

***Bella Collina***  
***Community Development District***

***Adopted Budget***  
***FY2025***

**GMS**  
GOVERNMENTAL MANAGEMENT SERVICES

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# Bella Collina

## Community Development District

### Adopted Budget

#### FY2025

#### General Fund

	Adopted Budget FY2024	Actual Thru 6/30/24	Projected Next 3 Months	Total Projected 9/30/24	Adopted Budget FY2025
<b>Revenues:</b>					
Special Assessments	\$ 192,419	\$ 194,655	\$ -	\$ 194,655	\$ 200,649
Interest	\$ -	\$ 5,228	\$ 2,300	\$ 7,528	\$ 3,000
<b>Total Revenues</b>	<b>\$ 192,419</b>	<b>\$ 199,882</b>	<b>\$ 2,300</b>	<b>\$ 202,182</b>	<b>\$ 203,649</b>
<b>Expenditures:</b>					
<b>Administrative:</b>					
Supervisor Fees	\$ 6,000	\$ 4,385	\$ 1,600	\$ 5,985	\$ 6,000
FICA Expense	\$ 459	\$ 321	\$ 122	\$ 444	\$ 459
Engineering Fees	\$ 8,000	\$ 4,073	\$ 1,200	\$ 5,273	\$ 8,000
Attorney	\$ 10,000	\$ 8,725	\$ 3,275	\$ 12,000	\$ 10,000
Arbitrage	\$ 600	\$ 600	\$ -	\$ 600	\$ 600
Dissemination	\$ 3,000	\$ 2,600	\$ 750	\$ 3,350	\$ 6,150
Annual Audit	\$ 1,963	\$ -	\$ 1,963	\$ 1,963	\$ 2,713
Trustee Fees	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ 7,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,750
Management Fees	\$ 50,755	\$ 38,066	\$ 12,689	\$ 50,755	\$ 58,369
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,260
Telephone	\$ 100	\$ -	\$ 25	\$ 25	\$ 100
Postage	\$ 1,500	\$ 762	\$ 248	\$ 1,010	\$ 1,500
Printing & Binding	\$ 1,000	\$ 296	\$ 64	\$ 360	\$ 1,000
Insurance	\$ 10,000	\$ 9,272	\$ -	\$ 9,272	\$ 10,000
Legal Advertising	\$ 1,500	\$ 792	\$ 709	\$ 1,500	\$ 1,500
Other Current Charges	\$ 250	\$ 105	\$ 105	\$ 210	\$ 487
Office Supplies	\$ 200	\$ 276	\$ 14	\$ 290	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative:</b>	<b>\$ 107,001</b>	<b>\$ 81,197</b>	<b>\$ 23,513</b>	<b>\$ 104,711</b>	<b>\$ 124,153</b>
<b>Operations &amp; Maintenance</b>					
Field Management	\$ 25,660	\$ 19,245	\$ 6,415	\$ 25,660	\$ 25,660
Pond Maintenance	\$ 36,729	\$ 27,470	\$ 9,125	\$ 36,594	\$ 36,498
Stormwater Repairs & Maintenance	\$ 10,000	\$ 500	\$ -	\$ 500	\$ 10,000
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 72,389</b>	<b>\$ 47,215</b>	<b>\$ 15,539</b>	<b>\$ 62,754</b>	<b>\$ 72,158</b>
<b>Reserves</b>					
Capital Reserve Transfer	\$ 13,029	\$ 13,029	\$ -	\$ 13,029	\$ 7,338
<b>Total Reserves</b>	<b>\$ 13,029</b>	<b>\$ 13,029</b>	<b>\$ -</b>	<b>\$ 13,029</b>	<b>\$ 7,338</b>
<b>Total Expenditures</b>	<b>\$ 192,419</b>	<b>\$ 141,441</b>	<b>\$ 39,053</b>	<b>\$ 180,494</b>	<b>\$ 203,649</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (0)</b>	<b>\$ 58,441</b>	<b>\$ (36,753)</b>	<b>\$ 21,689</b>	<b>\$ 0</b>

