

Bellaviva
Community Development District

Meeting Agenda

July 14, 2026

AGENDA

Bellaviva

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

July 7, 2026

Board of Supervisors Meeting Bellaviva Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Bellaviva Community Development District** will be held on **Tuesday, July 14, 2026 at 2:45 PM** at the **Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850.**

Zoom Video Link: <https://us06web.zoom.us/j/87631859949>

Call-In Information: 1-646-876-9923

Meeting ID: 876 3185 9949

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Approval of Minutes of the April 7, 2026 Board of Supervisors Meeting
4. Public Hearing
 - A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget
 - i. Consideration of Resolution 2026-38 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds
 - ii. Consideration of Fiscal Year 2026/2027 Developer Funding Agreement
5. Consideration of Resolution 2026-39 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027
6. Goals and Objectives
 - A. Adoption of Fiscal Year 2027 Goals & Objectives
 - B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Ratification of Funding Requests #2 and #3
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—0
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

MINUTES

**MINUTES OF MEETING
BELLAVIVA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bellaviva Community Development District was held **Tuesday, April 7, 2026**, at 2:47 p.m. at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida.

Present and constituting a quorum:

Lee Saunders	Chairman
Daniel Lewis	Vice Chairman
Lee Moore	Supervisor
Duane “Rocky” Owen	Supervisor
Tom Franklin	Supervisor

Also present were:

Jill Burns	District Manager, GMS
Katie O’Rourke <i>by Zoom</i>	District Manager, GMS
Savannah Hancock	District Counsel, KVV
Todd Amaden <i>by Zoom</i>	District Engineer, Landmark Engineering

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 2:47 p.m. and called roll. All five Board members were in attendance.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no members of the public in attendance and none on Zoom, in attendance.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 3, 2026, Organizational Meeting and the February 3, 2026, Landowners’ Meeting

Ms. Burns presented the February 3, 2026 Organizational meeting and Landowners’ meeting minutes and asked for any questions, comments or changes to the minutes. The Board had no changes to the minutes.

On MOTION by Mr. Moore, seconded by Mr. Saunders, with all in favor, the February 3, 2026 Organizational Meeting and Landowners' Meetings Minutes, were approved.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Imposition of Special Assessments

Ms. Burns requested a motion to open the public hearing for the special assessments and then turned it over to Mr. Amaden from Landmark Engineering.

On MOTION by Mr. Saunders, seconded by Mr. Franklin, with all in favor, Opening the Public Hearing, was approved.

i. Presentation of Engineer's Report

Mr. Amaden discussed the engineer's report. He explained the project covered about 139 acres with 303 homes and. The costs include site work, stormwater, roads, utilities, landscaping, common areas, streetlights, soft costs, and a larger contingency, bringing the total to approximately \$14 million.

Ms. Hancock asked Mr. Amaden if the cost estimates were reasonable. Mr. Amaden answered yes. Ms. Hancock asked if there were any issues carrying out the Capital Improvement Plan. Mr. Amaden answered no.

On MOTION by Mr. Saunders, seconded by Mr. Franklin, with all in favor, the Engineer's Report, was approved.

ii. Presentation of Master Assessment Methodology

Ms. Burns reviewed the Master Assessment Methodology and explained that it assigned the debt to the properties based on the benefits from the planned improvements. She noted that the report would be updated later when each bond series is issued. Ms. Burns reviewed the tables, noting there were 303 units total with two product types. The infrastructure cost was about \$14 million, and the estimated bond size was around \$18.7 million. She went over the per unit debt amounts, \$42,825 for the attached homes and \$66,914 for the detached homes. The estimated annual assessments were \$3,526 for attached units and \$5,510 for detached units on the tax bill. She clarified those numbers were just the maximum estimates for notice purposes and would likely be lower in reality.

On MOTION by Mr. Franklin, seconded by Mr. Lewis, with all in favor, the Master Assessment Methodology was approved.

iii. Consideration of Resolution 2026-33 Levying Special Assessments

Ms. Burns stated that the special assessments had to meet two requirements: the properties had to receive a benefit, and the costs had to be fairly distributed. Ms. Burns confirmed that the assessments as described in the methodology were reasonable and justified.

