Bella Collina

Community Development District

Amended Budget

FY2026

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Bella Collina

Community Development District

Amended Budget

FY2026

General Fund

	Adopted Budget FY2026	Increase/ (Decrease)	Amended Budget FY2026	Actual Thru 8/31/26
Revenues:				
Special Assessments	$ 200,649	$ -	$ 200,649	$ 203,168
Interest	5,000	3,200	8,200	7,518
Carry Forward Surplus	3,056	15,784	18,840	-
Total Revenues	**$ 208,705**	**$ 18,984**	**$ 227,689**	**$ 210,685**
Expenditures:				
Administrative:				
Supervisor Fees	$ 8,000	$ -	$ 8,000	$ 5,400
FICA Expense	612	-	612	413
Engineering Fees	8,000	10,000	18,000	13,915
Attorney	15,000	2,500	17,500	12,908
Arbitrage	900	300	1,200	600
Dissemination	6,335	550	6,885	6,157
Annual Audit	2,325	375	2,700	2,700
Trustee Fees	7,000	300	7,300	7,300
Assessment Administration	6,953	-	6,953	6,953
Management Fees	60,120	-	60,120	55,110
Information Technology	1,947	-	1,947	1,785
Website Maintenance	1,298	-	1,298	1,190
Telephone	50	-	50	-
Postage	1,500	-	1,500	904
Printing & Binding	500	-	500	324
Insurance	11,662	-	11,662	10,516
Legal Advertising	3,000	-	3,000	1,209
Other Current Charges	200	-	200	102
Office Supplies	200	-	200	20
Dues, Licenses & Subscriptions	175	-	175	175
Total Administrative:	**$ 135,777**	**$ 14,025**	**$ 149,802**	**$ 127,682**
Operations & Maintenance				
Field Management	$ 26,430	$ -	$ 26,430	$ 24,228
Pond Maintenance	36,498	2,459	38,957	36,492
Stormwater Repairs & Maintenance	10,000	2,500	12,500	10,434
Total Operations & Maintenance:	**$ 72,928**	**$ 4,959**	**$ 77,887**	**$ 71,153**
Reserves				
Capital Reserve Transfer	$ -	$ -	$ -	$ -
Total Reserves	**$ -**	**$ -**	**$ -**	**$ -**
Total Expenditures	**$ 208,705**	**$ 18,984**	**$ 227,689**	**$ 198,835**
Excess Revenues (Expenditures)	$ -	$ -	$ -	$ 11,850

Net Assessment	$200,649
Collection Cost (6%)	$12,807
Gross Assessment	$213,457

Bella Collina

Community Development District

Gross Per Unit Assessment Chart

FY2026

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	91	90.80	4.78%	$10,170	$112
Single-Family	2.00	866	1732.00	91.26%	$194,850	$225
Condo's	0.75	100	74.99	3.95%	$8,437	$84
Water & Sewer Standby Fees	----	390	----	----	$76,050	$195
			1897.79	100.00%	$289,507	

FY2025

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	91	90.80	4.78%	$10,170	$112
Single-Family	2.00	866	1732.00	91.26%	$194,850	$225
Condo's	0.75	100	74.99	3.95%	$8,437	$84
Water & Sewer Standby Fees	----	436	----	----	$85,020	$195
			1897.79	100.00%	$298,477	

Bella Collina

Community Development District

Amended Budget

FY2026

Capital Reserve - General Fund

	Adopted Budget FY2026	Increase/ (Decrease)	Amended Budget FY2026	Actual Thru 8/31/26
Revenues:				
Transfer In	$ -	$ -	$ -	$ -
Interest	20,000	1,365	21,365	19,657
Total Revenues	**$ 20,000**	**$ 1,365**	**$ 21,365**	**$ 19,657**
Expenditures:				
Contingency	$ 600	$ -	$ 600	$ 544
Capital Outlay	-	115,000	115,000	56,105
Total Expenditures	**$ 600**	**$ 115,000**	**$ 115,600**	**$ 56,649**
Excess Revenues (Expenditures)	$ 19,400	$ (113,635)	$ (94,235)	$ (36,992)
Fund Balance - Beginning	$ 572,833	$ 1,016	$ 573,849	$ 573,894
Fund Balance - Ending	$ 592,233	$ (112,619)	$ 479,614	$ 536,902

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Community Development District

Amended Budget

FY2026

Debt Service Fund

Series 2004

	Adopted Budget FY2026	Increase/ (Decrease)	Amended Budget FY2026	Actual Thru 8/31/26
Revenues:				
Special Assessments	$ 1,269,901	$ -	$ 1,269,901	$ 1,285,469
Interest	48,000	-	48,000	34,218
Carry Forward Surplus [1]	305,893	1,459	307,352	307,352
Total Revenues	**$ 1,623,794**	**$ 1,459**	**$ 1,625,253**	**$ 1,627,038**
Expenditures:				
Series 2004				
Interest - 11/01	$ 273,125	$ -	$ 273,125	$ 273,125
Special Call - 11/01	-	70,000	70,000	70,000
Principal - 05/01	725,000	(5,000)	720,000	720,000
Interest - 05/01	273,125	(2,013)	271,113	271,113
Special Call - 05/01	-	5,000	5,000	5,000
Total Expenditures	**$ 1,271,250**	**$ 67,988**	**$ 1,339,238**	**$ 1,339,238**
Excess Revenues (Expenditures)	$ 352,544	$ (66,529)	$ 286,015	$ 287,801

