



Rizzetta & Company

# **Bella Vida Community Development District**

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**Financial Statements  
(Unaudited)**

**January 31, 2018**

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

[bellavidacdd.org](http://bellavidacdd.org)  
[rizzetta.com](http://rizzetta.com)

**Bella Vida Community Development District**

Balance Sheet

As of 1/31/2018

(In Whole Numbers)

	General Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
<b>Assets</b>					
Cash In Bank	165,422	0	165,422	0	0
Investments	156,162	410,013	566,175	0	0
Accounts Receivable	14,371	18,937	33,308	0	0
Prepaid Expenses	0	0	0	0	0
Due From Other Funds	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	428,950
Amount To Be Provided Debt Service	0	0	0	0	2,586,050
Fixed Assets	0	0	0	3,622,765	0
<b>Total Assets</b>	<u>335,955</u>	<u>428,950</u>	<u>764,905</u>	<u>3,622,765</u>	<u>3,015,000</u>
<b>Liabilities</b>					
Accounts Payable	2,645	0	2,645	0	0
Accrued Expenses Payable	0	0	0	0	0
Due To Other Funds	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	3,015,000
<b>Total Liabilities</b>	<u>2,645</u>	<u>0</u>	<u>2,645</u>	<u>0</u>	<u>3,015,000</u>
<b>Fund Equity &amp; Other Credits</b>					
Beginning Fund Balance	203,961	262,939	466,900	3,622,765	0
Net Change in Fund Balance	129,349	166,011	295,360	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>333,310</u>	<u>428,950</u>	<u>762,260</u>	<u>3,622,765</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>335,955</u>	<u>428,950</u>	<u>764,905</u>	<u>3,622,765</u>	<u>3,015,000</u>

**Bella Vida Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 1/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	106	106	0.00%
Special Assessments					
Tax Roll	189,687	189,687	189,856	169	(0.08)%
Off Roll	961	961	961	0	0.00%
<b>Total Revenues</b>	<b>190,648</b>	<b>190,648</b>	<b>190,923</b>	<b>275</b>	<b>(0.14)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	4,000	1,333	1,000	333	75.00%
Financial & Administrative					
Administrative Services	4,700	1,567	1,567	0	66.66%
District Management	15,100	5,033	5,033	0	66.66%
District Engineer	2,213	738	1,495	(757)	32.44%
Disclosure Report	5,000	1,667	5,000	(3,333)	0.00%
Trustees Fees	3,250	3,250	3,233	18	0.53%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Tax Collector/Property Appraiser Fees	442	442	441	1	0.22%
Financial & Revenue Collections	5,000	1,667	1,667	0	66.66%
Printed Agendas	1,200	400	136	264	88.67%
Accounting Services	13,000	4,333	4,333	0	66.66%
Auditing Services	3,200	0	523	(523)	83.65%
Public Officials Liability Insurance	2,035	2,035	2,035	0	0.00%
Legal Advertising	432	144	116	28	73.14%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Hosting, Maintenance, Backup (and Email)	2,100	700	700	0	66.66%
Legal Counsel					
District Counsel	10,000	3,333	380	2,953	96.20%
Stormwater Control					
Aquatic Maintenance	13,476	4,492	8,442	(3,950)	37.35%
Mitigation Area Monitoring & Maintenance	8,050	2,683	0	2,683	100.00%
Other Physical Environment					
General Liability Insurance	2,035	2,035	2,035	0	0.00%
Landscape Maintenance	60,000	20,000	18,264	1,736	69.56%
Tree Trimming Services	3,000	1,000	0	1,000	100.00%
Landscape Replacement Plants, Shrubs, Trees	27,240	9,080	0	9,080	100.00%
<b>Total Expenditures</b>	<b>190,648</b>	<b>71,107</b>	<b>61,574</b>	<b>9,533</b>	<b>67.70%</b>