Net Assessment	\$200,649
Collection Cost (6%)	\$12,807
Gross Assessment	\$213,457

# Bella Collina

## Community Development District

### Gross Per Unit Assessment Chart

FY2025

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	91	90.80	4.78%	\$10,170	\$112
Single-Family	2.00	866	1732.00	91.26%	\$194,850	\$225
Condo's	0.75	100	74.99	3.95%	\$8,437	\$84
Water & Sewer Standby Fees	---	436	---	---	\$85,020	\$195
			1897.79	100.00%	\$298,477	

FY2024

Product Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	96	96.00	5.27%	\$10,780	\$112
Single-Family	2.00	826	1652.00	90.62%	\$185,500	\$225
Condo's	0.75	100	75.00	4.11%	\$8,422	\$84
Water & Sewer Standby Fees	---	456	---	---	\$88,920	\$195
			1823.00	100.00%	\$293,621	

**Bella Collina**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2025

**REVENUES:**

**Special Assessments**

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund all general operating and maintenance expenditures for the Fiscal Year.

**Interest**

The District generates funds from invested funds.

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**EXPENDITURES:**

**Administrative:**

**Supervisor Fees**

The Florida Statutes allows each supervisor to be paid \$200 per meeting not to exceed \$4,800, for the time devoted to District business and board meetings. Amount is based on 5 supervisors attending 6 Board meetings.

**FICA Expense**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

**Engineering Fees**

The District's engineer, Boyd Civil Engineering, Inc., will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, reviewing invoices, etc.

**Attorney**

The District's legal counsel will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, reviewing operating and maintenance contracts, etc. The District has contracted Latham, Luna, Eden & Beaudine, LLP.

**Arbitrage**

The District had contracted with an independent certified public accountant, to annually calculate the District's Arbitrage Rebate Liability on the Series 2004 Special Assessment Bonds. The District hired Grau & Associates to calculate the rebate liability and submit a report to the District. District anticipates a new bond issuance in FY2024.

**Dissemination**

The District is required by the Securities and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on the Series 2004 Special Assessment Bonds. District anticipates a new bond issuance in FY2024.

**Annual Audit**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted Berger, Toombs, Elam, Gaines & Frank.

**Bella Collina**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2025

**Trustee Fees**

The District issued Series 2004 Special Assessment Revenue Bonds, which are held with a Trustee at Regions Bank. The amount of the trustee fees is based on the agreement between Regions Bank and the District. District anticipates a new bond issuance in FY2024.

**Assessment Administration**

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all the assessable property within the District.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

**Information Technology**

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to the District's information systems, which include but not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programing for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

**Website Maintenance**

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

**Telephone**

Telephone and fax machine.

**Postage**

Mailing of board meeting agenda packages, overnight deliveries, agreements, vendor checks and any other required correspondence.

**Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

**Insurance**

The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

**Other Current Charges**

Bank charges and any other miscellaneous expenses that are incurred during the fiscal year.

**Bella Collina**  
**Community Development District**  
 General Fund Budget  
 Fiscal Year 2025

**Office Supplies**

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders for District records and other such office supplies.

**Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Department of Commerce of \$175. This is the only expense under this category for the District.

**OPERATIONS & MAINTENANCE:**

**Field Management**

The District currently has a contract with Governmental Management Services – Central Florida, LLC. to provide field management services. Services include site inspections of the dry ponds, meeting with contractors as needed, attend Board meetings, and receive and respond to property owner phone calls and or emails.

**Pond Maintenance**

Contracted yearly cost to maintain the District’s dry ponds. The District has contracted with Thompson’s Nursery for this service.

Description	Monthly	Annual
Pond Maintenance	\$3,042	\$36,498
<b>Total</b>		<b>\$36,498</b>

**Stormwater Repairs & Maintenance**

Represents estimated costs for storm structure maintenance, dry pond erosion repairs & pipe repairs and maintenance.

