

**Bellalago Educational Facilities  
Benefit District**

**Board Meeting**

**August 4, 2021**

**11:00 a.m.**



**Bellalago Charter Academy  
3651 Pleasant Hill Road  
Kissimmee, FL 34746**

# **Bellalago Educational Facilities Benefit District**

Wednesday, August 4, 2021

11:00 a.m.

Bellalago Charter Academy

3651 Pleasant Hill Road

Kissimmee, FL 34746

## **Meeting Agenda**

### **Introduction - Call to Order**

### **Board Matters**

- 1 Approval of the June 2, 2021 Board Meeting Minutes
- 2 Approval of Resolution 2021-4 Approving the 2021-22 Assessment Roll
- 3 Approval of Resolution 2021-5 Adopting 2021-22 Annual Budget
- 4 Approval of Resolution 2021-6 Approving Capital Repaving Project

### **Other Business**

- 1 Audience Comments
- 2 Supervisor Requests
- 3 Counsel Requests
- 4 Manager Requests

### **Adjournment**

NOTICE OF A MEETING OF THE BOARD OF SUPERVISORS OF  
THE BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT

Pursuant to Section 189.417(1), Florida Statutes, all interested parties are hereby notified that the Board of Supervisors of the Bellalago Educational Facilities Benefit District (the "District"), a dependent special district of Osceola County, Florida, will conduct a District meeting on August 4, 2021 at 11:00 a.m. at Bellalago Charter Academy, 3651 Pleasant Hill Road, Kissimmee, FL 34746. The District Board of Supervisors will meet for general District purposes, including approval of its annual non-ad valorem assessment roll, and will also conduct a public hearing on the proposed budget for the fiscal year commencing October 1, 2021. This meeting may be continued to a certain date and time set at the meeting. Additional information is available from the District Manager at (407) 870-4907. If a person decides to appeal any decision made by the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (407) 870-4907 at least five calendar days prior to the meeting.

# **Bellalago Educational Facilities Benefit District**

**August 4, 2021**

## **Board Matters Agenda Item 1**

Approval of the June 2, 2021 Board Meeting Minutes

### **Executive Summary:**

Requesting approval of the June 2, 2021 Board Meeting Minutes

**MINUTES OF THE BOARD OF DIRECTORS OF  
BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT  
WEDNESDAY, JUNE 2, 2021 AT 11:00 A.M.  
BELLALAGO CHARTER ACADEMY  
3651 PLEASANT HILL ROAD, KISSIMMEE, FL 34746**

**PRESENT:** Migdalia Gonzalez, School District of Osceola County, Jasper Thompson, Osceola County, Yuling Liu, School District of Osceola County, Richard Rosello, Taylor Morrison and Jonathan Rasmussen, Landowner Appointee.

Also present were Laura Walker, Benefit District Manager, Christopher Roe, Bryant Miller Olive and Linda Roldan, Bookkeeper for Bellalago Charter Academy.

**Landowner Meeting – Board of Supervisors Seat 2 and 3 Elections**

The Landowner Meeting was called to order at 11:11 a.m. by Migdalia Gonzalez.

Landowners present: Taylor Morrison Company

Nominations: Nora Schuster  
Jonathan Rasmussen

Taylor Morrison casted 500 votes for Nora Schuster to Seat #2, and 500 votes for Jonathan Rasmussen to Seat #3.

The Landowner Meeting closed at 11:15 a.m. by Migdalia Gonzalez.

**General Meeting**

**Introduction**

Migdalia Gonzalez called the General Meeting to order at 11:15 a.m.

**Board Matters**

1. Approval of Resolution 2021-1 Canvassing Election Results

A motion to approve Resolution 2021-1 Canvassing Election Results was made by Jasper Thompson and seconded by Yuling Liu. The motion passed 5-0.

2. Approval of Resolution 2021-2 Appointing District Manager

A motion to approve Resolution 2021-2 Appointing District Manager was made by Jonathan Rasmussen and seconded by Jasper Thompson. The motion passed 5-0.

3. Approval of August 5, 2020 Board Meeting Minutes

A motion to approve the August 5, 2020 Board Meeting Minutes was made by Jasper Thompson and seconded by Jonathan Rasmussen. The motion passed 5-0.

4. Approval of Resolution 2021-3 Proposed Budget for Fiscal Year 2021-22

A motion to approve Resolution 2021-3 Approving a Proposed Budget for Fiscal Year 2021-22 was made by Jonathan Rasmussen and seconded by Jasper Thompson. The motion passed 5-0.

5. Approval of Annual Audited Financial Statements for Fiscal Year 2019-20

Migdalia Gonzalez presented the audited financial statement for fiscal year ending 9/30/2020. A motion to approve the Annual Audited Financial Statements for Fiscal Year 2019-20 was made by Yuling Liu and seconded by Richard Rosello. The motion passed 5-0.

**Other Business**

Audience Request: None.

Supervisors Request: None.

