

**BELLALAGO
EDUCATIONAL FACILITIES
BENEFIT DISTRICT**

**Financial Statements
and
Supplemental Information**

September 30, 2025

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INDEPENDENT AUDITOR'S REPORT

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To the Board of Supervisors
Bellalago Educational Facilities Benefit District
Kissimmee, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Bellalago Educational Facilities Benefit District (the "District"), a component unit of the School District of Osceola County, Florida, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the District, as of year ended September 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 4 through 9 and 27 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated February 16, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Moss, Krusick & Associates, LLC

Winter Park, Florida
February 16, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of Bellalago Educational Facilities Benefit District (the "District"), a component of the School District of Osceola County, Florida ("School District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended September 30, 2025, to (a) assist the reader in focusing on significant financial issues, (b) provide an overview and analysis of the District's financial activities, (c) identify changes in the District's financial position, (d) identify material deviations from the approved budget, and (e) highlight significant issues in individual funds.

Because the information contained in the Management's Discussion and Analysis (MD&A) is intended to highlight significant transactions, events and conditions, it should be considered in conjunction with the basic financial statements found on pages 10 – 15.

Financial Highlights

- The assets exceeded liabilities and deferred inflows of the District at the close of the most recent fiscal year by \$4,226,477.
- As of the close of the current fiscal year, the District's governmental funds reported combined ending fund balances of \$2,190,664.
- At the end of the current fiscal year, unassigned fund balance for the general fund was \$973,003.
- During the current fiscal year, total long-term debt obligations decreased by \$1,165,000.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets, liabilities and deferred inflows, with the difference between them reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information on the change in the District's net position during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected funding).

Both of the government-wide financial statements distinguish functions of the District that are principally supported by assessment collections, rental income, and interest earnings. The governmental activities of the District include, but are not limited to, principal and interest payments on outstanding debt issues and operating expenses of the Board.

The government-wide financial statements include only the District itself, which is a component unit of The School District of Osceola County, Florida. The School District of Osceola County, Florida, includes the operations of the District in its operations.

The government-wide financial statements can be found on pages 10 and 11 of this report.

Fund financial statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the operations of the District are presented in governmental funds only.

Governmental funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, capital outlay fund, and debt service fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget. A budgetary comparison statement has been provided to demonstrate compliance with this budget and can be found on page 28 of this report.

The basic governmental fund financial statements can be found on pages 12 - 15 of this report.

Notes to the financial statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found starting on page 16 of this report.

Educational Facilities Act

The District is the second educational facilities benefit district to be created under Section 1013.355 *et seq.*, Florida Statutes, as amended (the “Educational Facilities Act”), which was enacted in 2002 to assist in financing the construction and maintenance of educational facilities through public/private cooperation and to provide alternative mechanisms and incentives to allow for sharing costs of educational facilities necessary to accommodate new growth and development among public agencies and benefited from private development interests. The Educational Facilities Act, among other things, permits the exercise of the following powers (i) the formation of an educational facilities benefit district to finance and construct educational facilities within the district’s boundaries; (ii) the leasing as lessor or lessee to or from any person, firm, corporation, association, or body, public or private, any projects of the type that the district is authorized to undertake and facilities or property of any nature for use of the district to carry out the purposes of the Educational Facilities Act; (iii) the levy of non-ad valorem assessments to finance such educational facilities; and (iv) the borrowing of money and issuance of bonds or other evidence of indebtedness for periods not longer than 30 years guaranteed by such non-ad valorem assessments and other legally available sources of funds. Creation of an educational facilities benefit district is conditioned upon the consent of the district school board, all local general purpose governments within whose jurisdiction any portion of the educational facilities benefit district is located, and all landowners within the district.

The Educational Facilities Act provides for the following funds to be provided to an educational facilities benefit district annually: (i) educational facilities impact fee revenue collected for new development within the educational facilities benefit district; and (ii) for construction and capital maintenance costs not covered by the funds provided pursuant to clause (i), an annual amount contributed by the district school board equal to one-half of the remaining costs of construction and capital maintenance of the educational facility; provided that construction costs in excess of the cost-per-student criteria established for the School Infrastructure Thrift (“SIT”) Program in Section 1013.72(2), Florida Statutes, shall be funded exclusively by the district.

The District

The District was created as a dependent special district in accordance with Section 189.4041, Florida Statutes, as amended, by Ordinance No. 03-15, enacted by the County on September 15, 2003, pursuant to an Interlocal Agreement between the County and the School District dated as of September 15, 2003, in accordance with the Educational Facilities Act. The District encompasses approximately 2,390.03 acres of land located in an unincorporated area of the County. The boundaries of the District are contiguous with the boundaries of a planned community developed by Avatar Properties, Inc. (the “Developer”). At the time the District was established, all of the land within the District was owned by the Developer. The Developer has consented to the formation of the District and to the imposition of assessments on the District lands. The District includes approximately 2,350 single family units and 100 multifamily units. Up to 550 additional units (for a total of 3,000 residential units) have been approved within the District, representing an additional 250 single-family units and 300 multifamily units. As of the end of fiscal year 2025, the District included 2,995 Educational Dwelling Units (“EDUs”). The District levies and collects non-ad valorem assessment on these EDUs as provided for by Section 1013.355 and Chapter 197, Florida Statutes.