**Transfer Out – Capital Reserve**

Funds transferred out to the General Fund’s Capital Reserve for any capital outlay expenses.

**Bella Collina**  
**Community Development District**  
**Adopted Budget**  
**FY2025**  
**Capital Reserve - General Fund**

	Adopted Budget FY2024	Actual Thru 6/30/24	Projected Next 3 Months	Total Projected 9/30/24	Adopted Budget FY2025
<b>Revenues:</b>					
Transfer In	\$ 13,029	\$ 13,029	\$ -	\$ 13,029	\$ 7,338
Interest	\$ 18,000	\$ 21,269	\$ 6,900	\$ 28,169	\$ 22,500
<b>Total Revenues</b>	<b>\$ 31,029</b>	<b>\$ 34,298</b>	<b>\$ 6,900</b>	<b>\$ 41,198</b>	<b>\$ 29,838</b>
<b>Expenditures:</b>					
Contingency	\$ -	\$ 251	\$ 114	\$ 365	\$ 600
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 251</b>	<b>\$ 114</b>	<b>\$ 365</b>	<b>\$ 600</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 31,029</b>	<b>\$ 34,047</b>	<b>\$ 6,786</b>	<b>\$ 40,833</b>	<b>\$ 29,238</b>
<b>Fund Balance - Beginning</b>	<b>\$ 626,301</b>	<b>\$ 500,871</b>	<b>\$ -</b>	<b>\$ 500,871</b>	<b>\$ 541,704</b>
<b>Fund Balance - Ending</b>	<b>\$ 657,330</b>	<b>\$ 534,918</b>	<b>\$ 6,786</b>	<b>\$ 541,704</b>	<b>\$ 570,942</b>



**Bella Collina**  
**Community Development District**  
**Adopted Budget**  
**FY2025**  
**Debt Service Fund**  
**Series 2004**

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Adopted Budget
	FY2024	6/30/24	3 Months	9/30/24	FY2025

**Revenues:**

Special Assessments	\$ 1,431,740	\$ 1,446,537	\$ -	\$ 1,446,537	\$ 1,269,901
Interest	\$ 50,000	\$ 80,118	\$ 43,463	\$ 123,581	\$ 75,000
Carry Forward Surplus <sup>1</sup>	\$ 899,594	\$ 1,007,366	\$ -	\$ 1,007,366	\$ 1,096,654
<b>Total Revenues</b>	<b>\$ 2,381,334</b>	<b>\$ 2,534,022</b>	<b>\$ 43,463</b>	<b>\$ 2,577,485</b>	<b>\$ 2,441,555</b>

**Expenditures:**

**Series 2004**

Interest - 11/01	\$ 343,994	\$ 343,994	\$ -	\$ 343,994	\$ 321,138
Special Call - 11/01	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ 830,000
Principal - 05/01	\$ 715,000	\$ 715,000	\$ -	\$ 715,000	\$ 695,000
Interest - 05/01	\$ 343,994	\$ 341,838	\$ -	\$ 341,838	\$ 297,275
Special Call - 05/01	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
<b>Total Expenditures</b>	<b>\$ 1,402,988</b>	<b>\$ 1,480,831</b>	<b>\$ -</b>	<b>\$ 1,480,831</b>	<b>\$ 2,143,413</b>

<b>Excess Revenues (Expenditures)</b>	<b>\$ 978,347</b>	<b>\$ 1,053,191</b>	<b>\$ 43,463</b>	<b>\$ 1,096,654</b>	<b>\$ 298,142</b>
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<sup>1</sup> Carry forward surplus is net of Reserves

Interest - 11/1/2025	<u>\$277,294</u>
<b>Total</b>	<u><u>\$277,294</u></u>
<b>Net Assessment</b>	<b>\$1,269,901</b>
<b>Collection Cost (6%)</b>	<u>\$81,058</u>
<b>Gross Assessment</b>	<u><u>\$1,350,959</u></u>

