



Rizzetta & Company

# **Bella Vida Community Development District**

---

## **Board of Supervisors' Meeting August 8, 2023**

**District Office:  
9530 Marketplace Road, Suite 206  
Fort Myers, Florida 33912  
(239) 936-0913**

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



# **BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT**

Bella Vida Clubhouse, 3427 Malagrotta Circle, Cape Coral, Florida 33909

<b>Board of Supervisors</b>	Sarona Weyant Phyllis Roberts Jenna Giampi Erik Sandsmark VACANT	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Belinda Blandon	Rizzetta & Company, Inc.
<b>District Counsel</b>	Lauren Gentry	Kilinski I VanWyk PLLC
<b>District Engineer</b>	Brent Burford	Johnson Engineering, Inc.

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.



# BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

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

August 01, 2023

Board of Supervisors  
**Bella Vida Community  
Development District**

## AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Bella Vida Community Development District will be held on **Tuesday, August 08, 2023 at 5:00 p.m.**, at the Bella Vida Clubhouse, 3427 Malagrotta Circle, Cape Coral, FL 33909. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on May 09, 2023 ..... Tab 1
  - B. Ratification of the Operations and Maintenance Expenditures for the Months of April, May, and June 2023 ..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Public Hearing to Consider the Adoption of the Fiscal Year 2023/2024 Budget(s)
    1. Presentation of the Proposed Final Budget for Fiscal Year 2023/2024 ..... Tab 3
    2. Consideration of Resolution 2023-02, Annual Appropriations and Adopting the Budget for Fiscal Year 2023/2024 ..... Tab 4
    3. Consideration of Resolution 2023-03, Fiscal Year 2023/2023 Assessments ..... Tab 5
  - B. Consideration of Resignation of Mr. Steven Edick ..... Tab 6
  - C. Appointment of Board Supervisor to Fill Seat # 1, with a Term to Expire November 2024
  - D. Consideration of Resolution 2023-04, Redesignating Officers of the District ..... Tab 7
  - E. Consideration of Resolution 2023-05, Redesignating the Secretary of the District ..... Tab 8
  - F. Consideration of Resolution 2023-06, Adopting a Meeting Schedule for Fiscal Year 2023/2024 ..... Tab 9
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager ..... Tab 10
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**



We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (239) 936-0913.

Very truly yours,

*Belinda Blandon*

Belinda Blandon  
District Manager

cc: Lauren Gentry, Kilinski I VanWyk PLLC



# Tab 1



**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**BELLA VIDA  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bella Vida Community Development District was held on **Tuesday, May 09, 2023 at 5:03 p.m.** at the Bella Vida Clubhouse, 3427 Malagrotta Circle, Cape Coral, Florida 33909.

Present and constituting a quorum:

Sarona Weyant	<b>Board Supervisor, Chair</b>
Phyllis Roberts	<b>Board Supervisor, Vice Chair</b>
Steven Edick	<b>Board Supervisor, Assistant Secretary</b>
Jenna Giampi	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Meredith Hammock	<b>District Counsel, Kilinski I Van Wyk PLLC</b>
Molly Maggiano	<b>District Counsel, Kilinski I Van Wyk PLLC</b>
Brent Burford	<b>District Engineer, Johnson Engineering, Inc.</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Blandon called the meeting to order and read roll call.

**SECOND ORDER OF BUSINESS**

**Public Comment**

Ms. Blandon opened the floor to comments from the public. There were none.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held on  
February 07, 2023**

Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on February 07, 2023 and asked if there were any questions. There were none.

On a Motion by Ms. Weyant, seconded by Ms. Giampi, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on February 07, 2023, for the Bella Vida Community Development District.
---



**FOURTH ORDER OF BUSINESS**

**Discussion Regarding Operations and  
Maintenance Expenditures and  
Approval of Prior Months**

Ms. Bandon reviewed the expenditures for the months of August 2022 through March 2023; she reviewed the process related to invoices going forward. Discussion ensued regarding various invoices.

