M Assessments per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
SF 45'	74	0.90	203.92	-	203.92	198.70
Total	74					

	ERUS	PROP		
Mattamy	187.2	0.31065383	54384.61334	54,007