Board of Supervisors

The Educational Facilities Act provides that the governing board of an educational facilities benefit district shall include representation of the district school board, each cooperating local general purpose government, and the landowners within the district. The governing body of the District is its Board of Supervisors (the “Board”), which is composed of seven Supervisors (the “Supervisors”). Pursuant to the Educational Facilities Act, the Ordinance, and the Interlocal Agreement, the County has appointed two members, the School Board has appointed two members and the Developer has appointed the remaining three members of the Board. Pursuant to the Ordinance, following the initial appointments, landowner representatives shall be elected on a one-acre/one-vote basis with each acre or fraction thereof subject to Special Assessments representing one vote.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government’s financial position. In the case of the District, assets exceeded liabilities and deferred inflows by \$4,226,477 at September 30, 2025, while assets exceeded liabilities and deferred inflows by \$5,560,151 at September 30, 2024.

Changes in the District’s net position (deficit) for the years ended September 30, 2025 and 2024 were as follows:

	2025	2024	Change
Current and other assets	\$ 2,414,494	\$ 4,405,018	\$(1,990,524)
Capital assets, net of accumulated depreciation	14,286,295	14,818,407	(532,112)
Total assets	16,700,789	19,223,425	(2,522,636)
Current and other liabilities	223,830	243,077	(19,247)
Long-term liabilities outstanding	11,996,855	13,137,022	(1,140,167)
Total liabilities	12,220,685	13,380,099	(1,159,414)
Deferred inflow of resources	253,627	283,175	(29,548)
Net position:			
Net investment in capital assets	2,035,813	1,398,210	637,603
Restricted	1,217,661	1,297,822	(80,161)
Unrestricted	973,003	2,864,119	(1,891,116)
Total net position	\$ 4,226,477	\$ 5,560,151	\$(1,333,674)

The District’s net position includes investment in capital assets (e.g., land, buildings, machinery, and equipment), less any related debt used to acquire those assets that is still outstanding. These capital assets were used to benefit the students of Bellalago Charter Academy; consequently, these assets are not available for future spending. Although the District’s investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. The restricted net position represents resources that are subject to external restrictions on how they may be used. The remaining net position represents resources that are not subject to external restrictions on how they may be used.

Changes in the District's revenues for the years ended September 30, 2025 and 2024 were as follows:

	<u>2025</u>	<u>2024</u>	<u>Change</u>
Revenues:			
General revenues:			
Assessment income	\$ 986,079	\$ 858,724	\$ 127,355
School Board income	85,839	-	85,839
Local income	825,296	826,774	(1,478)
Interest income	<u>78,076</u>	<u>121,929</u>	<u>(43,853)</u>
Total revenues	<u>\$ 1,975,290</u>	<u>\$ 1,807,427</u>	<u>\$ 167,863</u>

Through a funding agreement between the District, the School District of Osceola County, Florida, The Foundation for Osceola Education, Inc. and Avatar Properties Inc., the District receives charter school capital outlay funding. Revenues were consistent between years except for School Board income which decreased due to sufficient funds on hand and additional other funding received during the current year, but this was not the case in the prior year. Local income increased due to more capital outlay expected from Bellalago Charter Academy. Interest income increased due to higher interest rates and fluctuation of the market.

Changes in the District's expenses were as follows:

	<u>2025</u>	<u>2024</u>	<u>Change</u>
Expenses:			
Interest expenses	\$ 537,376	\$ 582,211	(44,835)
Board expenses	50,227	53,624	(3,397)
General administration	1,950,963	20,000	1,930,963
Debt service	13,452	16,356	(2,904)
Facilities acquisition and construction	<u>756,946</u>	<u>561,765</u>	<u>195,181</u>
Total expenses	<u>\$ 3,308,964</u>	<u>\$ 1,233,956</u>	<u>\$ 2,075,008</u>

Expenses were not consistent between years as interest expenses decreased due to continued payment of debt, general administration increased due to unused gap payments that the District reimbursed to the School District, and facilities acquisition and construction increased due to HVAC project funds.

Financial Analysis of the Government's Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. The unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the District's governmental funds reported a combined ending fund surplus of \$2,190,664.

Financial Analysis of the Government's Funds (continued)

The general fund is the chief operating fund of the District. At the end of the current fiscal year, the unassigned fund balance of the general fund was \$973,003. It decreased by \$1,891,116 during the current fiscal year mainly due to unused gap payments that the District reimbursed to the School District.

General Fund Budgetary Highlights

Actual expenditures were consistent with budgeted expenditures as budgeted expenditures were adjusted to actual. Actual expenditures were greater than original budgeted expenditures due to reimbursed gap payments. Actual revenues were approximately \$33,000 more than original budgeted revenues due to an increase in local income and interest earnings.

Capital Asset and Debt Administration

Capital asset. The District's investment in capital assets, net of accumulated depreciation and related debt, for its governmental activities as of September 30, 2025, amounted to \$2,035,813 being on hand compared to \$1,398,210 at September 30, 2024. The change of \$637,603 from 2024 to 2025 consisted of net debt payments of \$1,140,167, depreciation expense of \$532,112 and change in deferred inflow of \$29,548. This investment in capital assets includes buildings, land improvements, furniture, fixtures, and equipment.