On MOTION by Mr. Saunders, seconded by Mr. Lewis with all in favor, Resolution 2026-33 Levying Special Assessments was approved.

iv. Consideration of Master Notice of Special Assessments

Ms. Burns reviewed the Master Notice of Special Assessments, which was to be recorded to notify future property owners of the lien.

On MOTION by Mr. Saunders, seconded by Mr. Franklin, with all in favor, the Master Notice of Special Assessments was approved.

Ms. Burns requested a motion to close the public hearing.

On MOTION by Mr. Moore, seconded by Mr. Lewis, with all in favor, Closing the Public Hearing, was approved.

B. Public Hearing on the District's Use of the Uniform Method of Levying, Collection, and Enforcement of Non-Ad Valorem Assessments

Ms. Burns requested a motion to open the public hearing on using the uniform method to levy, collect, and enforce non-ad valorem assessments.

On MOTION by Mr. Moore, seconded by Mr. Lewis, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2026-34 Expressing the District's Intent to Utilize the Uniform Method of Collection

Ms. Burns stated that the Board had opened the public hearing on using the uniform method to collect non-ad valorem assessments. Ms. Burns reviewed Resolution 2026-34, which sets the District up to allow assessments to be collected on the tax bill in the future, though they don't plan to use it this coming year.

On MOTION by Mr. Saunders, seconded by Mr. Lewis, with all in favor, Resolution 2026-34 Expressing the District's Intent to Utilize the Uniform Method of Collection was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Franklin, seconded by Mr. Moore, with all in favor, Closing the Public Hearing, was approved.

C. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget

Ms. Burns requested a motion to open the public hearing.

On MOTION by Mr. Moore, seconded by Mr. Lewis, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2026-35 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds

Ms. Burns reviewed Resolution 2026-35 for the FY2026 budget, which was an admin-only budget covering the period through September 30th with no expected field expenses. The public hearing had been advertised, and with no questions, the Board approved the budget unanimously.

On MOTION by Mr. Lewis, seconded by Mr. Saunders, with all in favor, Resolution 2026-35, Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds was approved.

Ms. Burns requested a motion to close the public hearing.

On MOTION by Mr. Saunders, seconded by Mr. Lewis, with all in favor, Closing the Public Hearing, was approved.

D. Public Hearing on the Adoption of Rules of Procedure and Amenity Rates & Disciplinary Rules for the District

Ms. Burns requested a motion to open the public hearing.

On MOTION by Mr. Lewis, seconded by Mr. Saunders, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2026-36 Adopting Rules of Procedure and Amenity Rates & Disciplinary Rules of the District

Ms. Burns reviewed Resolution 2026-36, which adopted the District's Rules of Procedure along with amenity rates and disciplinary rules. She explained that the procedures were standard and already updated with recent statutory changes. To save time and avoid another hearing later, they also included ranges for amenity fees, like non-resident user fees, replacement cards, rentals, and other charges. It was noted that these were just maximum ranges and could be adjusted later when final rules are set.

On MOTION by Mr. Saunders, seconded by Mr. Lewis, with all in favor, Resolution 2026-36 Adopting Rules of Procedure and Amenity Rates & Disciplinary Rules of the District was approved.

Ms. Burns requested a motion to close the public hearing.

On MOTION by Mr. Lewis, seconded by Mr. Moore, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-37 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget (Suggested Date: July 7, 2026)

Ms. Burns reviewed the proposed FY2027 budget, which covered October 1, 2026 through September 30, 2027. The budget was primarily developer funded and focused on administrative expenses, with a small field contingency included in case landscaping or maintenance was needed

before full buildout. It was noted that any unused funds would not be billed. The Board also agreed to change the public hearing date to July 14, 2026 at 2:45 p.m. at the current location.

On MOTION by Mr. Moore, seconded by Mr. Lewis, with all in favor, Resolution 2026-37 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget for July 14, 2026 at 2:45 p.m. at 245 N Seminole Avenue, Lake Alfred, Florida, was approved.

