

# BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE • 3434 COLWELL AVENUE • SUITE 200 • TAMPA, FLORIDA 33614

May 12, 2017

City of Cape Coral  
City Council  
1015 Cultural Park Boulevard  
Cape Coral, Florida 33990

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**MAY 16 2017**

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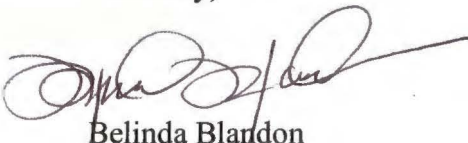
Re: Bella Vida Community Development District  
Proposed Fiscal Year 2017/2018 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2017/2018 budget (the "Proposed Budget") approved by the Board of Supervisors of the Bella Vida Community Development District (the "Board") for the purpose of setting a hearing to consider public comment and testimony on same. The public hearing on the Proposed Budget has been scheduled for **August 08, 2017 at 4:00 p.m.** at the **office of Rizzetta & Company, Inc.,** located at **9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.** Transmittal of the enclosed Proposed Budget is being made for purposes of disclosure and information, in accordance with the requirement set forth in Section 190.008(b), *Florida Statutes*, and posting on the website of the City of Cape Coral (at least two days prior to the public hearing) pursuant to Section 189.016, *Florida Statutes*.

Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,



Belinda Blandon  
District Manager

Cc: Sarona Weyant, Chairman  
Jere Earlywine, District Counsel

Enclosure

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

	Chart of Accounts Classification	Budget for 2017/2018
1		
2	<b>REVENUES</b>	
3		
4	Interest Earnings	
5	Interest Earnings	\$ -
6	Special Assessments	
7	Tax Roll*	\$ 190,648
8	Off Roll*	\$ -
9		
10	<b>TOTAL REVENUES</b>	<b>\$ 190,648</b>
11		
12	Balance Forward from Prior Year	\$ -
13		
14	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 190,648</b>
15		
16	<i>*Allocation of assessments between the Tax Roll and Off</i>	
17		
18	<b>EXPENDITURES - ADMINISTRATIVE</b>	
19		
20	Legislative	
21	Supervisor Fees	\$ 4,000
22	Financial & Administrative	
23	Administrative Services	\$ 4,700
24	District Management	\$ 15,100
25	District Engineer	\$ 2,213
26	Disclosure Report	\$ 5,000
27	Trustees Fees	\$ 3,250
28	Tax Collector/Property Appraiser Fees	
		\$ 442
29	Assessment Roll	\$ 5,000
30	Financial & Revenue Collections	\$ 5,000
31	Accounting Services	\$ 13,000
32	Printed Agendas	\$ 1,200
33	Auditing Services	\$ 3,200
34	Public Officials Liability Insurance	\$ 2,035
35	Legal Advertising	\$ 432
36	Dues, Licenses & Fees	\$ 175
37	Website Hosting, Maintenance, Backup (and Email)	
		\$ 2,100
38	Legal Counsel	
39	District Counsel	\$ 10,000
40		
41	<b>Administrative Subtotal</b>	<b>\$ 76,847</b>
42		
43	<b>EXPENDITURES - FIELD OPERATIONS</b>	
44		
45	Stormwater Control	
46	Aquatic Maintenance	\$ 13,476
47	Lake/Pond Bank Maintenance	\$ -
48	Mitigation Area Monitoring & Maintenance	\$ 8,050
49	Other Physical Environment	
50	General Liability Insurance	\$ 2,035
51	Landscape Maintenance	\$ 60,000
52	Irrigation Repairs	\$ -
53	Tree Trimming Services	\$ 3,000
54	Landscape - Mulch	\$ -
55	Landscape Replacement Plants, Shrubs, Trees	\$ 27,240
56	Contingency	
57	Miscellaneous Contingency	\$ -
58	Capital Outlay	\$ -
59		
60	<b>Field Operations Subtotal</b>	<b>\$ 113,801</b>

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

	Chart of Accounts Classification	Budget for 2017/2018
61		
62	Contingency for County TRIM Notice	
63		
64	TOTAL EXPENDITURES	\$ 190,648
65		
66	EXCESS OF REVENUES OVER EXPENDITURES	\$ -
67		

**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>		
Administrative		
Financial & Administrative		
Bank Fees		\$0.00
Debt Service Obligation	\$251,219.19	\$251,219.19
Administrative Subtotal	\$251,219.19	\$251,219.19
<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.

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

<sup>(2)</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

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>\$199,219.31</u>

2016/2017 O&M Budget	\$163,755.00
2017/2018 O&M Budget	<u>\$190,648.00</u>
Total Difference:	<u>\$26,893.00</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>
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>
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>(1)</sup> TAX COLLECTOR FEE (\$1.42 PER PARCEL / LINE)	\$627.84
<b>TOTAL O&amp;M ASSESSMENT</b>	<b>\$199,219.31</b>

LOT SIZE	UNITS ASSESSED <sup>(1)</sup>		ALLOCATION OF O&M ASSESSMENT				TOTAL SERIES 2006 DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT		
	O&M	SERIES 2006 DEBT SERVICE <sup>(2)</sup>	EAU FACTOR	TOTAL	% TOTAL	TOTAL		O&M	DEBT SERVICE <sup>(3)</sup>	TOTAL <sup>(4)</sup>
				EAU's	EAU's	O&M BUDGET				
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>						<u>\$190,648.00</u>	<u>\$251,219.19</u>			

<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.

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City  
Check

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