Counsel Request:

Attorney Chris Roe explained that a public notice was published for this board meeting and noted there were no landowner community members present. The next landowner election is in 2 years.

Manager Request:

Laura Walker announced that the next meeting will be held on Wednesday, August 4<sup>th</sup>, 2021 at 11:00 a.m.

**Adjournment**

Migdalia Gonzalez declared the meeting adjourned at 11:31 a.m.

# **Bellalago Educational Facilities Benefit District**

**August 4, 2021**

## **Board Matters Agenda Item 2**

Approval of Resolution 2021-4 Approving the 2021-22 Assessment Roll

### **Executive Summary:**

Requesting approval of Resolution 2021-4 Approving the 2021-22 Assessment Roll

Total amount to be collected on the roll = \$847,115.93

Total EFBD Units = 2,615

**RESOLUTION NO. 2021-4**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT, OSCEOLA COUNTY, FLORIDA RELATING TO THE FUNDING OF EDUCATIONAL FACILITIES IMPROVEMENTS; APPROVING THE FISCAL YEAR 2021-22 NON-AD VALOREM ASSESSMENT ROLL AND DIRECTING CERTIFICATION THEREOF TO THE OSCEOLA COUNTY TAX COLLECTOR; PROVIDING FOR APPLICABILITY AND AN EFFECTIVE DATE.**

**BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT AS FOLLOWS:**

**SECTION 1. AUTHORITY.** This Resolution of the Board of Supervisors (the "Board") of the Bellalago Educational Facilities Benefit District (the "District") is adopted pursuant to the Interlocal Agreement between Osceola County, Florida (the "County") and the School Board of Osceola County dated September 15, 2003, as amended and County Ordinance No. 03-20, as amended (collectively, the "District Charter"), District Resolution 2003-7, Chapters 189 and 1013, Florida Statutes, and other applicable provisions of law.

**SECTION 2. PURPOSE AND DEFINITIONS.** This resolution constitutes the Annual Assessment Resolution. All capitalized terms not otherwise defined herein shall have the meanings defined in District Resolution Nos. 2003-7 (the "Procedural Assessment Resolution"), 2003-8 (the "Initial Assessment Resolution") and 2003-11 (the "Final Assessment Resolution").

**SECTION 3. FINDINGS.** It is hereby ascertained, determined and declared that:

(A) The District is a special purpose local government organized and existing in accordance with Sections 1013.355, 1013.356, and 1013.357, Florida Statutes, (the "Educational Facilities Act") and is a dependant special district, established and created pursuant to Chapter 189, Florida Statutes.



(B) The District was created for the purpose of assisting in financing the construction and maintenance of the Educational Facilities Improvements to be located within District boundaries.

(C) The Educational Facilities Act expressly empowers the District to levy, impose, collect, and enforce non-ad valorem assessments, sometimes referred to as special assessments. The reference to non-ad valorem assessments in the Educational Facilities Act means those assessments which are not based upon millage and which can become a lien against a homestead as permitted in Section 4, Article X of the State Constitution.

(D) Pursuant to Sections 197.3631, 197.3632, and 197.3635, Florida Statutes, authorizing the imposition and collection of non-ad valorem assessments on the same bill as ad valorem taxes (the "Uniform Collection Act"), the District also has the power and authority to levy, impose, collect, and enforce non-ad valorem assessments.

(E) Pursuant to the Procedural Assessment Resolution, the District is required to adopt an Annual Assessment Resolution approving the non-ad valorem assessment roll for each Fiscal Year.

(F) The District has heretofore directed the preparation of an assessment roll for Fiscal Year 2021-22 containing a description of the real property subject to the special assessments, the name and address of the owner of such property and the amount of the assessment (the "Assessment Roll").

(G) The Board wishes to hereby approve the Assessment Roll and to direct certification of the Assessment Roll to the Osceola County Tax Collector for collection.

**SECTION 4. APPROVAL AND CERTIFICATION OF ASSESSMENT ROLL; LIEN OF ASSESSMENTS.**

(A) The Assessment Roll, which is on file with the District Manager and incorporated herein by reference, is hereby approved. The District Manager shall cause the certification and delivery of the Assessment Roll to the Tax Collector by August 20, 2021, in the manner prescribed by the Uniform Collection Act. The Assessment Roll as delivered to the Tax Collector shall be accompanied by a Certificate to Non-Ad Valorem Assessment Roll in substantially the form attached hereto as Appendix A.

(B) The special assessments shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district or municipal taxes

and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid. The lien shall attach to the property included on the Assessment Roll as of the prior January 1, the lien date for ad valorem taxes.

**SECTION 5. APPLICABILITY AND EFFECTIVE DATE.** This Resolution shall be liberally construed to effect the purposes hereof and shall take effect immediately upon its adoption.