SIXTH ORDER OF BUSINESS

Review and Ranking of Proposals for District Engineering Services and Selection of a District Engineer

Ms. Burns reviewed the engineering RFQ and noted that only one proposal was received from Landmark Engineering, which was already serving as the interim engineer. The proposal scored a 95 and ranked #1 across all categories. Instead of doing separate rankings, the Board accepted the scoring and approved awarding the contract to Landmark Engineering.

On MOTION by Mr. Moore, seconded by Mr. Owen, with all in favor, the Review and Ranking of Proposals for District Engineering Services and Selection of Landmark Engineering as the District Engineer, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock confirmed the bond validation hearing was still set for May 13, 2026 at 4:45 p.m. and would be held remotely. Board members were told they should attend, though it's usually straightforward with minimal questions. Ms. Hancock explained that after the hearing, there would be about a 30-day period to finalize the judgment and then bond issuance could move forward depending on timing. They noted the process could line up with a July meeting if the Board wanted to approve documents then. It was confirmed that if the entrance or other infrastructure was built ahead of time, those costs could be reimbursed later through bond proceeds, if they were eligible under the engineer's report.

B. Engineer

Mr. Amaden had nothing else to add.

C. District Manager's Report

Ms. Burns had nothing further to report.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Saunders seconded by Mr. Lewis, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2026-38

THE ANNUAL APPROPRIATION RESOLUTION OF THE BELLAVIVA COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (“**Board**”) of the Bellaviva Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing Fiscal Year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELLAVIVA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Bellaviva Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14th DAY OF JULY, 2026.

ATTEST:

**BELLAVIVA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2027

Bellaviva
Community Development District

Proposed Budget
FY2027



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1 General Fund

2-4 General Fund Narrative

Bellaviva
Community Development District
Proposed Budget
General Fund

Description	Proposed Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<u>Revenues</u>					
Developer Contributions	\$ 95,819	\$ 46,750	\$ 21,123	\$ 67,873	\$ 388,150
Total Revenues	\$ 95,819	\$ 46,750	\$ 21,123	\$ 67,873	\$ 388,150
<u>Expenditures</u>					
<i><u>General & Administrative</u></i>					
Supervisor Fees	\$ 9,000	\$ -	\$ -	\$ -	\$ 12,000
FICA Expense	\$ 675	\$ -	\$ -	\$ -	\$ 900
Engineering	\$ 11,250	\$ 138	\$ 552	\$ 690	\$ 15,000
Attorney	\$ 18,750	\$ 7,725	\$ 5,148	\$ 12,873	\$ 25,000
Management Fees	\$ 30,000	\$ 13,333	\$ 13,332	\$ 26,665	\$ 40,000
Information Technology	\$ 1,350	\$ 600	\$ 600	\$ 1,200	\$ 1,800
Website Maintenance	\$ 2,650	\$ 2,150	\$ 400	\$ 2,550	\$ 1,200
Postage & Delivery	\$ 750	\$ 80	\$ 100	\$ 180	\$ 1,000
Insurance	\$ 5,000	\$ 3,287	\$ -	\$ 3,287	\$ 5,000
Copies	\$ 750	\$ -	\$ 100	\$ 100	\$ 1,000
Legal Advertising	\$ 11,250	\$ 13,912	\$ 5,625	\$ 19,537	\$ 15,000
Other Current Charges	\$ 3,750	\$ 112	\$ 448	\$ 560	\$ 5,000
Office Supplies	\$ 469	\$ 6	\$ 50	\$ 56	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ 175	\$ 175	\$ 175
Total General & Administrative:	\$ 95,819	\$ 41,343	\$ 26,530	\$ 67,873	\$ 138,150
<i><u>Operations & Maintenance</u></i>					
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Total Operations & Maintenance:	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Total Expenditures	\$ 95,819	\$ 41,343	\$ 26,530	\$ 67,873	\$ 388,150
Excess Revenues/(Expenditures)	\$ -	\$ 5,407	\$ (5,407)	\$ -	\$ -

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.