Debt. At the end of the current fiscal year, the District had bonds payable – net of bond discount and accumulated amortization – in the amount of \$11,996,855. The required debt service payment for fiscal 2026 is \$1,759,572 including principal of \$1,220,000 and interest of \$539,572.

Economic Factors

Assessments are levied to homeowners within the boundaries of the District to support the debt obligations and operating expenses of the District. This assessment is fully disclosed to homeowners and is levied on the county's annual tax roll. Assessment income increased by approximately 15% plus operating costs, for fiscal 2025 when compared to the fiscal 2024. A 15% increase plus operating costs in assessment income is anticipated for the upcoming fiscal year. During fiscal 2025, overall state capital outlay funding did not increase and is not expected to increase in fiscal 2026.

Request for Information

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Finance Director, Bellalago Educational Facilities Benefit District c/o The School District of Osceola County, FL, 817 Bill Beck Blvd., Kissimmee, FL 34744.

Bellalago Educational Facilities Benefit District

STATEMENT OF NET POSITION

September 30, 2025

	Governmental Activities
ASSETS	
Current assets	
Cash and cash equivalents - restricted	\$ 1,874,362
Due from other agency	540,132
Total current assets	2,414,494
Capital assets, net	14,286,295
Total assets	\$ 16,700,789
LIABILITIES AND NET POSITION	
Current liabilities	
Accounts payable	\$ 963
Accrued interest	222,867
Total current liabilities	223,830
Long-term liabilities	
Bonds payable, due in one year	1,220,000
Bonds payable, due after one year	10,776,855
Total long-term liabilities	11,996,855
Total liabilities	12,220,685
Deferred inflow of resources	
Deferred amount on debt refunding	253,627
Net position:	
Net investment in capital assets	2,035,813
Restricted	1,217,661
Unrestricted	973,003
Total net position	4,226,477
Total liabilities and net position	\$ 16,700,789

The accompanying notes are an integral part of these financial statements.

Bellalago Educational Facilities Benefit District

STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Governmental activities:					
Interest expense	\$ 537,376	\$ -	\$ -	\$ -	\$ (537,376)
Board expenses	50,227	-	-	-	(50,227)
General administration	1,950,963	-	-	-	(1,950,963)
Debt service	13,452	-	-	-	(13,452)
Facilities acquisition and construction	756,946	-	-	-	(756,946)
Total governmental activities	<u>\$ 3,308,964</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(3,308,964)</u>
		General revenues:			
		Assessment income			986,079
		School Board income			85,839
		Local income			825,296
		Interest income			78,076
		Total general revenues			<u>1,975,290</u>
		Change in net position			(1,333,674)
		Net position at September 30, 2024			<u>5,560,151</u>
		Net position at September 30, 2025			<u>\$ 4,226,477</u>

The accompanying notes are an integral part of these financial statements.

Bellalago Educational Facilities Benefit District

**BALANCE SHEET –
GOVERNMENTAL FUNDS**

September 30, 2025

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
ASSETS				
Cash and cash equivalents - restricted	\$ 973,966	\$ 900,396	\$ -	\$ 1,874,362
Due from Bellalago Charter Academy	-	-	540,132	540,132
Total assets	<u>\$ 973,966</u>	<u>\$ 900,396</u>	<u>\$ 540,132</u>	<u>\$ 2,414,494</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 963	\$ -	\$ -	\$ 963
Accrued interest	-	222,867	-	222,867
Total liabilities	<u>963</u>	<u>222,867</u>	<u>-</u>	<u>223,830</u>
Fund balances:				
Restricted for:				
Debt service	-	677,529	-	677,529
Capital projects	-	-	540,132	540,132
Unassigned	973,003	-	-	973,003
Total fund balances	<u>973,003</u>	<u>677,529</u>	<u>540,132</u>	<u>2,190,664</u>
Total liabilities and fund balances	<u>\$ 973,966</u>	<u>\$ 900,396</u>	<u>\$ 540,132</u>	<u>\$ 2,414,494</u>

The accompanying notes are an integral part of these financial statements.

Bellalago Educational Facilities Benefit District

**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION**

September 30, 2025

Fund balances - total governmental funds \$ 2,190,664

The net position reported for governmental activities
in the statement of net position is different because:

Capital assets used in governmental activities are not
financial resources and therefore are not reported in
the governmental funds. Those assets consist of:

Building, net of \$10,034,551 accumulated depreciation	\$ 13,265,668	
Land	1,010,800	
Land improvements, net of \$664,738 accumulated depreciation	-	
Improvements other than buildings	9,827	
Furniture, fixtures and equipment, net of \$1,213,983 accumulated depreciation	<u>-</u>	14,286,295

Deferred amount on refunding (gain) are not recognized in
the fund level statements but are included in the
government-wide statements. (253,627)

Long-term liabilities, including bonds payable,
are not due and payable in the current period
and therefore are not reported in the funds.

Bonds payable	(12,210,000)	
Bond discount, net of accumulated amortization	<u>213,145</u>	<u>(11,996,855)</u>

Total net position of governmental activities \$ 4,226,477

The accompanying notes are an integral part of these financial statements.