On a Motion by Ms. Weyant, seconded by Mr. Edick, with all in favor, the Board Approved the Operation and Maintenance Expenditures for the Months of August 2022 through March 2023, for the Bella Vida Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Fiscal Year End 2022  
Audit**

Ms. Bandon presented the Audit for Fiscal Year End September 30, 2022, as prepared by Berger, Toombs, Elam, Gaines & Frank, and asked if there were any questions. There were none.

On a Motion by Mr. Edick, seconded by Ms. Roberts, with all in favor, the Board Accepted the Audit for Fiscal Year End September 30, 2022, as Prepared by Berger, Toombs, Elam, Gaines & Frank, for the Bella Vida Community Development District.

**SIXTH ORDER OF BUSINESS**

**Presentation of the Proposed Budget  
for Fiscal Year 2023/2024**

Ms. Bandon provided a detailed overview of the proposed budget for fiscal year 2023/2024, highlighting the line items experiencing a change from the current year budget. Board discussion ensued regarding various line items. The Board directed the District Manager to reduce the landscape replacement line item in order to offset any possible increase.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-01,  
Approving a Proposed Budget for  
Fiscal Year 2023/2024 and Setting a  
Public Hearing Thereon**

Ms. Bandon provided an overview of the resolution and asked if there were any questions. There were none.

On a Motion by Ms. Weyant, seconded by Mr. Edick, with all in favor, the Board Adopted Resolution 2023-01, Approving a Proposed Budget for Fiscal Year 2023/2024, Subject to Reduction of the Landscaping Replacement Line Item, and Setting a Public Hearing Thereon for Tuesday, August 8, 2023 at 5:00 p.m. to be held at the Bella Vida Clubhouse, 3427 Malagrotta Circle, Cape Coral, Florida 33909, for the Bella Vida Community Development District.



**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Ms. Hammock advised that she had no report.

B. District Engineer

Mr. Burford advised that he had no report.

C. District Manager

Ms. Blandon provided an overview of the District Management Report as contained within the agenda package, including an update related to the FEMA process.

Ms. Blandon reviewed the website compliance report advising that the website is within compliance.

Ms. Blandon advised that per the Lee County Supervisor of Elections, the number of registered voters residing with Bella Vida CDD as of April 15, 2023, is 713.

Ms. Blandon advised that the next meeting of the Board of Supervisors is scheduled for Tuesday, August 8, 2023 at 5:00 p.m.

Ms. Blandon advised that the City has provided the District with a letter including an ordinance stating that the Oak Trees within the right of way are the responsibility of Bella Vida. After discussion, the Board asked District Counsel to send a letter to the City Attorney regarding this matter.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

Ms. Blandon asked if there were any Supervisor or Audience requests or comments. Discussion ensued regarding the CDD and its infrastructure.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Blandon advised that there was no further business to come before the Board and asked for a motion to adjourn.

On a Motion by Ms. Weyant, seconded by Ms. Roberts, with all in favor, the Board adjourned the meeting at 5:39 p.m., for the Bella Vida Community Development District.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman



# Tab 2



# BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

---

District Office · Ft. Myers, Florida · (239) 936-0913

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

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

## **Operation and Maintenance Expenditures**

**April 2023**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2023 through April 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$ 15,700.08**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary



## Bella Vida Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Berger, Toombs, Elam, Gaines & Frank CPA	100078	361900	Audit FYE 2022	\$ 3,090.00
Disclosure Services, LLC	100077	4	Amortization Schedule S2021	\$ 100.00
Innersync Studio, Ltd	100074	21190	Quarterly Web Hosting 04/23	\$ 384.38
Kilinski / Van Wyk, PLLC	100079	6289	Legal Service 03/23	\$ 738.50
Pinnacle Landscapes, Inc.	100075	15059	Landscape Maintenance Fertilizer 03/23	\$ 6,227.50
Pinnacle Landscapes, Inc.	100075	15110	Irrigation Repairs 03/23	\$ 269.75
Rizzetta & Company, Inc.	100073	INV0000078834	District Management Fees 04/23	\$ 3,733.26
Solitude Lake Management, LLC	100076	PSI-62468	Lake & Pond Management Services 04/23	<u>\$ 1,156.69</u>