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, Landmark Engineering, 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, Kilinski Van Wyk, PLLC, 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.

Copies

Printing agenda material 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

Field Expenditures:

Field Contingency

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

SECTION 2

BELLAVIVA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027 FUNDING AGREEMENT

This agreement (“**Agreement**”) is made and entered into this 1st day of October, 2026, by and between:

BELLAVIVA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the City of Haines City, Polk County, Florida, with an address of c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“**District**”), and

BELLAVIVA OF POLK COUNTY, LLC, a Florida limited liability company and a landowner in the District (“**Developer**”), whose mailing address is 5529 U.S. Highway 98 N., Lakeland, Florida 33809, and its successors and assigns.

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the majority of all real property described in **Exhibit A**, attached hereto and incorporated herein (“**Property**”), within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027 Budget**”); and

WHEREAS, this Fiscal Year 2027 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the **Fiscal Year 2027 Budget**, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

WHEREAS, Developer and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. FUNDING. The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the Fiscal Year 2027 Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. CONTINUING LIEN. District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2027 Budget" in the public records of Polk County, Florida ("**County**"), stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2027 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

3. ALTERNATIVE COLLECTION METHODS.

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, *Florida Statutes*, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser.

4. AGREEMENT; AMENDMENTS. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

5. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. ASSIGNMENT. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

7. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

8. THIRD-PARTY RIGHTS; TRANSFER OF PROPERTY. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in

this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give ninety (90) days' prior written notice to the District of any such sale or disposition.

9. FLORIDA LAW GOVERNS. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

12. PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Developer agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, *Florida Statutes*. Developer acknowledges that the designated public records custodian for the District is **Jill Burns** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Developer shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the agreement term and following the agreement term if Developer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the agreement, transfer to the District, at no cost, all public records in Developer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Developer, Developer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO DEVELOPER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS OF THE BELLAVIVA COMMUNITY DEVELOPMENT DISTRICT AT GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC, 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801, TELEPHONE: (407) 841-5524, EMAIL JBURNS@GMSCFL.COM.

13. NOTICES. All notices, requests, consents, and other communications hereunder (“Notices”) shall be in writing and shall be mailed by First Class Mail, postage prepaid, sent by overnight delivery service, or sent by electronic mail with confirmation of receipt (except for notices of default, which shall also be sent by overnight delivery service), to the parties, as follows:

A. If to the District: Bellaviva Community Development District
c/o GMS - Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attn: District Manager
jburns@gmscfl.com

With a copy to: Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: Bellaviva CDD, District Counsel

B. If to Developer: Bellaviva of Polk County, LLC
3020 S. Florida Avenue
Lakeland, Florida 33803
Attn: _____
Email: _____

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

14. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

15. ANTIHUMAN TRAFFICKING. Developer certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Developer agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*, and acknowledges that if Developer refuses to sign said affidavit, the District may terminate this Agreement immediately.

16. SCRUTINIZED COMPANIES. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies or Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

17. E-VERIFY. Developer shall comply with the requirements of Section 448.095, *Florida Statutes*, including the requirement to enroll in and use the E-Verify system to verify the work authorization status of all newly hired employees. Developer shall require all subcontractors performing work under this Agreement to comply with the requirements of Section 448.095, *Florida Statutes*. If Developer fails to comply with this section, the District shall terminate this Agreement and Developer shall be liable for all costs associated with such termination. Developer shall maintain records of its compliance with this section and shall provide copies of such records to the District upon request.

