BELLEHAVEN
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027

BELLEHAVEN
COMMUNITY DEVELOPMENT DISTRICT
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BELLEHAVEN
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget 2027
REVENUES					
Assessment levy: off-roll	$ -	$ -	$ -	$ -	$ 208,200
Landowner contribution	461,420	27,791	186,544	214,335	269,805
Total revenues	461,420	27,791	186,544	214,335	478,005
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	1,175	23,825	25,000	25,000
Engineering	2,000	-	2,000	2,000	5,000
Engineering - stormwater reporting	-	-	-	-	5,000
Audit	5,500	-	3,700	3,700	3,900
Arbitrage rebate calculation	500	-	500	500	500
Debt service fund accounting - 2027					1,833
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Dissemination agent - 2027	-	-	-	-	667
EMMA software service	2,000	-	2,000	2,000	3,500
Trustee	5,500	-	5,500	5,500	5,500
Trustee - 2027	-	-	-	-	-
Telephone	200	100	100	200	200
Postage	500	36	464	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	307	1,443	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	6,000	5,000	-	5,000	6,000
Meeting room rental	-	-	-	-	-
Contingencies/bank charges	1,500	491	1,009	1,500	1,750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	145
Total professional & administrative	102,040	32,534	66,706	99,240	112,625

BELLEHAVEN
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget 2027
Field operations					
Field operations management	10,000	-	5,000	5,000	10,000
Stormwater management					
Maintenance contract - dry ponds	48,247	-	24,124	24,124	48,247
Erosion repairs	5,000	-	-	-	10,000
Main and neighborhood entries					
Repair/maintenance/pressure washing	5,000	-	1,000	1,000	5,000
Electricity	3,000	-	250	250	3,000
Landscaping	113,801	-	28,450	28,450	113,801
Mulching	-	-	-	-	13,000
Plant replacement	15,000	-	-	-	15,000
Arbor care	15,000	-	-	-	15,000
Irrigation repairs and maintenance	5,000	-	5,000	5,000	5,000
Irrigation water	19,932	-	8,000	8,000	19,932
Streetlighting	59,400	-	23,760	23,760	59,400
Fencing	-	-	-	-	3,000
Roadway maintenance	35,000	-	10,000	10,000	35,000
Contingency	25,000	-	10,000	10,000	10,000
Total field operations	359,380	-	115,584	115,584	365,380
Total expenditures	461,420	32,534	182,290	214,824	478,005
Excess/(deficiency) of revenues over/(under) expenditures	-	(4,743)	4,254	(489)	-
Fund balance - beginning (unaudited)	489	489	(4,254)	489	-
Fund balance - ending (projected)					
Unassigned	-	(4,254)	-	-	-
Fund balance - ending	$ -	$ (4,254)	$ -	$ -	$ -

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	5,000
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.	
Engineering - stormwater reporting	5,000
Audit	3,900
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.	
Debt service fund accounting - 2027	1,833
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.	
Dissemination agent - 2027	667
EMMA software service	3,500
Trustee	5,500
Trustee - 2027	-
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	1,750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	145

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 at $0.03 per sq ft / year	
Erosion repairs	10,000
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.	
Mulching	13,000
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.	
Fencing	3,000
Roadway maintenance	35,000
Covers periodic road, sidewalk and road signage repairs for roads not owned by the City. Includes pressure washing.	
Contingency	10,000
Total expenditures	$478,005

BELLEHAVEN
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget 2027
REVENUES					
Assessment levy: off-roll	$ 903,664	$ -	$ 903,664	$ 903,664	$ 903,664
Interest	-	19,207	-	19,207	-
Total revenues	903,664	19,207	903,664	922,871	903,664
EXPENDITURES					
Debt service					
Principal	160,000	-	160,000	160,000	170,000
Interest	593,776	220,071	373,705	593,776	738,130
Cost of issuance	-	6,750	-	6,750	-
Total expenditures	753,776	226,821	533,705	760,526	908,130
Excess/(deficiency) of revenues over/(under) expenditures	149,888	(207,614)	369,959	162,345	(4,466)
OTHER FINANCING SOURCES/(USES)					
Transfers in	-	504	-	504	-
Total other financing sources/(uses)	-	504	-	504	-
Net increase/(decrease) in fund balance	149,888	(207,110)	369,959	162,849	(4,466)
Fund balance:					
Beginning fund balance (unaudited)	1,123,735	1,137,563	930,453	1,137,563	1,300,412
Ending fund balance (projected)	$1,273,623	$ 930,453	$1,300,412	$ 1,300,412	1,295,946

Use of fund balance:	
Debt service reserve account balance (required)	(903,665)
Interest expense - November 1, 2027	(364,135)
Projected fund balance surplus/(deficit) as of September 30, 2027	$ 28,146

BELLEHAVEN
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE

Date	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

Date	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	-
Total	**12,595,000.00**		**14,668,013.22**	**27,263,013.22**	

BELLEHAVEN
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS

Off-Roll DS Assessments					
Product/Parcel	**Units**	**FY 2027 O&M Assessment per Unit**	**FY 2027 DS Assessment per Unit**	**FY 2027 Total Assessment per Unit**	**FY 2026 Total Assessment per Unit**
SF 40'	157	$ 600.00	$ 2,290.66	$ 2,890.66	$ 2,290.66
SF 50'	190	600.00	2,863.32	3,463.32	2,863.32
Total	**347**				