**DULY ADOPTED** this 4th day of August, 2021.

**BOARD OF SUPERVISORS OF THE  
BELLALAGO EDUCATIONAL FACILITIES  
BENEFIT DISTRICT**

By: \_\_\_\_\_  
Chair

(SEAL)

ATTEST:

\_\_\_\_\_  
Secretary

**APPENDIX A – FORM OF  
CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL**

I HEREBY CERTIFY that I am the Chairman of the Board of Supervisors of the Bellalago Educational Facilities Benefit District (the "District") or authorized agent of the District; as such I have satisfied myself that all property included or includable on the non-ad valorem assessment roll for the District (the "Non-Ad Valorem Assessment Roll") is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I FURTHER CERTIFY that, in accordance with the Uniform Assessment Collection Act, this certificate and the herein described Non-Ad Valorem Assessment Roll will be delivered to the Osceola County Tax Collector by August 20, 2021.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the Osceola County Tax Collector and made part of the above described Non-Ad Valorem Assessment Roll this 4th day of August, 2021.

**BELLALAGO EDUCATIONAL FACILITIES  
BENEFIT DISTRICT**

By: \_\_\_\_\_  
Chair

Bellalago E.F.B.D.  
Pro Forma 2021-2022

Item#	Description	All 2021-2022 Bellalago Parcels/Units		Original Bellalago Service Area		Estate C Lots 1-103 (Formerly Bellalago West Unplatted Lots)		Bellalago Phase B-2 (Formerly Tract B)		Estate C Lots 104-119 and Reedy Reserve Ph 2 (Formerly Bellalago West Unplatted)	
		Total E.F.B.D. Units	Total Cost	Costs to be Recovered by the NAV	Approx. Cost Per EDU	Costs to be Recovered by the NAV	Approx. Cost Per EDU	Costs to be Recovered by the NAV	Approx. Cost Per EDU	Costs to be Recovered by the NAV	Approx. Cost Per EDU
1	<i>E.F.B.D. Assessment Units Collected Using the Uniform Collection Method</i>	2,615		2,265		103		138		109	
2	Net Assessment (Total Units x Base NAV per Unit)		\$ 724,157.01	\$ 634,313.25	\$ 280.05	\$ 28,845.15	\$ 280.05	\$ 30,473.16	\$ 220.82	\$ 30,525.45	\$ 280.05
2a	Adjustment for shortfall		\$ 7,183.30	\$ 6,568.50	\$ 2.90	\$ 298.70	\$ 2.90	\$ -	\$ -	\$ 316.10	\$ 2.90
2b	<i>Recoverable Collection Costs (Source: Proposed Budget, unless noted otherwise)</i>		\$ 731,340.31	\$ 640,881.75	\$ 282.95	\$ 29,143.85	\$ 282.95	\$ 30,473.16	\$ 220.82	\$ 30,841.55	\$ 282.95
3	Roll Maintenance, Preparation & Documentation		\$ 4,050.00	\$ 3,510.75	\$ 1.55	\$ 159.65	\$ 1.55	\$ 213.90	\$ 1.55	\$ 168.95	\$ 1.55
4	Audit		\$ 10,500.00	\$ 9,082.65	\$ 4.01	\$ 413.03	\$ 4.01	\$ 553.38	\$ 4.01	\$ 437.09	\$ 4.01
5	Director's Liability Insurance		\$ 5,000.00	\$ 4,326.15	\$ 1.91	\$ 196.73	\$ 1.91	\$ 263.58	\$ 1.91	\$ 208.19	\$ 1.91
6	Registration		\$ 175.00	\$ 158.55	\$ 0.07	\$ 7.21	\$ 0.07	\$ 9.66	\$ 0.07	\$ 7.63	\$ 0.07
7	Advertisement		\$ 800.00	\$ 702.15	\$ 0.31	\$ 31.93	\$ 0.31	\$ 42.78	\$ 0.31	\$ 33.79	\$ 0.31
8	Legal		\$ 10,000.00	\$ 8,652.30	\$ 3.82	\$ 393.46	\$ 3.82	\$ 527.16	\$ 3.82	\$ 416.38	\$ 3.82
9	Disclosure Fee		\$ 2,500.00	\$ 2,174.40	\$ 0.96	\$ 98.88	\$ 0.96	\$ 132.48	\$ 0.96	\$ 104.64	\$ 0.96
10	Trustee Fee		\$ 9,960.00	\$ 8,629.65	\$ 3.81	\$ 392.43	\$ 3.81	\$ 525.78	\$ 3.81	\$ 415.29	\$ 3.81
11	Arbitrage Calculations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	School District Management Fee		\$ 20,000.00	\$ 17,327.25	\$ 7.65	\$ 787.95	\$ 7.65	\$ 1,055.70	\$ 7.65	\$ 833.85	\$ 7.65
13	Collection Cost of \$1.00/tax parcel billed using Uniform Collection Method (Source: Osceola County Assessment Office) for 2,615 parcels on the roll	2,615	\$ 2,615.00	\$ 2,265.00	\$ 1.00	\$ 103.00	\$ 1.00	\$ 138.00	\$ 1.00	\$ 109.00	\$ 1.00
14	<i>Subtotal</i>		\$ 796,940.31	\$ 697,710.60	\$ 308.04	\$ 31,728.12	\$ 308.04	\$ 33,935.58	\$ 245.91	\$ 33,576.36	\$ 308.04
15	4% Discount (Source: Florida Statute)		\$ 33,229.53	\$ 29,082.60	\$ 12.84	\$ 1,322.52	\$ 12.84	\$ 1,414.50	\$ 10.25	\$ 1,399.56	\$ 12.84
16	Rate Adjusted for 4% Discount		\$ 830,169.84	\$ 726,793.20	\$ 320.88	\$ 33,050.64	\$ 320.88	\$ 35,350.08	\$ 256.16	\$ 34,975.92	\$ 320.88
17	Approx. Tax Collector's Fee - Collection Cost of 2% of NAV Assessment Total on the Certified Roll (Source: Tax Collector's Office)		\$ 16,946.09	\$ 14,835.75	\$ 6.55	\$ 674.65	\$ 6.55	\$ 721.74	\$ 5.23	\$ 713.95	\$ 6.55
18	Pro Forma Assessment Total/Rate		\$ 847,115.93	\$ 741,628.95	\$ 327.43	\$ 33,725.29	\$ 327.43	\$ 36,071.82	\$ 261.39	\$ 35,689.87	\$ 327.43















