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**BELLAVIVA COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: _____

**BELLAVIVA OF POLK COUNTY,
LLC, a Florida limited liability company**

By: _____
Its: _____

EXHIBIT A: Property Description
EXHIBIT B: Fiscal Year 2027 Budget

EXHIBIT A:
Property Description

A parcel of land being a portion of the Northwest 1/4 of Section 5, Township 28 South, Range 27 East, Polk County, Florida, being described as follows:

Commence at the intersection of the southerly right-of-way line of State Road 544 and the west line of said Northwest 1/4 of Section 5 for the Point of Beginning, said point being on the arc of a curve to the left, having radius of 2,914.79 feet, a central angle of 03°09'47", and a chord distance of 160.89 feet; thence southeasterly along said curve and southerly right-of-way line, a distance of 160.91 feet; thence South 02°55'29" West, a distance of 9.99 feet to a point on a non-tangent curve to the left, having a radius of 2,924.79 feet, a central angle of 17°04'16", a chord bearing of North 84°23'23" East, and a chord distance of 888.21 feet; thence Northeasterly, along the arc of said curve and southerly right-of-way line, a distance of 671.43 feet; thence North 75°55'12" East, along said southerly right-of-way line, a distance of 632.49 feet to a point on a non-tangent curve to the left, having a radius of 2,925.11 feet, a central angle of 17°37'44", a chord bearing of North 67°05'53" East, and a chord distance of 896.46 feet; thence Northeasterly, along the arc of said curve and said right-of-way line, a distance of 900.01 feet to the east line of the northwest 1/4 of aforesaid Section 5; thence South 00°23'17" East, along said east line of the Northwest 1/4, a distance of 1,330.37 feet, more or less to the waters edge of Little Lake Hamilton; thence Southwesterly, along said waters edge, 3600 feet more or less to the northerly right-of-way line of State Road 25 (U.S. 27), said point being South 31°23'26" East, 880.21 feet from the intersection of said northerly right-of-way line and the west line of the Northwest 1/4 of Section 5; thence North 31°23'26" West, along said northerly right-of-way line, a distance of 880.21 feet to said intersection of the northerly right-of-way line and the west line of the Northwest 1/4 of Section 5; thence North 00°16'40" West, along said west line of the Northwest 1/4 of Section 5, a distance of 2,757.32 feet to the Point of Beginning.

EXHIBIT B:
Fiscal Year 2027 Budget

[Begins on Following Page]

Bellaviva
Community Development District

Proposed Budget
FY2027



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1 General Fund

2-4 General Fund Narrative

Bellaviva
Community Development District
Proposed Budget
General Fund

Description	Proposed Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<u>Revenues</u>					
Developer Contributions	\$ 95,819	\$ 46,750	\$ 21,123	\$ 67,873	\$ 388,150
Total Revenues	\$ 95,819	\$ 46,750	\$ 21,123	\$ 67,873	\$ 388,150
<u>Expenditures</u>					
<u>General & Administrative</u>					
Supervisor Fees	\$ 9,000	\$ -	\$ -	\$ -	\$ 12,000
FICA Expense	\$ 675	\$ -	\$ -	\$ -	\$ 900
Engineering	\$ 11,250	\$ 138	\$ 552	\$ 690	\$ 15,000
Attorney	\$ 18,750	\$ 7,725	\$ 5,148	\$ 12,873	\$ 25,000
Management Fees	\$ 30,000	\$ 13,333	\$ 13,332	\$ 26,665	\$ 40,000
Information Technology	\$ 1,350	\$ 600	\$ 600	\$ 1,200	\$ 1,800
Website Maintenance	\$ 2,650	\$ 2,150	\$ 400	\$ 2,550	\$ 1,200
Postage & Delivery	\$ 750	\$ 80	\$ 100	\$ 180	\$ 1,000
Insurance	\$ 5,000	\$ 3,287	\$ -	\$ 3,287	\$ 5,000
Copies	\$ 750	\$ -	\$ 100	\$ 100	\$ 1,000
Legal Advertising	\$ 11,250	\$ 13,912	\$ 5,625	\$ 19,537	\$ 15,000
Other Current Charges	\$ 3,750	\$ 112	\$ 448	\$ 560	\$ 5,000
Office Supplies	\$ 469	\$ 6	\$ 50	\$ 56	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ 175	\$ 175	\$ 175
Total General & Administrative:	\$ 95,819	\$ 41,343	\$ 26,530	\$ 67,873	\$ 138,150
<u>Operations & Maintenance</u>					
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Total Operations & Maintenance:	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Total Expenditures	\$ 95,819	\$ 41,343	\$ 26,530	\$ 67,873	\$ 388,150
Excess Revenues/(Expenditures)	\$ -	\$ 5,407	\$ (5,407)	\$ -	\$ -

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.