**Report Total**

**\$ 15,700.08**



# BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

---

District Office · Ft. Myers, Florida · (239) 936-0913

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

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

## **Operation and Maintenance Expenditures**

**May 2023**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2023 through May 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$ 24,706.32**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary



## Bella Vida Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Earth Tech Environmental, LLC	100081	9176	Landscape Stump Grinding 04/23	\$ 11,600.00
Jenna Giampi	100082	JG050923	Board of Supervisor Meeting 05/09/23	\$ 200.00
Johnson Engineering, Inc.	100083	20170285-001 Inv 45	Engineering Services Through 04/16/23	\$ 450.00
Kilinski / Van Wyk, PLLC	100089	6605	Legal Service 04/23	\$ 248.00
Phil Lentsch	100084	36563	6 Agenda Books Copied/Bound/Shipped 04/23	\$ 257.87
Phyllis J. Roberts	100085	PR050923	Board of Supervisor Meeting 05/09/23	\$ 200.00
Pinnacle Landscapes, Inc.	100086	15163	Landscape Maintenance Fertilizer 04/23	\$ 6,227.50
Pinnacle Landscapes, Inc.	100086	15208	Irrigation Repairs 04/23	\$ 233.00
Rizzetta & Company, Inc.	100080	INV0000079659	District Management Fees 05/23	\$ 3,733.26
Sarona Rahn Weyant	100087	SW050923	Board of Supervisor Meeting 05/09/23	\$ 200.00
Solitude Lake Management, LLC	100090	PSI-70886	Lake & Pond Management Services 05/23	\$ 1,156.69
Steven Edick	100088	SE050923	Board of Supervisor Meeting 05/09/23	<u>\$ 200.00</u>

**Report Total**

**\$ 24,706.32**



# BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

---

District Office · Ft. Myers, Florida · (239) 936-0913

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

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

## **Operation and Maintenance Expenditures**

**June 2023**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$ 21,282.23**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary



## Bella Vida Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Earth Tech Environmental, LLC	100093	9309	Semiannual Preserve Maintenance 05/23	\$ 3,250.00
Johnson Engineering, Inc.	100092	20170285-001	Inv - Engineering Services Through 05/14/23	\$ 300.00
Kilinski / Van Wyk, PLLC	100097	6720	Legal Service 05/23	\$ 2,001.53
Pinnacle Landscapes, Inc.	100094	15231	Landscape Maintenance Fertilizer 05/23	\$ 6,227.50
Pinnacle Landscapes, Inc.	100094	15288	Irrigation Repairs 05/23	\$ 413.25
Pinnacle Landscapes, Inc.	100096	15342	Landscape Removal 06/23	\$ 4,200.00
Rizzetta & Company, Inc.	100091	INV0000080683	District Management Fees 06/23	\$ 3,733.26
Solitude Lake Management, LLC	100095	PSI-80359	Lake & Pond Management Services 06/23	\$ <u>1,156.69</u>
<b>Report Total</b>				<b>\$ <u>21,282.23</u></b>



# Tab 3





Rizzetta & Company

# **Bella Vida Community Development District**

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

---

## **Approved Proposed Budget for Fiscal Year 2023/2024**



## Table of Contents

	<u>Page</u>
<b>General Fund Budget for Fiscal Year 2022/2023</b>	<b>1</b>
<b>Debt Service Fund Budget for Fiscal Year 2022/2023</b>	<b>2</b>
<b>Assessments Charts for Fiscal Year 2022/2023</b>	<b>3</b>
<b>General Fund Budget Account Category Descriptions</b>	<b>5</b>
<b>Reserve Fund Budget Account Category Descriptions</b>	<b>11</b>
<b>Debt Service Fund Budget Account Category Descriptions</b>	<b>12</b>