Property Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Per Unit Gross Assessments
Commercial	1.00	90.8	90.80	4.98%	\$67,296	\$741
Single Family	2.00	866	1732.00	95.02%	\$1,283,663	\$1,482
<b>Total</b>			<b>1822.80</b>	<b>100.00%</b>	<b>\$1,350,959</b>	

**Bella Collina**  
**Community Development District**  
Series 2004 Special Assessment Bonds  
Debt Service Schedule

**AMORTIZATION SCHEDULE**

Date	Balance	Rate	Principal	Interest	Total
11/01/24	\$11,170,000.00	5.750%	\$830,000.00	\$321,137.50	\$1,151,137.50
05/01/25	\$10,340,000.00	5.750%	\$695,000.00	\$297,275.00	
11/01/25	\$9,645,000.00	5.750%	\$0.00	\$277,293.75	\$1,269,568.75
05/01/26	\$9,645,000.00	5.750%	\$735,000.00	\$277,293.75	
11/01/26	\$8,910,000.00	5.750%	\$0.00	\$256,162.50	\$1,268,456.25
05/01/27	\$8,910,000.00	5.750%	\$780,000.00	\$256,162.50	
11/01/27	\$8,130,000.00	5.750%	\$0.00	\$233,737.50	\$1,269,900.00
05/01/28	\$8,130,000.00	5.750%	\$825,000.00	\$233,737.50	
11/01/28	\$7,305,000.00	5.750%	\$0.00	\$210,018.75	\$1,268,756.25
05/01/29	\$7,305,000.00	5.750%	\$870,000.00	\$210,018.75	
11/01/29	\$6,435,000.00	5.750%	\$0.00	\$185,006.25	\$1,265,025.00
05/01/30	\$6,435,000.00	5.750%	\$925,000.00	\$185,006.25	
11/01/30	\$5,510,000.00	5.750%	\$0.00	\$158,412.50	\$1,268,418.75
05/01/31	\$5,510,000.00	5.750%	\$980,000.00	\$158,412.50	
11/01/31	\$4,530,000.00	5.750%	\$0.00	\$130,237.50	\$1,268,650.00
05/01/32	\$4,530,000.00	5.750%	\$1,035,000.00	\$130,237.50	
11/01/32	\$3,495,000.00	5.750%	\$0.00	\$100,481.25	\$1,265,718.75
05/01/33	\$3,495,000.00	5.750%	\$1,100,000.00	\$100,481.25	
11/01/33	\$2,395,000.00	5.750%	\$0.00	\$68,856.25	\$1,269,337.50
05/01/34	\$2,395,000.00	5.750%	\$1,165,000.00	\$68,856.25	
11/01/34	\$1,230,000.00	5.750%	\$0.00	\$35,362.50	\$1,269,218.75
05/01/35	\$1,230,000.00	5.750%	\$1,230,000.00	\$35,362.50	\$1,265,362.50
			<b>\$11,170,000.00</b>	<b>\$3,929,550.00</b>	<b>\$15,099,550.00</b>