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, Landmark Engineering, 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, Kilinski Van Wyk, PLLC, 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.

Copies

Printing agenda material 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

Field Expenditures:

Field Contingency

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

SECTION V

RESOLUTION 2026-39

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLAVIVA COMMUNITY DEVELOPMENT DISTRICT SETTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Bellaviva Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Haines City, Polk County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board of Supervisors desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached as **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELLAVIVA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 14th day of July 2026.

ATTEST:

**BELLAVIVA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

EXHIBIT A:

BELLAVIVA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors of the Bellaviva Community Development District will hold their regular meetings for Fiscal Year 2026/2027, at the Lake Alfred Public Library, 245 N Seminole Ave, Lake Alfred, FL 33850, on the 1st Tuesday of every month at 2:45 PM unless otherwise indicated as follows:

October 6, 2026
November 3, 2026
December 1, 2026
January 5, 2027
February 2, 2027
March 2, 2027
April 6, 2027
May 4, 2027
June 1, 2027
July 6, 2027
August 3, 2027
September 7, 2027

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801; Phone: (407) 841-5524 (“**District Manager’s Office**”).

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

A person who decides to appeal any decision made at a meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION VI

SECTION A

Bellaviva Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), *Florida Statutes*, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure once the District owns and operates infrastructure (as applicable).

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method (after District owns infrastructure).

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems after such time as the District owns infrastructure..

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems once the District owns infrastructure.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida. Annual Financial Reports are sufficient if such reports meet Florida legal requirements.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Bellaviva
Community Development District

District Manager: _____

Date: _____

Print Name: _____

Bellaviva
Community Development District

SECTION B

Bellaviva Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), *Florida Statutes*, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure once the District owns and operates infrastructure (as applicable).

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method (after District owns infrastructure).

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems after such time as the District owns infrastructure..

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems once the District owns infrastructure.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida. Annual Financial Reports are sufficient if such reports meet Florida legal requirements.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Bellaviva
Community Development District

District Manager: _____

Date: _____

Print Name: _____

Bellaviva
Community Development District

SECTION VII

SECTION C

SECTION 1

Bellaviva
Community Development District

REVISED

Funding Request #2
May 8, 2026

Bill to:

Payee	General Fund FY2026
-------	------------------------

1	Operations & Maintenance Funding	\$ 30,000.00
---	----------------------------------	--------------

\$ 30,000.00

Total:	\$ 30,000.00
---------------	--------------

Please make check payable to:

Bellaviva Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Bellaviva
Community Development District

Funding Request #3
June 10, 2026

Bill to:

General Fund
FY2026

Payee

1	Operations & Maintenance Funding	\$ 30,000.00
---	----------------------------------	--------------

\$ 30,000.00

Total:	\$ 30,000.00
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Please make check payable to:

Bellaviva Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

SECTION 2

Bellaviva
Community Development District

Unaudited Financial Reporting
May 31, 2026



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1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Capital Projects Fund</u>
4	<u>Month to Month</u>

Bellaviva
Community Development District
Combined Balance Sheet
May 31, 2026

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 41,256	\$ -	\$ 41,256
Due from Developer	\$ -	\$ 5,250	\$ 5,250
Total Assets	\$ 41,256	\$ 5,250	\$ 46,506
Liabilities:			
Accounts Payable	\$ 35,849	\$ -	\$ 35,849
Contracts Payable	\$ -	\$ 5,250	\$ 5,250
Total Liabilities	\$ 35,849	\$ 5,250	\$ 41,099
Fund Balance:			
Unassigned	\$ 5,407	\$ -	\$ 5,407
Total Fund Balances	\$ 5,407	\$ -	\$ 5,407
Total Liabilities & Fund Balance	\$ 41,256	\$ 5,250	\$ 46,506