Rizzetta & Company



Approved Proposed Budget  
Bella Vida Community Development District  
General Fund  
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD thru 6-30-2023	Projected Annual Totals 2022/2023	Annual Budget FY 2022/2023	Projected Budget Variance 2022/2023	Budget for 2023/2024	Comments
1							
2	<b>REVENUES</b>						
3							
4	Interest Earnings						
5	Interest Earnings	\$ 1,359	\$ 12	\$ -	\$ 12	\$ -	
6	Special Assessments						
7	Tax Roll*	\$ 264,461	\$ 264,461	\$ 264,286	\$ 175	\$ 264,087	
8	Off Roll*	\$ 1,338	\$ 1,267	\$ 1,340	\$ (73)	\$ 1,339	
9							
10	<b>TOTAL REVENUES</b>	<b>\$ -</b>	<b>\$ 265,740</b>	<b>\$ 265,626</b>	<b>\$ 114</b>	<b>\$ 265,427</b>	
11							
12	Balance Forward	\$ -				\$ -	
13	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 267,158</b>	<b>\$ 265,740</b>	<b>\$ 265,626</b>	<b>\$ 114</b>	<b>\$ 265,427</b>	
14							
15	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
16							
17	<b>EXPENDITURES - ADMINISTRATIVE</b>						
18							
19	Legislative						
20	Supervisor Fees	\$ 2,400	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ 200.00 per meeting per Supervisor for 4 meetings per year.
21	Financial & Administrative				\$ -		
22	Administrative Services	\$ 3,851	\$ 5,135	\$ 5,135	\$ 0	\$ 5,341	4% Increase
23	District Management	\$ 12,375	\$ 16,500	\$ 16,499	\$ (1)	\$ 17,159	4% Increase
24	District Engineer	\$ 3,000	\$ 4,000	\$ 15,000	\$ 11,000	\$ 15,000	Est. based on projected annual
25	Trustees Fees	\$ 4,041	\$ 5,388	\$ 3,600	\$ (1,788)	\$ 3,600	US Bank Trustee Fees
26	Assessment Roll	\$ 5,463	\$ 5,253	\$ 5,463	\$ 210	\$ 5,682	4% Increase
27	Financial & Revenue Collections	\$ 4,097	\$ 5,463	\$ 5,463	\$ 0	\$ 5,682	4% Increase
28	Printed Agendas	\$ 598	\$ 797	\$ 1,100	\$ 303	\$ 1,100	Est.
29	Accounting Services	\$ 11,702	\$ 15,603	\$ 15,602	\$ (1)	\$ 16,226	
30	Auditing Services						As per contract with Berger Toombs
31	Miscellaneous Mailings	\$ 3,090	\$ 4,120	\$ 3,090	\$ (1,030)	\$ 3,090	Elam Gaines and Frank
32	Public Officials Liability Insurance	\$ -	\$ -	\$ 400	\$ 400	\$ 400	
33	Legal Advertising	\$ 2,473	\$ 2,300	\$ 2,588	\$ 288	\$ 2,968	As per Egis' estimate