Bellalago Educational Facilities Benefit District

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS**

For the Year Ended September 30, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Assessment income	\$ 986,079	\$ -	\$ -	\$ 986,079
Local income	825,296	-	-	825,296
Interest income	41,766	36,310	-	78,076
School Board income	-	-	85,839	85,839
Total revenues	<u>1,853,141</u>	<u>36,310</u>	<u>85,839</u>	<u>1,975,290</u>
Expenditures				
Current:				
Board expenses	50,227	-	-	50,227
Facilities acquisition and construction	-	-	200,000	200,000
Fiscal agent fee	1,950,963	-	-	1,950,963
Debt service:				
Interest expense	-	566,925	-	566,925
Bond issuance costs	13,452	-	-	13,452
Principal payments	-	1,165,000	-	1,165,000
Total expenditures	<u>2,014,642</u>	<u>1,731,925</u>	<u>200,000</u>	<u>3,946,567</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(161,501)</u>	<u>(1,695,615)</u>	<u>(114,161)</u>	<u>(1,971,277)</u>
Other financing sources (uses):				
Transfers in	-	1,729,615	-	1,729,615
Transfers out	<u>(1,729,615)</u>	-	-	<u>(1,729,615)</u>
Total other financing sources (uses)	<u>(1,729,615)</u>	<u>1,729,615</u>	<u>-</u>	<u>-</u>
Net change in fund balances	<u>(1,891,116)</u>	<u>34,000</u>	<u>(114,161)</u>	<u>(1,971,277)</u>
Fund balances at September 30, 2024	<u>2,864,119</u>	<u>643,529</u>	<u>654,293</u>	<u>4,161,941</u>
Fund balances at September 30, 2025	<u>\$ 973,003</u>	<u>\$ 677,529</u>	<u>\$ 540,132</u>	<u>\$ 2,190,664</u>

The accompanying notes are an integral part of these financial statements.

Bellalago Educational Facilities Benefit District

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**

For the Year Ended September 30, 2025

Net change in fund balances - total government funds		\$ (1,971,277)
The change in net position reported for governmental activities in the statement of activities is different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets are allocated over their estimated useful lives and reported as depreciation expense.		
Current year depreciation	\$ (532,113)	(532,113)
The issuance of long-term debt (e.g., bonds, notes payable) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.		
Principal repayment on long term debt	1,165,000	
Current year amortization of bond discount	(24,832)	1,140,168
The systemic recognition of the change in deferred inflows is not recognized as income in the fund level statements. In the government-wide statements, it increases net position.		29,548
Change in net position of governmental activities		\$ (1,333,674)

The accompanying notes are an integral part of these financial statements.

Bellalago Educational Facilities Benefit District

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2025

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Reporting entity

Bellalago Educational Facilities Benefit District (the "District"), a component unit of the School District of Osceola County, Florida, is organized pursuant to Chapter 125 and 1013 of the Florida Statutes and was established under Ordinance No. 03-15 on September 15, 2003. The purpose of the District is to provide for the timely construction and maintenance of school facilities. The District is an alternative mechanism that allows for the sharing of educational facilities costs that is necessary to accommodate new growth and development. The governing body of the District is the Board of Supervisors.

The District is considered a component unit of The School District of Osceola County, Florida. Criteria for determining if other entities are potential component units which should be reported within the District's basic financial statements are identified and described in the Governmental Accounting Standards Board's (GASB) *Statement 14 as amended by Statement 39* and further amended by *Statement 61, The Financial Reporting Entity: Omnibus*.

The application of these criteria provide for identification of any entities for which the District's elected officials are financially accountable and other organizations for which the nature and significance of their relationship with the District are such that exclusion would cause the District's basic financial statements to be misleading or incomplete. Based on these criteria, no component units are included within the reporting entity of the District.

2. Government-wide and fund financial statements

The government-wide financial statements consist of a statement of net position and a statement of activities. These statements report information on all of the nonfiduciary activities of the District. As part of the consolidation process, all interfund activities are eliminated from these statements. Both statements report only governmental activities as the District does not engage in any business type activities.

Net position, the difference between assets, liabilities and deferred inflows/outflows of resources, as presented in the statement of net position, are generally subdivided into three categories: amounts invested in capital assets, net of related debt; restricted net position; and unrestricted net position. Net position are reported as restricted when constraints are imposed on the use of the amounts either externally by creditors, grantors, contributors, laws or regulations of other governments, or enabling legislation.

The statement of activities presents a comparison between the direct and indirect expenses of a given function and its program revenues, and displays the extent to which each function contributes to the change in net position for the fiscal year. Direct expenses are those that are clearly identifiable to a specific function. Indirect expenses are costs the District has allocated to various functions. Program revenues consist of charges for services, operating grants and contributions, and capital grants and contributions. Charges for services refer to amounts received from those who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment.

Bellalago Educational Facilities Benefit District

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2025

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2. Government-wide and fund financial statements – continued

Grants and contributions consist of revenues that are restricted to meeting the operational or capital requirements of a particular function. Revenues not classified as program revenues are reported as general revenues.

Separate fund financial statements report detailed information about the District's governmental funds. The focus of the governmental fund financial statements is on major funds. Therefore, major funds are reported in separate columns on the fund financial statements. All of the District's funds were deemed major funds. A reconciliation is provided that converts the results of governmental fund accounting to the government-wide presentation.

