BELLEHAVEN
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026

BELLEHAVEN
COMMUNITY DEVELOPMENT DISTRICT
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BELLEHAVEN
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget
REVENUES					
Landowner contribution	$ 83,932	$ 12,752	$ 71,180	$ 83,932	$ 461,420
Total revenues	83,932	12,752	71,180	83,932	461,420
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	38,000	10,000	28,000	38,000	48,000
Legal	25,000	3,762	21,238	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	-	-	-	-	5,500
Arbitrage rebate calculation	-	-	-	-	500
Dissemination agent	1,167	-	1,167	1,167	2,000
EMMA software service	-	-	-	-	2,000
Trustee	-	-	-	-	5,500
Telephone	200	83	117	200	200
Postage	500	-	500	500	500
Printing & binding	500	208	292	500	500
Legal advertising	7,500	4,363	3,137	7,500	1,750
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	6,000
Contingencies/bank charges	1,500	645	855	1,500	1,500
Website hosting & maintenance	1,680	-	1,680	1,680	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	83,932	19,061	64,871	83,932	102,040

BELLEHAVEN
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget
Field operations					
Field operations management	-	-	-	-	10,000
Stormwater management					
Maintenance contract - dry ponds	-	-	-	-	48,247
Erosion repairs	-	-	-	-	5,000
Main and neighborhood entries					
Repair/maintenance/pressure washing	-	-	-	-	5,000
Electricity	-	-	-	-	3,000
Landscaping	-	-	-	-	113,801
Plant replacement	-	-	-	-	15,000
Arbor care	-	-	-	-	15,000
Irrigation repairs and maintenance	-	-	-	-	5,000
Irrigation water	-	-	-	-	19,932
Streetlighting	-	-	-	-	59,400
Roadway maintenance	-	-	-	-	35,000
Contingency	-	-	-	-	25,000
Total field operations	-	-	-	-	359,380
Total expenditures	83,932	19,061	64,871	83,932	461,420
Excess/(deficiency) of revenues over/(under) expenditures	-	(6,309)	6,309	-	-
Fund balance - beginning (unaudited)	(38,432)	-	(6,309)	-	-
Fund balance - ending (projected)					
Unassigned	(38,432)	(6,309)	-	-	-
Fund balance - ending	$ (38,432)	$ (6,309)	$ -	$ -	$ -

BELLEHAVEN
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES	
Professional & administrative	
Management/accounting/recording	$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
EMMA software service	2,000
Trustee	5,500
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	1,750
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	6,000
Meeting room rental	
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210

BELLEHAVEN
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	
Field operations management	10,000
Bid out services, administor contracts and quality control. Possibly part time HOA staff.	
Stormwater management	
Maintenance contract - dry ponds	48,247
Mow 30 times a year - 31.42 acres of DRA and Est. 5.5 acres of unimproved turf areas	
Erosion repairs	5,000
Covers periodic repairs to DRA banks.	
Main and neighborhood entries	
Repair/maintenance/pressure washing	5,000
Includes monuments and lighting.	
Electricity	3,000
Covers monument and landscape lighting.	
Landscaping	113,801
All inclusive costs for 4.75 acres of improved landscaping including mow/edge/trim, fert/chemical, irrigation wet-checks/ minor repairs and adjustments and 1 mulch application.	
Plant replacement	15,000
Periodic plant replacement.	
Arbor care	15,000
Includes periodic trimming of common area, right of way trees as street tree program.	
Irrigation repairs and maintenance	5,000
Covers cost of repairs to CDD sprinkler systems such as main line breaks and replacement of heads and valves.	
Irrigation water	19,932
Assumes irrigation with potable water suplied by City of Belleview, 26 watering weeks a year at 3/4" application each week.	
Streetlighting	59,400
Covers the costs of power, pole and maintenance lease of $50 per pole/ month. Assumes 99 poles.	
Roadway maintenance	35,000
Covers periodic road, sidewalk and road signage repairs for roads not owned by the City. Includes pressure washing.	
Contingency	25,000
Total expenditures	$ 461,420

BELLEHAVEN
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2026
REVENUES					
Assessment levy: off-roll	$ -	$ -	$ -	$ -	$ 903,664
Total revenues	-	-	-	-	903,664
EXPENDITURES					
Debt service					
Principal	-	-	-	-	160,000
Interest	-	-	-	-	593,776
Cost of issuance	-	-	220,313	220,313	-
Underwiter's discount	-	-	251,900	251,900	-
Total expenditures	-	-	472,213	472,213	753,776
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(472,213)	(472,213)	149,888
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	1,595,948	1,595,948	-
Total other financing sources/(uses)	-	-	1,595,948	1,595,948	-
Net increase/(decrease) in fund balance	-	-	1,123,735	1,123,735	149,888
Fund balance:					
Beginning fund balance (unaudited)	-	-	-	-	1,123,735
Ending fund balance (projected)	$ -	$ -	$1,123,735	$ 1,123,735	1,273,623
Use of fund balance:					
Debt service reserve account balance (required)					(903,665)
Interest expense - November 1, 2026					(369,065)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 893