[1] Carry forward surplus is net of Reserves

Interest - 11/1/2026	**$252,281**
Total	**$252,281**
Net Assessment	**$1,269,901**
Collection Cost (6%)	**$81,058**
Gross Assessment	**$1,350,959**

Property Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	90.8	90.80	4.98%	$67,296	$741
Single Family	2.00	866	1732.00	95.02%	$1,283,663	$1,482
Total			**1822.80**	**100.00%**	**$1,350,959**	

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Amended Budget

FY2026

Water & Sewer Fund

	Adopted Budget FY2026	Increase/ (Decrease)	Amended Budget FY2026	Actual Thru 8/31/26
Revenues:				
Water Utility Revenue				
Monthly Potable Water Consumption	$ 265,000	$ 111,150	$ 376,150	$ 344,552
Monthly Wastewater Consumption	425,000	60,350	485,350	445,162
Monthly Irrigation Consumption	685,000	(35,000)	650,000	609,152
Special Assessments	71,487	-	71,487	69,044
Application Fees	-	6,550	6,550	6,125
Miscellaneous Revenue	50,000	53,375	103,375	88,832
Interest	18,000	25,000	43,000	38,962
Carry Forward Surplus	-	138,235	138,235	-
Total Revenues	**$ 1,514,487**	**$ 359,660**	**$ 1,874,147**	**$ 1,601,827**
Expenditures:				
Administrative:				
Engineering Fees	$ 75,000	$ 70,000	$ 145,000	$ 128,568
Attorney	15,500	(10,000)	5,500	540
Annual Audit	2,325	375	2,700	2,700
Management Fees	17,177	-	17,177	15,746
Information Technology	1,298	-	1,298	1,190
Postage	3,000	-	3,000	2,570
Printing & Binding	100	-	100	52
Other Current Charges	1,200	2,300	3,500	2,961
Office Supplies	750	-	750	414
Dues, Licenses & Subscriptions	5,300	-	5,300	3,000
Total Administrative:	**$ 121,650**	**$ 62,675**	**$ 184,325**	**$ 157,742**

Bella Collina

Community Development District

Amended Budget

FY2026

Water & Sewer Fund

	Adopted Budget FY2026	Increase/ (Decrease)	Amended Budget FY2026	Actual Thru 8/31/26
Operations & Maintenance				
Field Management	$ 75,000	$ -	$ 75,000	$ 68,750
Property Insurance	85,162	-	85,162	83,379
Telephone	7,940	1,385	9,325	8,923
Electric	82,470	-	82,470	69,433
Trash Removal	6,200	300	6,500	5,872
Landscape Maintenance	10,902	1,000	11,902	10,799
Pond Maintenance	1,400	-	1,400	1,221
Repairs & Maintenance	250,000	-	250,000	213,813
Repairs & Maintenance - Grinder Pumps	150,000	150,000	300,000	235,818
Grinder Pump Preventative Maintenance	40,000	90,000	130,000	120,666
Water Plant Services (General Utilities)	50,000	10,000	60,000	55,789
Wastewater Plant Services (General Utilities)	110,000	20,000	130,000	120,637
Irrigation Plant Services (General Utilities)	31,200	(31,200)	-	-
Water & Sewer Field Operations	32,000	(32,000)	-	-
Sludge Disposal	15,000	35,000	50,000	46,057
Contractual Services	75,000	-	75,000	68,750
Fuel Expense	6,000	5,000	11,000	9,544
Wastewater Testing & Analysis	25,000	5,000	30,000	25,969
Operating Systems Maintenance	15,000	21,500	36,500	28,806
Generator Maintenance	6,000	21,000	27,000	20,013
Lighting	10,000	-	10,000	-
Operating Supplies	75,000	-	75,000	62,496
Total Operations & Maintenance:	**$ 1,159,274**	**$ 296,985**	**$ 1,456,259**	**$ 1,256,735**
Reserves				
Capital Reserve Transfer	$ 233,563	$ -	$ 233,563	$ 233,563
Total Reserves	**$ 233,563**	**$ -**	**$ 233,563**	**$ 233,563**
Total Expenditures	**$ 1,514,487**	**$ 359,660**	**$ 1,874,147**	**$ 1,648,040**
Excess Revenues (Expenditures)	$ -	$ -	$ -	$ (46,213)

Net Assessment	$71,487
Collection Cost (6%)	$4,563
Gross Assessment	$76,050
	390
	$195

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Amended Budget

FY2026

Capital Reserve - Water & Sewer Fund

	Adopted Budget FY2026	Increase/ (Decrease)	Amended Budget FY2026	Actual Thru 8/31/26
Revenues:				
Transfer In	$ 233,563	$ -	$ 233,563	$ 233,563
Interest	48,000	24,500	72,500	66,636
Total Revenues	**$ 281,563**	**$ 24,500**	**$ 306,063**	**$ 300,199**
Expenditures:				
Contingency	$ 600	$ 25	$ 625	$ 580
Capital Outlay	499,500	50,500	550,000	521,579
Total Expenditures	**$ 500,100**	**$ 50,525**	**$ 550,625**	**$ 522,159**
Excess Revenues (Expenditures)	$ (218,537)	$ (26,025)	$ (244,562)	$ (221,960)
Fund Balance - Beginning	$ 1,818,829	$ 124,871	$ 1,943,700	$ 1,943,700
Fund Balance - Ending	$ 1,600,292	$ 98,846	$ 1,699,138	$ 1,721,739