

***Bellaviva***  
***Community Development District***

***Proposed Budget***  
***FY2026***



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**Bellaviva**  
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**General Fund**

Description	Proposed Budget FY2026*
<b>Revenues</b>	
Developer Contributions	\$ 133,319
<b>Total Revenues</b>	<b>\$ 133,319</b>
<b>Expenditures</b>	
<i>General &amp; Administrative</i>	
Supervisor Fees	\$ 9,000
FICA Expense	\$ 675
Engineering	\$ 11,250
Attorney	\$ 18,750
Management Fees	\$ 30,000
Information Technology	\$ 1,350
Website Maintenance **	\$ 2,650
Postage & Delivery	\$ 750
Insurance	\$ 5,000
Copies	\$ 750
Legal Advertising	\$ 11,250
Other Current Charges	\$ 3,750
Office Supplies	\$ 469
Dues, Licenses & Subscriptions	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 95,819</b>
<i>Operations &amp; Maintenance</i>	
Field Contingency	\$ 37,500
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 37,500</b>
<b>Total Expenditures</b>	<b>\$ 133,319</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>

\*Budget is prorated from January 2026 to September 2026.

\*\* FY26 Budget amount includes a one-time website creation fee.

# Bellaviva

## Community Development District

### General Fund Budget

**Revenues:**

*Developer Contributions*

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

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**Expenditures:**

**General & Administrative:**

*Supervisor Fees*

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

*FICA Expense*

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

*Engineering*

The District's engineer, Honeycutt & Associates, Inc provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

*Attorney*

The District's legal counsel, Cob Cole, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

*Arbitrage*

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

*Dissemination*

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

*Trustee Fees*

The District will incur trustee related costs with the issuance of its' anticipated issued bonds.

# Bellaviva

## Community Development District

### General Fund Budget

#### Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

#### Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services – Central Florida, LLC provides these systems.

#### Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

#### Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

#### Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

#### 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

Bank charges and any other miscellaneous expenses incurred during the year.

#### Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

#### Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Bellaviva**  
**Community Development District**  
**General Fund Budget**

**Operations & Maintenance:**

*Field Contingency*

Represents funds allocated to expenditures that the District could incur throughout the fiscal year that are field related.