Bellaviva
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<u>Revenues:</u>				
Developer Contributions	\$ 95,819	\$ 46,750	\$ 46,750	\$ -
Total Revenues	\$ 95,819	\$ 46,750	\$ 46,750	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 9,000	\$ 5,000	\$ -	\$ 5,000
FICA Expense	\$ 675	\$ 375	\$ -	\$ 375
Engineering	\$ 11,250	\$ 6,250	\$ 138	\$ 6,113
Attorney	\$ 18,750	\$ 10,417	\$ 7,725	\$ 2,692
Management Fees	\$ 30,000	\$ 16,667	\$ 13,333	\$ 3,333
Information Technology	\$ 1,350	\$ 750	\$ 600	\$ 150
Website Maintenance	\$ 2,650	\$ 1,472	\$ 2,150	\$ (678)
Postage & Delivery	\$ 750	\$ 417	\$ 80	\$ 337
Insurance	\$ 5,000	\$ 5,000	\$ 3,287	\$ 1,713
Copies	\$ 750	\$ 417	\$ -	\$ 417
Legal Advertising	\$ 11,250	\$ 11,250	\$ 13,912	\$ (2,662)
Other Current Charges	\$ 3,750	\$ 2,083	\$ 112	\$ 1,972
Office Supplies	\$ 469	\$ 260	\$ 6	\$ 254
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -
Total General & Administrative	\$ 95,819	\$ 60,358	\$ 41,343	\$ 19,015
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 5,407	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 5,407	

Bellaviva

Community Development District

Construction Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 9,612	\$ (9,612)
Total Expenditures	\$ -	\$ -	\$ 9,612	\$ (9,612)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (9,612)	
<u>Other Financing Sources/(Uses):</u>				
Developer Advances	\$ -	\$ -	\$ 9,612	\$ (9,612)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 9,612	\$ (9,612)
Net Change in Fund Balance	\$ -	\$ -	\$ -	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ -	

Bellaviva
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ -	\$ -	\$ -	\$ -	16,750	\$ -	\$ -	30,000	\$ -	\$ -	\$ -	\$ -	46,750
Total Revenues	\$ -	\$ -	\$ -	\$ -	16,750	\$ -	\$ -	30,000	\$ -	\$ -	\$ -	\$ -	46,750
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Employee FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ -	\$ -	\$ -	\$ -	138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	138
Attorney	\$ -	624	2,424	275	2,192	331	1,880	-	\$ -	\$ -	\$ -	\$ -	7,725
Management Fees	\$ -	\$ -	\$ -	\$ -	3,333	3,333	3,333	3,333	\$ -	\$ -	\$ -	\$ -	13,333
Information Technology	\$ -	\$ -	\$ -	\$ -	150	150	150	150	\$ -	\$ -	\$ -	\$ -	600
Website Maintenance	\$ -	\$ -	\$ -	\$ -	100	1,850	100	100	\$ -	\$ -	\$ -	\$ -	2,150
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ -	\$ -	\$ -	\$ -	\$ -	4	5	71	\$ -	\$ -	\$ -	\$ -	80
Insurance	\$ -	\$ -	\$ -	\$ -	3,287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,287
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ -	\$ -	\$ -	\$ -	345	11,742	1,825	-	\$ -	\$ -	\$ -	\$ -	13,912
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	112	\$ -	\$ -	\$ -	\$ -	112
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	3	0	3	\$ -	\$ -	\$ -	\$ -	6
Dues, Licenses & Subscriptions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total General & Administrative	\$ -	624	2,424	275	9,545	17,413	7,293	3,769	\$ -	\$ -	\$ -	\$ -	41,343
Excess (Deficiency) of Revenues over Expenditures	\$ -	(624)	(2,424)	(275)	7,205	(17,413)	(7,293)	26,231	\$ -	\$ -	\$ -	\$ -	5,407

SECTION 3



April 15, 2026

Samantha Ham – Recording Secretary
Bellaviva CDD
219 E. Livingston St.
Orlando, FL 32801

RE: Bellaviva Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **0** voters within the Bellaviva Community Development District as of **April 15, 2026**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

Melony M. Bell
Supervisor of Elections
Polk County, Florida