

# BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9530 MARKETPLACE ROAD, SUITE 206 · FORT MYERS, FLORIDA 33912

June 8, 2018

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

RECEIVED

JUN 12 2018

COUNCIL OFFICE

Re: Bella Vida Community Development District  
Proposed Fiscal Year 2018/2019 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2018/2019 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 14, 2018 at 5:00 p.m.** at the **Bella Vida Clubhouse**, located at **3427 Malagrotta Circle, Cape Coral, Florida 33909**. 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*.

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 2018/2019

	Chart of Accounts Classification	Actual YTD through 02/28/18	Projected Annual Totals 2017/2018	Annual Budget for 2017/2018	Projected Budget variance for 2017/2018	Budget for 2018/2019	Budget Increase (Decrease) vs 2017/2018	Comments
55	Field Operations Subtotal	\$ 42,040	\$ 98,047	\$ 113,801	\$ 15,754	\$ 124,271	\$ 10,470	
56								
57	Contingency for County TRIM Notice							
58								
59	TOTAL EXPENDITURES	\$ 82,676	\$ 172,149	\$ 190,648	\$ 18,499	\$ 210,838	\$ 20,190	
60								
61	EXCESS OF REVENUES OVER EXPENDITURES	\$ 108,270	\$ 18,978	\$ -	\$ 18,978	\$ -	\$ -	

**Budget Template**  
**Bella Vida Community Development District**  
**Debt Service**  
**Fiscal Year 2018/2019**

Chart of Accounts Classification	Series 2006	Budget for 2018/2019
<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>

Lee County Early Payment Discounts (4%): 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.

**BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2018/2019 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

2018/2019 O&M Budget	\$210,838.00
Lee County Early Payment Discounts (4%)	\$8,784.92
<sup>(1)</sup> Tax Collector Fee (\$1.45 per parcel/line)	<u>\$640.90</u>
2018/2019 Total:	<u><u>\$220,263.82</u></u>

2017/2018 O&M Budget	\$190,648.00
2018/2019 O&M Budget	<u>\$210,838.00</u>
Total Difference:	<u><u>\$20,190.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2017/2018	2018/2019	\$	%
<b>Debt Service - Townhouse</b>	\$430.08	\$430.08	\$0.00	0.00%
<b>Operations/Maintenance - Townhouse</b>	\$325.77	\$360.18	\$34.41	10.56%
<b>Total</b>	<u>\$755.85</u>	<u>\$790.26</u>	<u>\$34.41</u>	<u>4.55%</u>
<b>Debt Service - Single Family</b>	\$661.66	\$661.66	\$0.00	0.00%
<b>Operations/Maintenance - Single Family</b>	\$501.18	\$554.12	\$52.94	10.56%
<b>Total</b>	<u>\$1,162.84</u>	<u>\$1,215.78</u>	<u>\$52.94</u>	<u>4.55%</u>
<b>Debt Service - Clubhouse</b>	\$1,323.32	\$1,323.32	\$0.00	0.00%
<b>Operations/Maintenance - Clubhouse</b>	\$1,002.36	\$1,108.25	\$105.89	10.56%
<b>Total</b>	<u>\$2,325.68</u>	<u>\$2,431.57</u>	<u>\$105.89</u>	<u>4.55%</u>

<sup>(1)</sup> Lee County collection costs changed from \$1.42 per parcel/line to \$1.45 per parcel/line.

**BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2018/2019 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$210,838.00
LEE COUNTY EARLY PAYMENT DISCOUNTS	4.0%	\$8,784.92
<sup>(1)</sup> TAX COLLECTOR FEE (\$1.45 PER PARCEL / LINE)		<u>\$640.90</u>
<b>TOTAL O&amp;M ASSESSMENT</b>		<b><u>\$220,263.82</u></b>

LOT SIZE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				TOTAL SERIES 2006 DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT		
	O&M	SERIES 2006 DEBT SERVICE <sup>(1)(2)</sup>	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET		O&M	DEBT SERVICE <sup>(3)</sup>	TOTAL <sup>(4)</sup>
Townhouse	130	130	0.65	84.50	21.26%	\$46,823.38	\$55,910.40	\$360.18	\$430.08	\$790.26
Single Family	311	309	1.00	311.00	78.24%	\$172,332.19	\$204,452.94	\$554.12	\$661.66	\$1,215.78
Clubhouse	1	1	2.00	2.00	0.50%	\$1,108.25	\$1,323.32	\$1,108.25	\$1,323.32	\$2,431.57
	<u>442</u>	<u>440</u>		<u>397.50</u>	<u>100.00%</u>	<u>\$220,263.82</u>	<u>\$261,686.66</u>			
LESS: Lee County Collection Costs (\$1.45 per parcel / line) and Early Payment Discounts (4%):						(\$9,425.82)	(\$10,467.47)			
<b>Net Revenue to be Collected</b>						<u>\$210,838.00</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, and Lee County early payment discounts.

<sup>(4)</sup> Annual assessment that will appear on November 2018 Lee County property tax bill. Amount shown includes all applicable Lee County collection costs and early payment discounts (up to 4% if paid early).

<sup>(5)</sup> Lee County collection costs changed from \$1.42 per parcel/line to \$1.45 per parcel/line.