# Bellalago Educational Facilities Benefit District

**August 4, 2021**

## **Board Matters Agenda Item 3**

Approval of Resolution 2021-5 Adopting 2021-22 Annual Budget

### **Executive Summary:**

Requesting approval of Resolution 2021-5 Adopting the 2021-22 Annual Budget

#### General Fund:

Total Estimated Revenues - \$2,537,570.52

Total Appropriations - \$82,546.09

Total Transfers Out - \$1,732,106.26

Fund Balance - \$2,568,769.85

#### Debt Service Fund:

Total Appropriations - \$1,732,106.26

Total Transfers In - \$1,732,106.26

Fund Balance - \$558,551.09

## RESOLUTION 2021-5

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT, OSCEOLA COUNTY, FLORIDA, ADOPTING A BUDGET FOR THE FISCAL YEAR 2021-22; PROVIDING FOR APPLICABILITY AND AN EFFECTIVE DATE.

**BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT AS FOLLOWS:**

**SECTION 1. AUTHORITY.** This Resolution of the Board of Supervisors (the "Board") of the Bellalago Educational Facilities Benefit District (the "District") is adopted pursuant to the Interlocal Agreement between Osceola County, Florida (the "County") and the School Board of Osceola County dated September 15, 2003, as amended and County Ordinance No. 03-15, as amended (collectively, the "District Charter"), Chapters 189 and 1013, Florida Statutes, and other applicable provisions of law.

**SECTION 2. FINDINGS.** It is hereby ascertained, determined and declared as follows:

(A) On June 2, 2021, the Board approved a Proposed Fiscal Year 2021-22 Annual Budget and scheduled a public hearing thereon as required by the District Charter.

(B) On August 4, 2021, the Board conducted a duly noticed public hearing to receive comment upon such proposed budget.

(C) In accordance with the District Charter, the Board hereby determines that the Fiscal Year 2021-22 Annual Budget of the District accurately describes the estimated amounts to be expended by the Board in the ensuing fiscal year.

**SECTION 3. ADOPTION OF BUDGET.** The Fiscal Year 2021-22 Annual Budget attached hereto as Appendix A is hereby approved and adopted. The District Manager is hereby directed to submit a certified copy of this Resolution, including the budget attached hereto, to Osceola County in accordance with the District Charter.

**SECTION 4. APPLICABILITY AND EFFECTIVE DATE.** This Resolution shall be liberally construed to effect the purposes hereof and shall take effect immediately upon its adoption.

**DULY ADOPTED** this 4<sup>th</sup> day of August, 2021.

**BOARD OF SUPERVISORS OF THE  
BELLALAGO EDUCATIONAL FACILITIES  
BENEFIT DISTRICT**

[SEAL]