34	Bank Fees	\$ 327	\$ 436	\$ 150	\$ (286)	\$ 400	
35	Dues, Licenses & Fees	\$ 2,293	\$ 3,057	\$ -	\$ (3,057)		
36	Tax Collector /Property Appraiser Fees	\$ 275	\$ 175	\$ 175	\$ -	\$ 175	Florida Department of Economic Opportunity Annual Filing Fee
37	Website Hosting, Maintenance, Backup (and Email)	\$ 441	\$ 441	\$ 441	\$ -	\$ 441	Lee County Tax Collector 1.00 per parcel
38	Legal Counsel	\$ 2,728	\$ 3,637	\$ 3,653	\$ 15	\$ 3,953	Rizzetta Tech Services Fees \$ 2,400 plus Campus Suites ADA Compliance \$ 1,552.50.
39	District Counsel	\$ -	\$ -	\$ -	\$ -		
40		\$ 5,907	\$ 7,876	\$ 15,000	\$ 7,124	\$ 15,000	
41	<b>Administrative Subtotal</b>	<b>\$ 65,061</b>	<b>\$ 84,181</b>	<b>\$ 97,359</b>	<b>\$ 13,178</b>	<b>\$ 100,216</b>	
42							
43	<b>EXPENDITURES - FIELD OPERATIONS</b>						
44							
45	Stormwater Control						
46	Aquatic Maintenance	\$ 9,253	\$ 12,337	\$ 18,880	\$ 6,543	\$ 19,635.20	
47	Mitigation Area Monitoring & Maintenance	\$ 2,135	\$ 2,847	\$ 7,000	\$ 4,153	\$ 13,500.00	Two maintenance events as per Earth Tech agreement plus vine treatments
48	Stormwater System Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000.00	
49	Other Physical Environment						
50	General Liability Insurance	\$ 2,473	\$ 2,300	\$ 2,588	\$ 288	\$ 2,967.60	As per estimate provided by Egis
51	Landscape Maintenance	\$ 74,642	\$ 99,523	\$ 92,000	\$ (7,523)	\$ 95,000.00	As per estimate provided by Pinnacle
52	Tree Trimming Services	\$ -	\$ -	\$ 7,800	\$ 7,800	\$ 7,800.00	
53	Landscape Replacements Plants, Shrubs, and Trees	\$ 4,200	\$ 5,600	\$ 35,000	\$ 29,400	\$ 21,308.00	
54	Hurricane Related Expenses	\$ 45,941	\$ 33,417	\$ -	\$ (33,417)	\$ -	
55	<b>Field Operations Subtotal</b>	<b>\$ 138,644</b>	<b>\$ 156,024</b>	<b>\$ 168,268</b>	<b>\$ 12,245</b>	<b>\$ 165,211</b>	
56							
57	<b>Contingency for County TRIM Notice</b>						
58							
59	<b>TOTAL EXPENDITURES</b>	<b>\$ 203,705</b>	<b>\$ 240,205</b>	<b>\$ 265,627</b>	<b>\$ 25,422</b>	<b>\$ 265,427</b>	
60							
61	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 63,453</b>	<b>\$ 25,535</b>	<b>\$ (1)</b>	<b>\$ 25,536</b>	<b>\$ -</b>	



