



Rizzetta & Company

# **Bella Vida Community Development District**

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**Final Budget for Fiscal Year 2016/2017**

**Presented by: Rizzetta & Company, Inc.**

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**Final Budget**  
**Bella Vida Community Development District**  
**General Fund**  
**Fiscal Year 2016/2017**

	Chart of Accounts Classification	Budget for 2016/2017
1		
2	<b>REVENUES</b>	
3		
4	Interest Earnings	
5	Interest Earnings	\$ -
6	Special Assessments	
7	Tax Roll*	\$ 163,755
8		
9	<b>TOTAL REVENUES</b>	<b>\$ 163,755</b>
10		
11	Balance Forward from Prior Year	\$ -
12		
13	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 163,755</b>
14		
15	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only</i>	
16		
17	<b>EXPENDITURES - ADMINISTRATIVE</b>	
18		
19	Legislative	
20	Supervisor Fees	\$ 4,000
21	Financial & Administrative	
22	Administrative Services	\$ 4,500
23	Printed Agendas	\$ 1,200
24	District Management	\$ 14,618
25	District Engineer	\$ 2,213
26	Disclosure Report	\$ 5,100
27	Trustees Fees	\$ 3,250
28	Financial Consulting Services	\$ 10,000
29	Accounting Services	\$ 12,000
30	Auditing Services	\$ 3,200
31	Public Officials Liability Insurance	\$ 2,399
32	Legal Advertising	\$ 650
33	Bank Fees	\$ -
34	Dues, Licenses & Fees	\$ 175
35	Tax Collector /Property Appraiser Fees	\$ 510
36	Website Fees & Maintenance	\$ 1,200
37	Legal Counsel	
38	District Counsel	\$ 10,000
39		
40	<b>Administrative Subtotal</b>	<b>\$ 75,015</b>
41		
42	<b>EXPENDITURES - FIELD OPERATIONS</b>	
43		
44	Stormwater Control	
45	Aquatic Maintenance	\$ 12,240
46	Lake/Pond Bank Maintenance	\$ 2,500
47	Mitigation Area Monitoring & Maintenance	\$ 6,000
48	Stormwater System Maintenance	\$ -
49	Other Physical Environment	
50	General Liability Insurance	\$ 2,000
51	Landscape Maintenance	\$ 60,000
52	Irrigation Repairs	\$ 3,000
53	Landscape Replacement Plants, Shrubs, Trees	\$ 3,000
54	Contingency	
55	Miscellaneous Contingency	\$ -
56		
57	<b>Field Operations Subtotal</b>	<b>\$ 88,740</b>
58		
61	<b>TOTAL EXPENDITURES</b>	<b>\$ 163,755</b>
62		
63	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>
64		

**Budget Template**  
**Bella Vida Community Development District**  
**Debt Service**  
**Fiscal Year 2016/2017**

Chart of Accounts Classification	Series 2006	Budget for 2016/2017
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$269,257.35	\$269,257.35
<b>TOTAL REVENUES</b>	<b>\$269,257.35</b>	<b>\$269,257.35</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Bank Fees		\$0.00
Debt Service Obligation	\$269,257.35	\$269,257.35
<b>Administrative Subtotal</b>	<b>\$269,257.35</b>	<b>\$269,257.35</b>
<b>TOTAL EXPENDITURES</b>	<b>\$269,257.35</b>	<b>\$269,257.35</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

Lee County Collection Costs and Early Payment Discounts: 4.5%

**Gross assessments \$281,944.87**

**Notes:**

Tax Roll Collection Costs for Lee County is 4.5% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

**Bella Vida Community Development District**

**FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2016/2017 O&M Budget	\$163,755.00
Lee County 4.5% Collection Cost:	<u>\$7,716.20</u>
2016/2017 Total:	<b><u>\$171,471.20</u></b>

2015/2016 O&M Budget	\$163,755.00
2016/2017 O&M Budget	<u>\$163,755.00</u>
Total Difference:	<b><u><u>\$0.00</u></u></b>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2015/2016	2016/2017	\$	%
Debt Service - Townhouse	\$432.33	\$432.33	\$0.00	0.00%
Operations/Maintenance - Townhouse	\$262.31	\$262.31	\$0.00	0.00%
<b>Total</b>	<b><u>\$694.64</u></b>	<b><u>\$694.64</u></b>	<b><u>\$0.00</u></b>	<b><u>0.00%</u></b>
Debt Service - Single Family	\$665.12	\$665.12	\$0.00	0.00%
Operations/Maintenance - Single Family	\$403.56	\$403.56	\$0.00	0.00%
<b>Total</b>	<b><u>\$1,068.68</u></b>	<b><u>\$1,068.68</u></b>	<b><u>\$0.00</u></b>	<b><u>0.00%</u></b>
Debt Service - Clubhouse	\$1,330.25	\$1,330.25	\$0.00	0.00%
Operations/Maintenance - Clubhouse	\$807.11	\$807.11	\$0.00	0.00%
<b>Total</b>	<b><u>\$2,137.36</u></b>	<b><u>\$2,137.36</u></b>	<b><u>\$0.00</u></b>	<b><u>0.00%</u></b>

**BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$163,755.00
COLLECTION COSTS @ 4.5%		<u>\$7,716.20</u>
TOTAL O&M ASSESSMENT		<u><u>\$171,471.20</u></u>

LOT SIZE	UNITS ASSESSED <sup>(1)</sup>		ALLOCATION OF O&M ASSESSMENT				TOTAL SERIES 2006 DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT		
	SERIES 2006		EAU FACTOR	TOTAL	% TOTAL	TOTAL		O&M	DEBT	TOTAL <sup>(4)</sup>
	O&M	DEBT SERVICE <sup>(2)</sup>		EAU's	EAU's	O&M BUDGET			SERVICE <sup>(3)</sup>	
Townhouse	246	246	0.65	159.90	37.63%	\$64,528.70	\$106,353.18	\$262.31	\$432.33	\$694.64
Single Family	263	262	1.00	263.00	61.90%	\$106,135.39	\$174,261.44	\$403.56	\$665.12	\$1,068.68
Clubhouse	1	1	2.00	2.00	0.47%	\$807.11	\$1,330.25	\$807.11	\$1,330.25	\$2,137.36
	<u>510</u>	<u>509</u>		<u>424.90</u>	100.00%	<u>\$171,471.20</u>	<u>\$281,944.87</u>			
LESS: Lee County Collection Costs and Early Payment Discounts						(\$7,716.20)	(\$12,687.52)			
<b>Net Revenue to be Collected</b>						<u>\$163,755.00</u>	<u>\$269,257.35</u>			

<sup>(1)</sup> Reflects one (1) Series 2006 prepayment.

<sup>(2)</sup> Reflects the number of total lots with Series 2006 debt outstanding.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2006 bond issue. Annual assessment includes principal, interest, Lee County collection costs and early payment discounts.

<sup>(4)</sup> Annual assessment that will appear on November 2016 Lee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.