3. Measurement focus, basis of accounting, and financial statement presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized in the period earned and expenses are recognized when a liability is incurred.

All governmental fund financial statements are reported using a current financial resources measurement focus on a modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues, except for certain grant revenues, are recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period, considered to be sixty days. When grant terms provide that the expenditure of resources is the prime factor for determining eligibility for federal, state, and other grant resources, revenue is recognized at the time the expenditure is made. Under the modified accrual basis of accounting, expenditures are generally recorded when the related fund liability is incurred. However, principal and interest on general long-term debt is recorded as expenditures only when payment is due.

The District's financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board. Accordingly, the financial statements are organized on the basis of funds. A fund is an accounting entity having a self-balancing set of accounts for recording assets, liabilities, fund equity, revenues, expenditures, and other financing sources and uses.

Resources are allocated to and accounted for in individual funds based on the purpose for which they are to be spent and the means by which spending activities are controlled. The District reports the following major governmental funds:

General Fund - the general operating fund of the District. It is used to account for all financial resources traditionally associated with the activities of the District which are not required to be accounted for in another fund.

Bellalago Educational Facilities Benefit District

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2025

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3. Measurement focus, basis of accounting, and financial statement presentation - continued

Debt Service Fund - to account for the resources accumulated and payments made for principal and interest on the revenue bonds issued by the District.

Capital Projects Fund - to account for all resources for the leasing or acquisition of capital facilities by the District to the extent funded by capital grants or revenue bonds.

The governmental fund financial statements present fund balances based on provisions of GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, which the District adopted. This Statement provides more clearly defined fund balance classifications and also sets a hierarchy which details how the District may spend funds based on certain constraints. The following are the fund balance classifications used in the governmental fund financial statements:

Nonspendable: This classification includes amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted: This classification includes amounts that are restricted for specific purposes by external parties such as grantors and creditors or are imposed by law through constitutional or enabling legislation.

Committed: This classification includes amounts that can be used for specific purposes voted through formal action of the Board of Directors. The committed amount cannot be used for any other purpose unless the Board of Directors removes or changes the commitment through formal action.

Assigned: This classification includes amounts that the Board of Directors intends to use for a specific purpose but they are neither restricted nor committed.

Unassigned: This classification includes amounts that have not been restricted, committed or assigned for a specific purpose within the general fund.

The District would typically use restricted fund balances first, followed by committed funds, and then assigned funds, and finally unassigned funds, as they become available. The District reserves the right to selectively spend unassigned funds first to defer the use of other classified funds. The details of the fund balances are included in the Government Funds Balance Sheet on page 12.

4. Budgetary basis of accounting

Budgets are adopted on a basis consistent with the State of Florida budget laws which are consistent with generally accepted accounting principles (GAAP). An annual appropriated budget is adopted for the general fund.

Bellalago Educational Facilities Benefit District

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2025

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

5. Cash and cash equivalents

Cash and cash equivalents include amounts in demand deposits as well as liquid short-term bond fund investments. Income from investments is recorded in the respective funds when earned.

6. Restricted assets

Certain proceeds of the District's revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position and balance sheet because they are maintained in separate bank accounts and their use is limited by applicable bond covenants. The debt service reserve fund is used to report resources set aside to provide additional security for the payment of principal and interest on the bonds as these payments become due. The project fund is used to pay for issuing expenses and project costs.

7. Capital assets

Capital assets, which include property and equipment, are reported in the applicable governmental columns on the government-wide financial statements. Capital assets are defined by the District as assets with an estimated useful life of more than one year. Such assets are recorded at historical cost. Donated capital assets are recorded at their acquisition value on date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized, but rather are expensed in the period incurred.

Interest expense incurred is capitalized during the construction period of the asset.

Property and equipment of the District is depreciated using the straight-line method over the following estimated useful lives:

<u>Asset Class</u>	<u>Lives</u>
Buildings	15 – 50
Furniture, fixtures and equipment	3 – 15
Land improvements	15 – 20

8. Restricted net position

Certain proceeds of the District's revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted net position on the statement of net position and balance sheet because their use is limited by applicable bond covenants.

Bellalago Educational Facilities Benefit District

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2025

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

9. Deferred outflows/inflows of resources

In addition to assets and liabilities, the statement of financial net position reports separate sections for deferred outflows and deferred inflows of resources. Deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. Deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenues) until that time. The District has one item that qualifies for reporting in this category, which is the deferred amount on debt refunding. A deferred amount on debt refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

10. Long-term obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight line method, which approximates the effective interest method. Bonds payable are reported net of the applicable bond discount.

In the fund financial statements, governmental fund types recognize bond discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

11. Transfers

The purpose of interfund transfers is to cover receipts and payments made from the general fund on behalf of other funds.

12. Revenue sources and deferred revenue

Revenues for operations are received primarily from non-ad valorem assessments. Income received for recognitions in the future periods are recorded as deferred revenue.

13. Use of estimates

The process of preparing financial statements in conformity with accounting principles generally accepted in the United States of America requires the use of estimates and assumptions regarding certain types of assets, liabilities, revenues and expenses. Such estimates primarily relate to unsettled transactions and events as of the date of the financial statements. Accordingly, upon settlement, actual results may differ from estimated amounts.