## Debt Service

Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2021	Budget for 2023/2024
<b>REVENUES</b>		
<b>Special Assessments</b>		
Net Special Assessments <sup>(1)</sup>	\$186,288.98	\$186,288.98
<b>TOTAL REVENUES</b>	<b>\$186,288.98</b>	<b>\$186,288.98</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Debt Service Obligation	\$186,288.98	\$186,288.98
<b>Administrative Subtotal</b>	<b>\$186,288.98</b>	<b>\$186,288.98</b>
<b>TOTAL EXPENDITURES</b>	<b>\$186,288.98</b>	<b>\$186,288.98</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****\$194,051.02****Notes:**

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



**BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

2023/2024 O&M Budget		\$265,426.90
Lee County Early Payment Discounts	4%	\$11,059.45
Tax Collector Fee (\$1.84 per parcel/line)		\$811.44
2023/2024 Total		<u><u>\$277,297.79</u></u>

2022/2023 O&M Budget	\$265,626.78
2023/2024 O&M Budget	<u>\$265,426.90</u>
Total Difference	<u><u>-\$199.88</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Debt Service - Townhouse	\$322.18	\$322.18	\$0.00	0.00%
Operations/Maintenance - Townhouse	\$453.50	\$453.44	-\$0.06	-0.01%
<b>Total</b>	<b>\$775.68</b>	<b>\$775.62</b>	<b>-\$0.06</b>	<b>-0.01%</b>
Debt Service - Single Family	\$495.66	\$495.66	\$0.00	0.00%
Operations/Maintenance - Single Family	\$697.70	\$697.60	-\$0.10	-0.01%
<b>Total</b>	<b>\$1,193.36</b>	<b>\$1,193.26</b>	<b>-\$0.10</b>	<b>-0.01%</b>
Debt Service - Clubhouse	\$991.32	\$991.32	\$0.00	0.00%
Operations/Maintenance - Clubhouse	\$1,395.40	\$1,395.21	-\$0.19	-0.01%
<b>Total</b>	<b>\$2,386.72</b>	<b>\$2,386.53</b>	<b>-\$0.19</b>	<b>-0.01%</b>



BELLA VIDA COMMUNITY DEVELOPMENT DISTRICTFISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$265,426.90
LEE COUNTY EARLY PAYMENT DISCOUNTS	4.0%	\$11,059.45
TAX COLLECTOR FEE (\$1.84 PER PARCEL / LINE) <sup>(4)</sup>		\$811.44
TOTAL O&M ASSESSMENT		<u>\$277,297.79</u>

LOT SIZE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
	O&M	SERIES 2021 DEBT SERVICE <sup>(1)</sup>	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	DEBT SERVICE <sup>(2)</sup>	TOTAL <sup>(3)</sup>
Townhouse	130	130	0.65	84.50	21.26%	\$58,947.58	\$453.44	\$322.18	\$775.62
Single Family	311	305	1.00	311.00	78.24%	\$216,955.00	\$697.60	\$495.66	\$1,193.26
Clubhouse	1	1	2.00	2.00	0.50%	\$1,395.21	\$1,395.21	\$991.32	\$2,386.53
	<u>442</u>	<u>436</u>		<u>397.50</u>	<u>100.00%</u>	<u>\$277,297.79</u>			

LESS: Lee County Collection Costs (\$1.84 per parcel / line) and Early Payment Discounts (4%):

(\$11,870.89)

Net Revenue to be Collected

\$265,426.90<sup>(1)</sup> Reflects the number of total lots with Series 2021 debt outstanding.<sup>(2)</sup> Annual debt service assessment per lot adopted in connection with the Series 2021 bond issue. Annual assessment includes principal, interest, and Lee County early payment discounts.<sup>(3)</sup> Annual assessment that will appear on November 2023 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>(4)</sup> Lee County collection fee increased to \$1.84 per parcel for 2023. Collection fee in 2022 was \$1.45 per parcel.



## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

### EXPENDITURES – ADMINISTRATIVE:

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



Rizzetta & Company



**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Travel:** Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).



Rizzetta & Company



**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

## **EXPENDITURES - FIELD OPERATIONS:**

**Deputy Services:** The District may wish to contract with the local police agency to provide security for the District.

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.



Rizzetta & Company



**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.



Rizzetta & Company



**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Roadway Repair & Maintenance:** Expenses related to the repair and maintenance of roadways owned by the District if any.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.



**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.





## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

### EXPENDITURES:

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.



Rizzetta & Company



## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

---

### EXPENDITURES – ADMINISTRATIVE:

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Rizzetta & Company



# Tab 4



## RESOLUTION 2023-02

**THE ANNUAL APPROPRIATION RESOLUTION OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Bella Vida Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT:**

### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, has considered any proposed amendments thereto, and approves the appropriations reflected in the Proposed Budget, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, if applicable, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be



subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended (if applicable), shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Bella Vida Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND (SERIES 2021)	\$_____
TOTAL ALL FUNDS	\$_____

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within sixty (60) days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.