By: \_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary

**APPENDIX A**

**FISCAL YEAR 2021-22 BUDGET**

# Bellalago Educational Facilities Benefit District

Fiscal Year 2021-22 Final Budget

## General Fund

Uses	Function	2021-2022 Preliminary	2021-2022 Final	Difference
<b>ESTIMATED REVENUES</b>				
Federal Direct	3100			0.00
Federal Through State & Local	3200			0.00
State Sources	3300			0.00
Local Sources	3400	2,502,479.50	2,537,570.52	35,091.02
<b>Total Estimated Revenues</b>		2,502,479.50	2,537,570.52	35,091.02
<b>APPROPRIATIONS</b>				
Current:				
Instruction	5000			0.00
Pupil Personnel Services	6100			0.00
Instructional Media Services	6200			0.00
Instruction and Curriculum Development Services	6300			0.00
Instructional Staff Training Services	6400			0.00
Instruction Related Technology	6500			0.00
Board	7100	49,925.00	50,086.09	161.09
General Administration	7200			0.00
School Administration	7300			0.00
Facilities Acquisition and Construction	7400			0.00
Fiscal Services	7500	20,000.00	20,000.00	0.00
Food Services	7600			0.00
Central Services	7700			0.00
Pupil Transportation Services	7800			0.00
Operation of Plant	7900			0.00
Maintenance of Plant	8100			0.00
Administrative Technology Services	8200			0.00
Community Services	9100			0.00
Debt Service: (Function 9200)				
Retirement of Principal	7100			0.00
Interest	7200			0.00
Dues, Fees and Issuance Costs	7300	12,460.00	12,460.00	0.00
Miscellaneous Expenditures	7900			0.00
Capital Outlay:				
Facilities Acquisition and Construction	7420			0.00
Other Capital Outlay	9300			0.00
<b>Total Estimated Appropriations</b>		82,385.00	82,546.09	161.09
Excess (Deficiency) of Revenues Over (Under) Expenditures		2,420,094.50	2,455,024.43	34,929.93
<b>OTHER SOURCES (USES)</b>				
Loans Incurred	3720			0.00
Proceeds from the Sale of Capital Assets	3730			0.00
Loss Recoveries	3740			0.00
Proceeds of Forward Supply Contract	3760			0.00
Special Facilities Construction Advances	3770			0.00
Transfers In	3600			0.00
Transfers Out	9700	(1,732,106.26)	(1,732,106.26)	0.00
<b>Total Other Financing Sources (Uses)</b>		(1,732,106.26)	(1,732,106.26)	0.00
<b>FUND BALANCE</b>				
Net Change in Fund Balances		607,484.19	722,918.17	34,929.93
Fund Balance - Beginning of Year	2800	1,845,851.68	1,845,851.68	0.00
Adjustment to Fund Balance	2891			
Fund Balance - End of Year	2700	2,453,335.87	2,568,769.85	34,929.93

# Bellalago Educational Facilities Benefit District

Fiscal Year 2021-22 Final Budget

## General Fund

### Supporting Schedule of Estimated Revenues, Appropriations and Other Sources / Uses

<b>Estimated Revenues:</b>		
Source	Description	Amount
Bellalago Academy	Charter school capital outlay	797,015.00
Bellalago Residents	EFBD assessments, net of 4% discount	813,886.40
School Board	Debt Service	926,669.12
Total Revenues:		2,537,570.52

<b>Expenditures:</b>		
Vendor	Description	Amount
<b>Function 7100:</b>		
Ennead LLC	Assessment preparation fees	4,050.00
Moss, Krusick & Associates, LLC	Audit	10,500.00
	Director's liability insurance	5,000.00
Department of Economic Opportunity	Registration	175.00
Orlando Sentinel	Posting of public meetings	800.00
Bryant Miller & Olive	Legal counsel	10,000.00
Bruce Vickers Tax Collector	Tax collector collection fees	16,946.09
Osceola County Property Appraiser	County assessment fee	2,615.00
<b>Function 7500:</b>		
The School District of Osceola County	District Management Fee	20,000.00
<b>Function 9200:</b>		
US Bank	Trustee fees - 20014 Series	9,960.00
DAC	Disclosure report	2,500.00
The PFM Group	Arbitrage Calculation	-
Total Expenditures:		82,546.09

<b>Other Sources:</b>		
From	Description	Amount
		-
Total Other Sources:		-

<b>Other Uses:</b>		
To	Description	Amount
Debt Service Fund	Transfers Out to meet debt service requirements	1,732,106.26
Total Other Uses:		1,732,106.26
Balance:		722,918.17