BELLEHAVEN
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			220,070.72	220,070.72	12,595,000.00
05/01/26	160,000.00	5.800%	373,705.00	533,705.00	12,435,000.00
11/01/26			369,065.00	369,065.00	12,435,000.00
05/01/27	170,000.00	5.800%	369,065.00	539,065.00	12,265,000.00
11/01/27			364,135.00	364,135.00	12,265,000.00
05/01/28	180,000.00	5.800%	364,135.00	544,135.00	12,085,000.00
11/01/28			358,915.00	358,915.00	12,085,000.00
05/01/29	190,000.00	5.800%	358,915.00	548,915.00	11,895,000.00
11/01/29			353,405.00	353,405.00	11,895,000.00
05/01/30	200,000.00	5.800%	353,405.00	553,405.00	11,695,000.00
11/01/30			347,605.00	347,605.00	11,695,000.00
05/01/31	210,000.00	5.800%	347,605.00	557,605.00	11,485,000.00
11/01/31			341,515.00	341,515.00	11,485,000.00
05/01/32	225,000.00	5.800%	341,515.00	566,515.00	11,260,000.00
11/01/32			334,990.00	334,990.00	11,260,000.00
05/01/33	240,000.00	5.800%	334,990.00	574,990.00	11,020,000.00
11/01/33			328,030.00	328,030.00	11,020,000.00
05/01/34	255,000.00	5.800%	328,030.00	583,030.00	10,765,000.00
11/01/34			320,635.00	320,635.00	10,765,000.00
05/01/35	270,000.00	5.800%	320,635.00	590,635.00	10,495,000.00
11/01/35			312,805.00	312,805.00	10,495,000.00
05/01/36	285,000.00	5.800%	312,805.00	597,805.00	10,210,000.00
11/01/36			304,540.00	304,540.00	10,210,000.00
05/01/37	300,000.00	5.800%	304,540.00	604,540.00	9,910,000.00
11/01/37			295,840.00	295,840.00	9,910,000.00
05/01/38	320,000.00	5.800%	295,840.00	615,840.00	9,590,000.00
11/01/38			286,560.00	286,560.00	9,590,000.00
05/01/39	335,000.00	5.800%	286,560.00	621,560.00	9,255,000.00
11/01/39			276,845.00	276,845.00	9,255,000.00
05/01/40	360,000.00	5.800%	276,845.00	636,845.00	8,895,000.00
11/01/40			266,405.00	266,405.00	8,895,000.00
05/01/41	380,000.00	5.800%	266,405.00	646,405.00	8,515,000.00
11/01/41			255,385.00	255,385.00	8,515,000.00
05/01/42	400,000.00	5.800%	255,385.00	655,385.00	8,115,000.00
11/01/42			243,785.00	243,785.00	8,115,000.00
05/01/43	425,000.00	5.800%	243,785.00	668,785.00	7,690,000.00
11/01/43			231,460.00	231,460.00	7,690,000.00
05/01/44	450,000.00	5.800%	231,460.00	681,460.00	7,240,000.00
11/01/44			218,410.00	218,410.00	7,240,000.00
05/01/45	480,000.00	5.800%	218,410.00	698,410.00	6,760,000.00
11/01/45			204,490.00	204,490.00	6,760,000.00
05/01/46	505,000.00	6.050%	204,490.00	709,490.00	6,255,000.00
11/01/46			189,213.75	189,213.75	6,255,000.00
05/01/47	540,000.00	6.050%	189,213.75	729,213.75	5,715,000.00
11/01/47			172,878.75	172,878.75	5,715,000.00
05/01/48	570,000.00	6.050%	172,878.75	742,878.75	5,145,000.00
11/01/48			155,636.25	155,636.25	5,145,000.00
05/01/49	610,000.00	6.050%	155,636.25	765,636.25	4,535,000.00

BELLEHAVEN
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/49			137,183.75	137,183.75	4,535,000.00
05/01/50	645,000.00	6.050%	137,183.75	782,183.75	3,890,000.00
11/01/50			117,672.50	117,672.50	3,890,000.00
05/01/51	685,000.00	6.050%	117,672.50	802,672.50	3,205,000.00
11/01/51			96,951.25	96,951.25	3,205,000.00
05/01/52	730,000.00	6.050%	96,951.25	826,951.25	2,475,000.00
11/01/52			74,868.75	74,868.75	2,475,000.00
05/01/53	775,000.00	6.050%	74,868.75	849,868.75	1,700,000.00
11/01/53			51,425.00	51,425.00	1,700,000.00
05/01/54	825,000.00	6.050%	51,425.00	876,425.00	875,000.00
11/01/54			26,468.75	26,468.75	875,000.00
05/01/55	875,000.00	6.050%	26,468.75	901,468.75	-
11/01/55					
Total	**12,595,000.00**		**14,668,013.22**	**27,263,013.22**	

BELLEHAVEN
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS

Landowner Contribution (GF) and Off-Roll DS Assessments

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 40'	157	$ -	$ 2,290.66	$ 2,290.66	n/a
SF 50'	190	-	2,863.32	2,863.32	n/a
Total	**347**				