



Rizzetta & Company

# **Bella Vida Community Development District**

[www.bellavidacdd.org](http://www.bellavidacdd.org)

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**Adopted Budget for Fiscal Year 2017/2018**

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

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**Adopted Budget  
Bella Vida Community Development District  
General Fund  
Fiscal Year 2017/2018**

Chart of Accounts Classification	Budget for 2017/2018
<b>REVENUES</b>	
Special Assessments	
Tax Roll*	\$ 190,648
<b>TOTAL REVENUES</b>	<b>\$ 190,648</b>
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 190,648</b>
<b>EXPENDITURES - ADMINISTRATIVE</b>	
Legislative	
Supervisor Fees	\$ 4,000
Financial & Administrative	
Administrative Services	\$ 4,700
District Management	\$ 15,100
District Engineer	\$ 2,213
Disclosure Report	\$ 5,000
Trustees Fees	\$ 3,250
Tax Collector/Property Appraiser Fees	\$ 442
Assessment Roll	\$ 5,000
Financial & Revenue Collections	\$ 5,000
Accounting Services	\$ 13,000
Printed Agendas	\$ 1,200
Auditing Services	\$ 3,200
Public Officials Liability Insurance	\$ 2,035
Legal Advertising	\$ 432
Dues, Licenses & Fees	\$ 175
Website Hosting, Maintenance, Backup (and Email)	\$ 2,100
Legal Counsel	
District Counsel	\$ 10,000
<b>Administrative Subtotal</b>	<b>\$ 76,847</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>	
Stormwater Control	
Aquatic Maintenance	\$ 13,476
Mitigation Area Monitoring & Maintenance	\$ 8,050
Other Physical Environment	
General Liability Insurance	\$ 2,035
Landscape Maintenance	\$ 60,000
Tree Trimming Services	\$ 3,000
Landscape Replacement Plants, Shrubs, Trees	\$ 27,240
<b>Field Operations Subtotal</b>	<b>\$ 113,801</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 190,648</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

**Budget Template**  
**Bella Vida Community Development District**  
**Debt Service**  
**Fiscal Year 2017/2018**

Chart of Accounts Classification	Series 2006	Budget for 2017/2018
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$251,219.19	\$251,219.19
<b>TOTAL REVENUES</b>	<b>\$251,219.19</b>	<b>\$251,219.19</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Bank Fees		\$0.00
Debt Service Obligation	\$251,219.19	\$251,219.19
<b>Administrative Subtotal</b>	<b>\$251,219.19</b>	<b>\$251,219.19</b>
<b>TOTAL EXPENDITURES</b>	<b>\$251,219.19</b>	<b>\$251,219.19</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

<sup>(2)</sup> Lee County Collection Costs and Early Payment Discounts: 4.0%

**Gross assessments** **\$261,686.66**

**Notes:**

Tax Roll Early Payment Discount for Lee County is 4.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

- (1) Maximum Annual Debt Service less Prepaid Assessments received.
- (2) Lee County collection costs changed from 0.5% to \$1.42 per parcel/line.

**Bella Vida Community Development District**

**FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2017/2018 O&M Budget	\$190,648.00
<sup>(1)</sup> Lee County 4.0% Collection Cost:	\$7,943.67
<sup>(1)</sup> Tax Collector Fee (\$1.42 per parcel/line)	\$627.64
2017/2018 Total:	<u><u>\$199,219.31</u></u>

2016/2017 O&M Budget	\$163,755.00
2017/2018 O&M Budget	\$190,648.00
Total Difference:	<u><u>\$26,893.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2016/2017	2017/2018	\$	%
Debt Service - Townhouse	\$432.33	\$430.08	-\$2.25	-0.52%
Operations/Maintenance - Townhouse	\$262.31	\$325.77	\$63.46	24.19%
<b>Total</b>	<b>\$694.64</b>	<b>\$755.85</b>	<b>\$61.21</b>	<b>8.81%</b>
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Debt Service - Single Family	\$665.12	\$661.66	-\$3.46	-0.52%
Operations/Maintenance - Single Family	\$403.56	\$501.18	\$97.62	24.19%
<b>Total</b>	<b>\$1,068.68</b>	<b>\$1,162.84</b>	<b>\$94.16</b>	<b>8.81%</b>
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Debt Service - Clubhouse	\$1,330.25	\$1,323.32	-\$6.93	-0.52%
Operations/Maintenance - Clubhouse	\$807.11	\$1,002.36	\$195.25	24.19%
<b>Total</b>	<b>\$2,137.36</b>	<b>\$2,325.68</b>	<b>\$188.32</b>	<b>8.81%</b>

<sup>(1)</sup> Lee County collection costs changed from 0.5% to \$1.42 per parcel/line.

**BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2017/2018 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET	\$190,648.00
COLLECTION COSTS @ 4.0%	\$7,943.67
<sup>(5)</sup> TAX COLLECTOR FEE (\$1.42 PER PARCEL / LINE)	\$627.64
<b>TOTAL O&amp;M ASSESSMENT</b>	<b><u>\$199,219.31</u></b>

LOT SIZE	UNITS ASSESSED <sup>(1)</sup>		ALLOCATION OF O&M ASSESSMENT				TOTAL	PER LOT ANNUAL ASSESSMENT		
	SERIES 2006		EAU FACTOR	TOTAL	% TOTAL	TOTAL	SERIES 2006	DEBT		
	O&M	DEBT SERVICE <sup>(2)</sup>		EAU's	EAU's	O&M BUDGET	DEBT SERVICE ASSESSMENT	O&M	SERVICE <sup>(3)</sup>	TOTAL <sup>(4)</sup>
Townhouse	130	130	0.65	84.50	21.26%	\$42,349.76	\$55,910.40	\$325.77	\$430.08	\$755.85
Single Family	311	309	1.00	311.00	78.24%	\$155,867.18	\$204,452.94	\$501.18	\$661.66	\$1,162.84
Clubhouse	1	1	2.00	2.00	0.50%	\$1,002.36	\$1,323.32	\$1,002.36	\$1,323.32	\$2,325.68
	<u>442</u>	<u>440</u>		<u>397.50</u>	<u>100.00%</u>	<u>\$199,219.31</u>	<u>\$261,686.66</u>			
						LESS: Lee County Collection Costs and Early Payment Discounts	(\$8,571.31)	(\$10,467.47)		
						<b>Net Revenue to be Collected</b>	<b><u>\$190,648.00</u></b>	<b><u>\$251,219.19</u></b>		

<sup>(1)</sup> Reflects 2 (two) Series 2006 prepayments.

<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 2017 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.

<sup>(5)</sup> Lee County collection costs changed from 0.5% to \$1.42 per parcel/line.