# Bellalago Educational Facilities Benefit District

Fiscal Year 2021-22 Final Budget

## Debt Service

Uses	Function	2021-2022 Preliminary	2021-2022 Final	Difference
<b>ESTIMATED REVENUES</b>				
Federal Direct	3100			0.00
Federal Through State & Local	3200			0.00
State Sources	3300			0.00
Local Sources	3400			0.00
<b>Total Revenues</b>		0.00	0.00	0.00
<b>APPROPRIATIONS</b>				
Current:				
Instruction	5000			0.00
Pupil Personnel Services	6100			0.00
Instructional Media Services	6200			0.00
Instruction and Curriculum Development Services	6300			0.00
Instructional Staff Training Services	6400			0.00
Instruction Related Technology	6500			0.00
Board	7100			0.00
General Administration	7200			0.00
School Administration	7300			0.00
Facilities Acquisition and Construction	7400			0.00
Fiscal Services	7500			0.00
Food Services	7600			0.00
Central Services	7700			0.00
Pupil Transportation Services	7800			0.00
Operation of Plant	7900			0.00
Maintenance of Plant	8100			0.00
Administrative Technology Services	8200			0.00
Community Services	9100			0.00
Debt Service: (Function 9200)				
Retirement of Principal	7100	1,040,000.00	1,040,000.00	0.00
Interest	7200	692,106.26	692,106.26	0.00
Dues, Fees and Issuance Costs	7300			0.00
Miscellaneous Expenditures	7900			0.00
Capital Outlay:				
Facilities Acquisition and Construction	7420			0.00
Other Capital Outlay	9300			0.00
<b>Total Expenditures</b>		1,732,106.26	1,732,106.26	0.00
Excess (Deficiency) of Revenues Over (Under) Expenditures				
		(1,732,106.26)	(1,732,106.26)	0.00
<b>OTHER SOURCES (USES)</b>				
Loans Incurred	3720			0.00
Proceeds from the Sale of Capital Assets	3730			0.00
Loss Recoveries	3740			0.00
Proceeds of Forward Supply Contract	3760			0.00
Special Facilities Construction Advances	3770			0.00
Transfers In	3600	1,732,106.26	1,732,106.26	0.00
Transfers Out	9700			0.00
<b>Total Other Financing Sources (Uses)</b>		1,732,106.26	1,732,106.26	0.00
<b>SPECIAL ITEMS</b>				
				0.00
<b>FUND BALANCE</b>				
Net Change in Fund Balances		0.00	0.00	0.00
Fund Balance - Beginning of Year	2800	558,551.09	558,551.09	0.00
Adjustment to Fund Balance	2891			
Fund Balance - End of Year	2700	558,551.09	558,551.09	0.00

# Bellalago Educational Facilities Benefit District

Fiscal Year 2021-22 Final Budget

## Debt Service

**Supporting Schedule of Estimated Revenue, Appropriations and Other Sources / Uses**

### Estimated Revenues:

Source	Description	Amount
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Total Revenues: \_\_\_\_\_ -

### Appropriations:

Vendor	Description	Amount
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Debt Service	November 2021 interest - 2014 Series	58,975.52
Debt Service	May 2022 principal - 2014 Series	1,040,000.00
Debt Service	May 2022 interest - 2014 Series	353,853.13
Debt Service	November 2022 interest - 2014 Series	279,277.61

Total Expenditures: \_\_\_\_\_ 1,732,106.26

### Other Sources:

From	Description	Amount
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General Fund	Transfer in to meet debt service requirements	1,732,106.26
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Total Transfers In: \_\_\_\_\_ 1,732,106.26

### Other Uses:

To	Description	Amount
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Total Transfers Out: \_\_\_\_\_ -

Balance: \_\_\_\_\_ -



# **Bellalago Educational Facilities Benefit District**

**August 4, 2021**

## **Board Matters Agenda Item 4**

Approval of Resolution 2021-6 Approving Capital Repaving Project

### **Executive Summary:**

Requesting approval of Resolution 2021-6 Approving Capital Repaving Project

Parking Lot and Drive Repaving estimated project cost \$300,259.00

Request for the District to fund half of the project cost up to \$150,129.50

**RESOLUTION 2021-6**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT, OSCEOLA COUNTY, FLORIDA, APPROVING AN EXPENDITURE FROM THE DISTRICT'S CAPITAL RESERVE ACCOUNT TO FUND A PORTION OF THE COST FOR REPAVING OF THE BELLALAGO CHARTER ACADEMY PARKING LOT AND BUS LOOP; DESCRIBING THE PROJECT AND THE NEED THEREFOR; PROVIDING FOR THE FUNDING OF THE PROJECT; PROVIDING FOR APPLICABILITY AND AN EFFECTIVE DATE.**

**BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT AS FOLLOWS:**

**SECTION 1. AUTHORITY.** This Resolution of the Board of Supervisors (the "Board") of the Bellalago Educational Facilities Benefit District (the "District") is adopted pursuant to the Interlocal Agreement between Osceola County, Florida (the "County") and the School Board of Osceola County (the "School Board") dated September 15, 2003, as amended, and County Ordinance No. 03-15, as amended (collectively, the "District Charter"), Chapters 189 and 1013, Florida Statutes, and other applicable provisions of law.

**SECTION 2. FINDINGS.** It is hereby ascertained, determined and declared as follows:

(A) The District was created pursuant to the District Charter and Sections 1013.355, 1013.356, and 1013.357, Florida Statutes for the purpose of constructing, equipping and maintaining the Bellalago Charter Academy (the "Academy"), a charter school serving kindergarten through eighth grade which initially opened for the 2004-2005 school year.

(B) The parking lot and bus loop serving the Academy is in need of repaving (the "Project").

(C) The estimated cost of the Project is \$300,259.

(E) The Academy has requested that the District pay half of the cost of the Project.

(F) The funds held in the capital reserve account maintained by the District are intended for use on capital projects such as the Project.