Bellalago Educational Facilities Benefit District

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2025

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

14. New GASB pronouncements implemented

The GASB issued Statement No. 101, *Compensated Absences*, which establishes requirements for governments to recognize a liability for compensated absences. The new guidance is effective fiscal 2025 but was early adopted for fiscal 2024. It had no impact on the District's financial statements.

GASB issued Statement No. 102, *Certain Risk Disclosures*, in December 2023. GASB 102 enhanced transparency by requiring disclosures about risks related to a government's vulnerabilities due to certain concentrations or constraints. A concentration refers to a lack of diversity in significant inflows or outflows of resources, while a constraint is a limitation imposed by external parties or formal action of the government's highest decision-making authority. The Statement required disclosure when such conditions make the government vulnerable to a substantial impact and when related events have occurred, begun to occur, or are more likely than not to occur within 12 months of the issuance of the financial statements. The provisions of GASB 102 were implemented in the year ended September 30, 2025. The adoption of this standard had no significant impact on the District's financial statements.

GASB issued Statement No. 104, *Disclosure of Certain Capital Assets*, in September 2024. GASB 104 enhances transparency by requiring separate disclosures of specific types of capital assets in the notes to financial statements. These include lease assets (GASB 87), intangible right-to-use assets (GASB 94), subscription-based IT assets (GASB 96), and other intangible assets, all disclosed by major class. Additionally, GASB 104 introduces disclosure requirements for capital assets held for sale - defined as assets the government has decided to sell and for which it is probable the sale will be finalized within one year of the financial statement date. Governments must disclose the historical cost, accumulated depreciation, and any related debt for which such assets are pledged as collateral. The provisions of GASB 104 were implemented in the year ended September 30, 2025. The adoption of this standard had no significant impact on the District's financial statements.

15. New GASB pronouncements

GASB issued Statement No. 103, *Financial Reporting Model Improvements*, in April 2024. GASB 103 aims to enhance the effectiveness of the financial reporting model by improving key components such as Management's Discussion and Analysis (MD&A), the presentation of proprietary fund statements, and the reporting of unusual or infrequent items. It also introduces standardized definitions for operating and nonoperating revenues and expenses, and requires separate presentation of major component units and budgetary comparison information as required supplementary information (RSI). The provisions of GASB 103 are effective for fiscal years beginning after June 15, 2025 and will be implemented in the year ended September 30, 2026. The District is evaluating the effect of this new standard on its financial statements.

Bellalago Educational Facilities Benefit District

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2025

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

16. Subsequent events

Management has evaluated the effect subsequent events would have on the financial statements through the time these statements were available to be issued on February 16, 2026.

Bellalago Educational Facilities Benefit District

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2025

NOTE B - CASH AND CASH EQUIVALENTS, INVESTMENTS

As of September 30, 2025, the District's cash and cash equivalents include cash deposits and money market funds of \$1,874,362.

In accordance with GASB No. 40, the District's exposure to risk is disclosed as follows:

Custodial Credit Risk - Custodial credit risk for deposits is the risk that, in the event of a depository financial institution's failure, the Districts' deposits may not be returned. The District does not have a formal custodial credit risk policy. The District's financial instruments that are exposed to concentrations custodial credit risk consist of money market mutual funds contained in brokerage accounts which are not FDIC insured.

At September 30, 2025, the District deposit of \$1,874,362 are held in money market mutual funds and brokerage accounts are not FDIC insured. The District has not experienced any losses in such accounts.

Credit Risk - Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The Board of Supervisors for the District has approved the following types of investments:

- The Local Government Surplus Trust Fund, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, as provided in Section 163.01, Florida Statutes.
- Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency.
- Interest-bearing time deposits or savings accounts in qualified public depositories, as defined in Section 280.02, Florida Statutes.

Interest Rate Risk - Interest rate risk is the risk that changes in the interest rates will adversely affect the fair value of an investment. The District's policy to limit exposure to declines in fair values of its investment portfolio is to only invest in certain instruments approved by the Board of Supervisors.

Fair Value Measurements - The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 of the fair value hierarchy are inputs valued using quoted prices in active markets for identical assets; Level 2 inputs are valued using other significant observable inputs; Level 3 inputs are valued using significant unobservable inputs. As of September 30, 2025, the District has recurring fair value measurements in money market funds of \$1,874,362 valued using a matrix pricing model (Level 2 inputs).

Bellalago Educational Facilities Benefit District

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2025

NOTE C - CAPITAL ASSETS

Changes in capital assets by category are as follows for the year ended September 30, 2025:

	Balance at September 30, 2024	Transfers and Additions	Transfers and Deletions	Balance at September 30, 2025
Capital assets, non depreciable:				
Land	\$ 1,010,800	\$ -	\$ -	\$ 1,010,800
Improvements other than building	9,827	-	-	9,827
Total assets, non depreciable	<u>1,020,627</u>	<u>-</u>	<u>-</u>	<u>1,020,627</u>
Capital assets, depreciable:				
Buildings	23,300,217	-	-	23,300,217
Land improvements	664,738	-	-	664,738
Furniture, fixtures and equipment	<u>1,213,983</u>	<u>-</u>	<u>-</u>	<u>1,213,983</u>
Total assets, depreciable	<u>25,178,938</u>	<u>-</u>	<u>-</u>	<u>25,178,938</u>
Less accumulated depreciation:				
Buildings	9,527,185	507,365	-	10,034,550
Land improvements	639,990	24,748	-	664,738
Furniture, fixtures and equipment	<u>1,213,983</u>	<u>-</u>	<u>-</u>	<u>1,213,983</u>
Total accumulated depreciation	<u>11,381,158</u>	<u>532,113</u>	<u>-</u>	<u>11,913,271</u>
Total governmental activities				
Capital assets, net	<u>\$ 14,818,407</u>	<u>\$ (532,113)</u>	<u>\$ -</u>	<u>\$ 14,286,294</u>