**Bella Vida Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 1/31/2018

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
Excess of Revenue Over (Under) Expenditures	0	119,541	129,349	9,808	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Use	0	119,541	129,349	9,808	0.00%
Fund Balance, Beginning of Period	0	0	203,961	203,961	0.00%
Fund Balance, End of Period	<u>0</u>	<u>119,541</u>	<u>333,310</u>	<u>213,770</u>	<u>0.00%</u>

**Bella Vida Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2017 Through 1/31/2018

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	731	731	0.00%
Special Assessments				
Tax Roll	249,949	250,172	223	0.08%
Off Roll	1,270	1,270	0	0.00%
<b>Total Revenues</b>	<u>251,219</u>	<u>252,173</u>	<u>954</u>	<u>0.38%</u>
<b>Expenditures</b>				
Debt Service				
Interest	156,219	81,163	75,057	48.04%
Principal	95,000	5,000	90,000	94.73%
<b>Total Expenditures</b>	<u>251,219</u>	<u>86,163</u>	<u>165,057</u>	<u>65.70%</u>
Excess of Revenue Over (Under) Expenditures	0	166,011	166,011	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	166,011	166,011	0.00%
Fund Balance, Beginning of Period	0	262,939	262,939	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>428,950</u></u>	<u><u>428,950</u></u>	<u><u>0.00%</u></u>

**Bella Vida CDD  
Investment Summary  
January 31, 2018**

<u>Account</u>	<u>Investment</u>	<u>Balance as of January 31, 2018</u>
State Board of Administration	Local Government Investment Pool	\$ 10
SunTrust Bank	Business Money Market	5,317
The Bank of Tampa	Business Money Market	150,835
	<b>Total General Fund Investments</b>	<b>\$ 156,162</b>
US Bank Series 2006 Revenue	First American Treasury Obligation Fund Class Z	\$ 307,070
US Bank Series 2006 General Fund	First American Treasury Obligation Fund Class Z	873
US Bank Series 2006 Reserve	First American Treasury Obligation Fund Class Z	102,070
	<b>Total Debt Service Fund Investments</b>	<b>\$ 410,013</b>

**Bella Vida Community Development District**

Summary A/R Ledger

001 - General Fund

From 1/1/2018 Through 1/31/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Lee County Tax Collector	FY17-18	<u>14,371.35</u>
		Total 001 - General Fund	14,371.35

**Bella Vida Community Development District**

Summary A/R Ledger

200 - Debt Service Fund

From 1/1/2018 Through 1/31/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Lee County Tax Collector	FY17-18	<u>18,936.96</u>
		Total 200 - Debt Service Fund	<u>18,936.96</u>
Report Balance			<u><u>33,308.31</u></u>



**Bella Vida Community Development District**

Aged Payables by Invoice Date

Aging Date - 12/1/2017

001 - General Fund

From 1/1/2018 Through 1/31/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current</u>
Grau & Associates P.A.	12/1/2017	16103	Audit Progress Billing FY16-17	500.00
Solitude Lake Management, LLC	1/1/2018	PI-A00150044	Annual Lake & Pond Management Services 01/18	1,123.00
Grau & Associates P.A.	1/19/2018	011918	Reimbursement For Fee Charged By US Bank	23.00
Johnson Engineering, Inc.	1/29/2018	20170285-001 Inv 2	Engineering Services 01/18	937.50
The Breeze Corporation	1/31/2018	019030 01/31/18	Acct # L02239 Legal Advertising 01/31/18	61.50
			Total 001 - General Fund	2,645.00
Report Total				2,645.00

**Bella Vida Community Development District**  
**Notes to Unaudited Financial Statements**  
**January 31, 2018**

**Balance Sheet**

1. Trust statement activity has been recorded through 01/31/18.
2. See EMMA (Electronic Municipal Market Access) at <http://emma.msrb.org> for Municipal Disclosures and Market Data.

**Summary A/R Ledger – Payment Terms**

3. Payment terms for landowner assessments are (a) defined in the FY17-18 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.