(E) The District hereby determines that the Project and the contribution of District funds to pay a portion of the costs of the Project are in furtherance of the District's mission to construct, equip and maintain the Academy.

**SECTION 3. PROJECT AUTHORIZED; FUNDING.** The Project is hereby authorized. The Chairman and District Manager are hereby authorized and directed to take such actions as may be necessary in furtherance of such Project and the District's funding of half of the Project cost in an amount up to \$150,129.50, such contribution by the District shall be paid from District funds on deposit in the District's capital reserve account. The School Board shall procure design and construction services for the Project.

**SECTION 4. APPLICABILITY AND EFFECTIVE DATE.** This Resolution shall be liberally construed to effect the purposes hereof and shall take effect immediately upon its adoption.

**DULY ADOPTED** this 4th day of August, 2021.

**BOARD OF SUPERVISORS OF THE  
BELLALAGO EDUCATIONAL FACILITIES  
BENEFIT DISTRICT**

[SEAL]

By: \_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary



## New Project Request

### Final Project Approval

**Number:** 705  
**Current Step:** *Budget Estimate Complete*  
**Administrator Responsible:** Michael Allen

**Date Submitted:** 05.06.2021 03:12PM  
*Step 3 of 3*

**Facility:** Bellalago Academy  
**Project Name:** BELA- School Parking Lot Repairs/Repave  
**FISH/Building #:** Front Parking Lot  
**District Priority:** Operational Request

**Requestor:** Millie Torres  
**Title:** Assistant Principal

**Desired Project Timing**  
**Start Date:** 07.01.2021  
**Completion Date:** 07.30.2021

**Proposed Project Schedule**  
**Start Date:** 09.27.2021  
**Completion Date:** 12.31.2021

**Scope of Work** *(The originally submitted Scope of Work has been updated by Facilities Services):*  
**PM:** Michael Cheslock  
I met with Millie Torres in reference to re paving Front Parking lot and drives. This project will consist of milling of entire parking lot and drive in front of school , then contractor will be able to start repaving all areas and Thermal Plastic of all lines,arrows, crosswalks, and stop bars. This project will need a Geo tech engineer also a Civil engineer. See attached document for exact count of crosswalk, arrows,stop bars, and parking spots.

**Justification:**  
Safety and Security

**This request has been reviewed and the estimated cost to complete the project is \$300,259.00**

If the Funding Source and Budget Strip has not been provided, please provide them below.  
**Budget Strip:**  
**Funding Source:** Site Capital Budget

**Please note that approval of this NPR requires the Chief Business & Finance Officer's signature in order to be processed.**

**Comments:**

**Assistant Superintendent Signature**

Date: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Funding Source: \_\_\_\_\_

**Chief Business and Finance Officer Signature**

Date: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Funding Source: \_\_\_\_\_

## NPR 705 BELA School Parking Lot Repairs/Repave

6/15/2021

A	B	G	H	I
Description	Original Budget	Planned	F-G Variance	E+G Estimated Cost to Complete
<b>Project Total</b>	<b>300,259</b>	<b>300259</b>	<b>-</b>	<b>300,259</b>
10-20 Design	39,652	39652	-	39,652
Planning	0	0	-	0
Design	39,652	39652	-	39,652
10-25 Preconstruction	0	0	-	0
10-30 Construction (1)	<b>225,920</b>	<b>225920</b>	<b>-</b>	<b>225,920</b>
10-30-01 Site	225,920	225920	-	225,920
10-30-01a Demo-Building Demolition	0	0	-	0
10-30-01b-R Building Renovations	0	0	-	0
10-30-02 Roofing-New Construction	0	0	-	0
10-30-03 Structural-New Construction	0	0	-	0
10-30-04 Exterior-New Construction	0	0	-	0
10-30-05 Interior-New Construction	0	0	-	0
10-30-06 Mechanical-New Construction	0	0	-	0
10-30-07 Electrical-New Construction	0	0	-	0
10-30-08 Plumbing-New Construction	0	0	-	0
10-30-09 Life Safety-New Construction	0	0	-	0
10-30-10 Technology-New Construction	0	0	-	0
10-30-11 Conveyances-New Construction	0	0	-	0
10-30-12 Specialties-New Construction	0	0	-	0
10-30-13 General Requirements	0	0	-	0
10-30-14 General Conditions	0	0	-	0
10-30-15 Bond and Insurance	0	0	-	0
10-30-16 Fee	0	0	-	0
10-30-17 Contingency	0	0	-	0
10-40 Miscellaneous	<b>34,688</b>	<b>34688</b>	<b>-</b>	<b>34,688</b>
ODP	-	-	-	-
Builder's Risk	-	-	-	-
Sales Tax Savings from ODP	-	-	-	-
FF&E	0	0	-	0
Portables	0	0	-	0
Moving	0	0	-	0
Environmental	0	0	-	0
Utilities	0	0	-	0
Material Testing	800	800	-	800
IT Equipment	0	0	-	0
Security Guard Service	0	0	-	0
Security (cameras, sonitrol, card access); includes Security Enhancements	0	0	-	0
Network/Cables	0	0	-	0
Roofing Consultant	0	0	-	0
Building Envelope Commissioning	0	0	-	0
HVAC Commissioning & Test/Balance	0	0	-	0
Signage	0	0	-	0
Printing	0	0	-	0
<b>Escalation (NOT INCL IN CONSTR DIRECT COST)</b>	0	0	-	0
Legal and Administrative - Audit, Photography	0	0	-	0
Project Reserve	33,888	33888	-	33,888
<b>Project Total</b>	<b>\$ 300,259</b>	<b>\$ 300,259</b>	<b>\$ -</b>	<b>\$ 300,259</b>
<b>Estimated Total Construction Cost: (2)</b>		<b>\$ 225,920</b>	<b>over/under:</b>	<b>\$ -</b>