Total depreciation expense of \$532,113 for the year was charged to the facilities acquisition and construction function of the District.

NOTE D - LONG-TERM DEBT

The following is a summary of changes in long-term obligations of the District at September 30, 2025:

In 2004, Series 2004A Revenue Bonds were issued in the amount of \$14,345,000. Beginning May 2006, annual installments of principal and beginning November 2004 semi-annual interest payments at 6.03% to 7.41% were due through 2033. The bonds were payable solely from and secured by revenues of the District, which include special assessments, prepaid impact fees, school district match payments and charter school capital outlay payments.

In 2005, Series 2004B Revenue Bonds were issued in the amount of \$13,720,000. Beginning May 2006 annual installments of principal and beginning May 2005 semi-annual interest payments at 5.8% were due through 2034. The bonds are payable from and secured by special assessments to be levied, lease payments made pursuant to a lease agreement between The Foundation for Osceola Education, Inc. and the District, and payments made by the School District of Osceola County, Florida pursuant to a funding agreement.

Bellalago Educational Facilities Benefit District

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2025

NOTE D - LONG-TERM DEBT (continued)

These bonds were issued to provide funds to finance the acquisition and construction of the second phase of the Bellalago Charter Academy.

In May 2014, the District issued \$23,150,000 in Series 2014 Revenue Bonds, with an average interest rate of 1.000% to 4.730%, to refund and defease \$23,535,000 of outstanding Series 2004A and 2004B Revenue Bonds. The net proceeds of \$24,984,040 (including reserve funding of \$867,537, a discount of \$496,648 and payment of \$234,448 in underwriting fees, insurance, and other issuance costs) were immediately used to redeem the Series 2004A and 2004B Revenue Bonds. As a result, \$23,535,000 of Series 2004A and 2004B Revenue Bonds were considered to be in-substance defeased and the liability for these certificates was removed from the government-wide financial statements. The Series 2014 bonds were issued to reduce the total debt service payments from the 2004A and 2004B bonds over the next 15 years by \$6,181,793 and to obtain an economic gain (difference between the present value of the debt service payments on the old and new debt) of \$2,974,421. The bonds are payable solely from and secured by revenues of the District, which include special assessments, school district match payments and charter school capital outlay payments. These bonds were issued to fund a deposit to the Debt Service Fund and to pay a portion of the acquisition and capital maintenance of Bellalago Charter Academy.

The 2014 debt refinancing resulting in a gain on refunding of \$590,977 which is not recognized in the fund level statements but is deferred and included in the government-wide statement as deferred inflow. The deferred gain is amortized over the life of the debt through 2034. The 2025 amortization of \$29,548 was charged against interest expense, as described in Note A-9. Accumulated amortization totaled \$337,350 at September 30, 2025.

The following is summary of changes in long-term liabilities:

Governmental Activities	<u>September 30, 2024</u>	<u>Additions</u>	<u>Deletions</u>	<u>September 30, 2025</u>
Revenue Bonds:				
2014	\$ 13,375,000	\$ -	\$ (1,165,000)	\$ 12,210,000
Less unamortized bond discount	<u>(237,979)</u>	<u>-</u>	<u>24,832</u>	<u>(213,147)</u>
	<u>\$ 13,137,021</u>	<u>\$ -</u>	<u>\$ (1,140,168)</u>	<u>\$ 11,996,853</u>

Bellalago Educational Facilities Benefit District

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2025

NOTE D - LONG-TERM DEBT (continued)

The annual requirements to amortize all debt outstanding as of September 30, 2025 are as follows:

<u>Year ending September 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 1,220,000	\$ 539,573	\$ 1,759,573
2027	1,270,000	489,248	1,759,248
2028	1,325,000	435,273	1,760,273
2029	1,380,000	337,304	1,757,304
2030	1,445,000	316,929	1,761,929
2031-2034	<u>5,570,000</u>	<u>589,223</u>	<u>6,159,223</u>
	12,210,000	2,747,550	14,957,550
Less unamortized discount:	<u>(213,145)</u>	<u>-</u>	<u>(213,145)</u>
	<u>\$ 11,996,855</u>	<u>\$ 2,747,550</u>	<u>\$ 14,744,405</u>

NOTE E - COMMITMENTS AND CONTINGENCIES

1. Lease agreement

Effective May 1, 2004, the District entered into a lease agreement with the Foundation for Osceola Education, Inc. (the "Foundation") for the Bellalago school facilities. The lease is effective from July 1, 2004 through June 30, 2033. Lease income for the facilities are from charter school capital outlay funds and certain capital repair reserve funds received by the Foundation and are due on the fifteenth day of each month. Amounts received annually are contingent on student enrollment and per student allocated amounts approved by the legislature. For the year ended September 30, 2025, the District recorded \$665,300 of lease income, which is recorded in due from other agency in the accompanying financial statements. The amount is due from Bellalago Charter Academy at September 30, 2025. The due from other agency amount of \$540,132 at September 30, 2025 represents cumulative amounts due from the charter academy for reserve funding.