**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 8<sup>TH</sup> DAY OF AUGUST, 2023.**

ATTEST:

**BELLA VIDA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Fiscal Year 2023/2024 Budget



**Exhibit A:**  
Fiscal Year 2023/2024 Budget



# Tab 5



## RESOLUTION 2023-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Bella Vida Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Lee County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A,"** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related



to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B,"** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured



by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED this 8<sup>th</sup> day of August, 2023.**

ATTEST:

**BELLA VIDA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)



**Exhibit A:**  
Budget



**EXHIBIT B**  
Assessment Roll

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.



# Tab 6



May 26, 2023

Dear Ms. Hardwick

I am writing to inform you that effective today, May 26, 2023, I am resigning from my position on the Bella Vida CDD board. It has been a pleasure working with all involved the past two years. I am resigning my seat solely due to the fact I will no longer reside in Bella Vida, or Lee County after June 10, 2023.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Edick', with a stylized flourish extending from the end.

Steve Edick



# Tab 7



**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELLA VIDA  
COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING OFFICERS  
OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Bella Vida Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Cape Coral, Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to redesignate Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS  
OF BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. \_\_\_\_\_ is appointed Chairman.

Section 2. \_\_\_\_\_ is appointed Vice Chairman.

Section 3. \_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

Belinda Blandon is appointed Assistant Secretary.

Melissa Dobbins is appointed Assistant Secretary.

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice-Chairman and Assistant Secretary; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer remain unaffected by this Resolutions.

Section 5. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 8TH DAY OF AUGUST, 2023.**

**BELLA VIDA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN / VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY / ASSISTANT SECRETARY**



# Tab 8



**RESOLUTION 2023-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Bella Vida Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within the City of Cape Coral, Lee County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Bob Schleifer as Secretary pursuant to Resolution 2020-05; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT:**

Section 1.      Scott Brizendine is appointed Secretary.

Section 2.      This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 8<sup>TH</sup> DAY OF AUGUST, 2023.**

**BELLA VIDA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**ASSISTANT SECRETARY**



# Tab 9



## **RESOLUTION 2023-06**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR FISCAL YEAR 2023/2024, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Bella Vida Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Cape Coral, Lee County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority or authorities a schedule of its regular meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT:**

1. The Fiscal Year 2023/2024 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 8<sup>TH</sup> DAY OF AUGUST, 2023.**

**BELLA VIDA COMMUNITY  
DEVELOPMENT DISTRICT**

---

**CHAIRMAN / VICE CHAIRMAN**

**ATTEST:**

---

**SECRETARY / ASST. SECRETARY**



**EXHIBIT "A"**  
**BOARD OF SUPERVISORS MEETING DATES**  
**BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**

November 7, 2023  
February 6, 2024  
May 7, 2024  
August 6, 2024

All meetings will convene at 5:00 p.m. and will be held at the Bella Vida Clubhouse, located at 3427 Malagrotta Circle, Cape Coral, Florida 33909.



# Tab 10





Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 14, 2023
- **FY 2021-2022 Audit Completion Deadline:** June 30, 2023
- **Next Election (Seats 1, 2 & 3):** November 5, 2024

## District Manager's Report

July 31

# 2023

B  
E  
L  
L  
A  
  
V  
I  
D  
A  
  
C  
D  
D

#### FINANCIAL SUMMARY

6/30/2023

General Fund Cash & Investment Balance	\$109,164
Debt Service Fund Investment Balance	\$84,080
<b>Total Cash and Investment Balances</b>	<b>\$193,244</b>
<b>General Fund Expense Variance:</b>	<b>\$3 Under Budget</b>





Rizzetta & Company

**FEMA Update:** The project is under review by FEMA.

**Preserve Area notice from the South Florida Water Management District:**

An inspection was performed of the preserve areas by the South Florida Water Management District. District Management was informed that a fire pit was found installed within the preserve. In addition, there were holes dug in an area where toys were left. The District prior to issuing a notice of non-compliance, requested for the CDD to take action and correct these items. Earth Tech will be onsite this week to correct the deficiencies. The HOA was informed, and a communication was sent to all residents informing them that the conservation areas are not to be disturbed.