(1) Construction cost based on recent trend in market conditions

(2) This is a portion of the overall Capital Renewal Budget

Approx. Budget Distribution			
FY 2020	FY 2021	FY 2022	FY 2023
\$0	\$39,652	\$130,304	\$130,304

Planning Phase Budget: \$ 0

Design Phase Budget: \$ 39,652

Construction Phase Budget: \$ 260,607

NPR 705 BELA School Parking Lot Repairs/Repave

6/15/2021

Unit Division Summary

Line Number	Long Description	Quantity	Unit Of Measure	Total OP	Extended Total OP
312323201102	Cycle hauling(wait, load, travel, unload or dump & return) time per cycle, excavated or borrow, loose cubic yards, 15 min load/wait/unload, 12 C.Y. truck, cycle 40 miles, 45 MPH, excludes loading equipment	391.53	L.C.Y.	\$19.51	\$7,639.57
313219161510	Geosynthetic soil stabilization, geotextile fabric, woven, heavy duty, 600 lb. tensile strength	6,982.22	S.Y.	\$3.96	\$27,660.62
320116715280	Cold milling asphalt paving, 1" to 3" asphalt pavement, 5,000 to 10,000 S.Y., cold planing & cleaning	6,982.22	S.Y.	\$2.99	\$20,898.84
321216130380	Plant-mix asphalt paving, for highways and large paved areas, wearing course, 2" thick, no hauling included	6,982.22	S.Y.	\$14.91	\$104,121.59
321216133000	Plant-mix asphalt paving, pre-treatment for paving, prime coat, emulsion, 0.30 gallons/S.Y., 1000 S.Y.	6,982.22	S.Y.	\$4.46	\$31,166.94
321216133100	Plant-mix asphalt paving, pre-treatment for paving, tack coat, emulsion, 0.10 gallons/S.Y., 1000 S.Y.	6,982.22	S.Y.	\$2.36	\$16,504.28
321723130750	Painted pavement markings, thermoplastic, white or yellow, 12" wide, less than 6,000 LF	34.00	L.F.	\$3.04	\$103.35
321723130760	Painted pavement markings, thermoplastic, white or yellow, arrows	240.00	S.F.	\$10.58	\$2,540.16
321723130770	Painted pavement markings, thermoplastic, white or yellow, gore lines	3,150.00	S.F.	\$3.61	\$11,371.50
321723140830	Pavement markings, parking stall, thermoplastic, white, 4" wide	65.00	Ea.	\$53.05	\$3,448.45
321723141200	Pavement markings, handicap symbol, painted	5.00	Ea.	\$92.84	\$464.21
<b>Grand Total</b>					<b>\$225,919.52</b>

NPR 705 BELA School Parking Lot Repairs/Repave		6/15/2021	
SUMMARY			
<b>Trades</b>			
32 Exterior Improvements			\$225,919.52
<b>Subtotal</b>			<b>\$225,919.52</b>
<b>Job/Contractor Overhead &amp; Profit</b>			
	%		
General Requirements	0.00		\$0.00
General Conditions	0.00		\$0.00
Bond and Insurance	0.00		\$0.00
Fee	0.00		\$0.00
Contingency	<u>0.00</u>		
<b>Subtotal</b>	<b>0.00</b>		<b>\$0.00</b>
<b>Other Cost</b>			
Material Testing	0.004		\$800.00
Project Reserve	0.15		<u>\$33,887.93</u>
<b>Subtotal</b>			<b>\$34,687.93</b>
<b>Design &amp; Preconstruction</b>			
Design ( Civil and Geothech Engineer)	0.18		\$39,652.00
Planning	<u>0</u>		\$0.00
	<b>0.18</b>		
Preconstruction	0		\$0.00
			<b>\$39,652.00</b>
<b>Summary</b>			
Trades			\$225,919.52
Job/Contractor Overhead & Profit			\$0.00
Other Cost			\$34,687.93
Design / Preconstruction			\$39,652.00
<b>Total Project Cost</b>			<b>\$300,259.45</b>