2. Ground lease

The District entered into an agreement with The School District of Osceola County, Florida (the "Board") effective May 1, 2004 for the lease of the land owned by the District to the Board for a term of 40 years or the life expectancy of the permanent facilities constructed thereon, whichever is longer. Rent shall be \$1 per year for the term of the lease.

The District entered into a sublease agreement effective May 1, 2004 with the Board to lease the land back from the Board for the same term as the above lease at rent of \$1 per year for the term of the lease. The land was recorded in the Statement of Net Position under Capital assets at fair market value of \$1,010,800.

Bellalago Educational Facilities Benefit District

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2025

NOTE E - COMMITMENTS AND CONTINGENCIES (continued)

3. Legal issues

In the normal course of conducting its operations, the District may become party to various legal actions and proceedings. As of September 30, 2025, no legal actions or proceedings existed.

NOTE F – RISKS AND UNCERTAINTIES

Risk Management

The District is exposed to various risks of loss related to property loss, torts, and errors and omissions. The School District of Osceola County has general liability insurance against claims for personal injury, bodily injury, death or property damage and umbrella coverage that covers the charter school.

REQUIRED SUPPLEMENTAL INFORMATION

Bellalago Educational Facilities Benefit District

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
(BUDGET AND ACTUAL) – GENERAL FUND**

For the Year Ended September 30, 2025

	Budgeted Amounts		Actual	Variance Positive (Negative)
	Original	Final		
Revenues	\$ 1,820,165	\$ 1,853,141	\$ 1,853,141	\$ -
Expenditures				
Current:				
Board expenses	53,776	50,227	50,227	-
Administration expenses	14,000	13,452	13,452	-
Fiscal agent fee	20,000	1,950,963	1,950,963	-
Total expenditures	87,776	2,014,642	2,014,642	-
Excess of revenues over expenditures	1,732,389	(161,501)	(161,501)	-
Other financing uses:				
Transfers in	-	-	-	-
Transfers out	(1,754,768)	(1,729,615)	(1,729,615)	-
Total other financing uses	(1,754,768)	(1,729,615)	(1,729,615)	-
Net change in fund balance	(22,379)	(1,891,116)	(1,891,116)	-
Fund balance at September 30, 2024	2,864,119	2,864,119	2,864,119	-
Fund balance at September 30, 2025	\$ 2,841,740	\$ 973,003	\$ 973,003	\$ -

See Independent Auditor's Report



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS**

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To The Board of Supervisors
Bellalago Educational Facilities Benefit District
Kissimmee, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Bellalago Educational Facilities Benefit District (the "District"), a component unit of the School District of Osceola County, Florida, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated February 16, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts.

However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Moss, Krusick & Associates, LLC

Winter Park, Florida
February 16, 2026



MANAGEMENT LETTER

Partners

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To the Board of Supervisors
Bellalago Educational Facilities Benefit District
Kissimmee, Florida

Report on the Financial Statements

We have audited the financial statements of Bellalago Educational Facilities Benefit District (the "District"), which is a component unit of the School District of Osceola County, Florida as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated February 16, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 16, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. No recommendations were made or violations reported in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. Bellalago Educational Facilities Benefit District was organized pursuant to Chapter 189 and 1013 of the Florida Statutes and was established under Ordinance No. 2447.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Financial Condition and Management (continued)

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District states that a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate with the District's geographical boundaries during the fiscal year under audit.

Special District Component Units

Section 10.554(1)(i)5.c., Rules of the Auditor General, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the District reported:

- a. The total number of District employees compensated in the last pay period of the District's fiscal year was **ZERO**.
- b. The total number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year was **ZERO**.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency was **ZERO**.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency was **ZERO**.
- e. Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project was **ZERO**.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes, was disclosed on page 28 of the accompanying audited financial statements.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of This Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Board of Supervisors, the School District of Osceola County, Florida, Federal and other granting agencies, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Moss, Krusick & Associates, LLC

Winter Park, Florida
February 16, 2026



INDEPENDENT ACCOUNTANT'S REPORT

Partners

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To the Board of Supervisors
Bellalago Educational Facilities Benefit District
Kissimmee, Florida

We have examined Bellalago Educational Facilities Benefit District's (the "District") compliance with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District's compliance is in accordance with the criteria, in all material respects. An examination involves performing procedures to obtain evidence about the District's compliance with Section 218.415, Florida Statutes. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of the compliance requirements, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent of the District, and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

In our opinion, the District complied with compliance with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2025, in all material respects.

This report is intended solely for the information and use of the District and the Auditor General, State of Florida, and is not intended to be and should not be used by anyone other than these specified parties.

Moss, Krusick & Associates, LLC

Winter Park, Florida
February 16, 2026

Current Year Comments and Recommendations

For the year ended September 30, 2025, there are no management recommendations.