**Bella Collina**  
**Community Development District**  
**Adopted Budget**  
**FY2025**  
**Water & Sewer Fund**

	Adopted Budget FY2024	Actual Thru 6/30/24	Projected Next 3 Months	Total Projected 9/30/24	Adopted Budget FY2025
<b>Revenues:</b>					
<b>Water Utility Revenue</b>					
Monthly Potable Water Consumption	\$ 150,000	\$ 157,056	\$ 60,000	\$ 217,056	\$ 223,600
Monthly Wastewater Consumption	\$ 210,000	\$ 247,019	\$ 90,000	\$ 337,019	\$ 347,150
Monthly Irrigation Consumption	\$ 450,000	\$ 451,239	\$ 120,000	\$ 571,239	\$ 588,400
Special Assessments	\$ 91,100	\$ 89,872	\$ -	\$ 89,872	\$ 79,919
Application Fees	\$ -	\$ 5,975	\$ 550	\$ 6,525	\$ -
Miscellaneous Revenue	\$ 18,000	\$ 67,500	\$ 10,000	\$ 77,500	\$ 50,000
Interest	\$ 6,000	\$ 17,168	\$ 4,500	\$ 21,668	\$ 18,000
<b>Total Revenues</b>	<b>\$ 925,100</b>	<b>\$ 1,035,828</b>	<b>\$ 285,050</b>	<b>\$ 1,320,878</b>	<b>\$ 1,307,069</b>
<b>Expenditures:</b>					
<b>Administrative:</b>					
Engineering Fees	\$ 100,000	\$ 37,343	\$ 15,500	\$ 52,843	\$ 75,000
Attorney	\$ 15,500	\$ -	\$ 3,875	\$ 3,875	\$ 15,500
Annual Audit	\$ 1,963	\$ -	\$ 1,963	\$ 1,963	\$ 2,713
Management Fees	\$ 14,501	\$ 10,876	\$ 3,625	\$ 14,501	\$ 16,677
Information Technology	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,260
Postage	\$ 1,500	\$ 1,418	\$ 600	\$ 2,018	\$ 2,250
Printing & Binding	\$ 500	\$ 7	\$ 43	\$ 50	\$ 350
Other Current Charges	\$ 600	\$ 35	\$ 114	\$ 149	\$ 600
Office Supplies	\$ 500	\$ 264	\$ 236	\$ 500	\$ 750
Dues, Licenses & Subscriptions	\$ 5,300	\$ -	\$ 5,300	\$ 5,300	\$ 5,300
Rate Study	\$ -	\$ 4,750	\$ 13,375	\$ 18,125	\$ -
<b>Total Administrative:</b>	<b>\$ 141,563</b>	<b>\$ 55,593</b>	<b>\$ 44,930</b>	<b>\$ 100,523</b>	<b>\$ 120,400</b>

**Bella Collina**  
**Community Development District**  
**Adopted Budget**  
**FY2025**  
**Water & Sewer Fund**

	Adopted Budget FY2024	Actual Thru 6/30/24	Projected Next 3 Months	Total Projected 9/30/24	Adopted Budget FY2025
<b><i>Operations &amp; Maintenance</i></b>					
Field Management	\$ 25,660	\$ 19,245	\$ 6,415	\$ 25,660	\$ 50,000
Property Insurance	\$ 36,041	\$ 38,241	\$ -	\$ 38,241	\$ 42,500
Telephone	\$ 5,670	\$ 4,344	\$ 1,512	\$ 5,856	\$ 6,426
Electric	\$ 64,500	\$ 49,408	\$ 16,537	\$ 65,945	\$ 70,000
Trash Removal	\$ 4,530	\$ 3,402	\$ 1,218	\$ 4,620	\$ 5,630
Landscape Maintenance	\$ 10,971	\$ 8,205	\$ 2,726	\$ 10,931	\$ 10,902
Pond Maintenance	\$ 1,400	\$ 819	\$ 273	\$ 1,092	\$ 1,400
Repairs & Maintenance	\$ 70,000	\$ 109,598	\$ 21,000	\$ 130,598	\$ 140,000
Repairs & Maintenance - Grinder Pumps	\$ 35,000	\$ 89,967	\$ 15,000	\$ 104,967	\$ 70,000
Grinder Pump Preventative Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 40,000
Water Plant Services (General Utilities)	\$ 40,000	\$ 42,160	\$ 19,728	\$ 61,888	\$ 65,000
Wastewater Plant Services (General Utilities)	\$ 94,300	\$ 76,760	\$ 31,104	\$ 107,864	\$ 110,000
Irrigation Plant Services (General Utilities)	\$ -	\$ -	\$ -	\$ -	\$ 31,200
Sludge Disposal	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Contractual Services	\$ 35,000	\$ 26,250	\$ 8,750	\$ 35,000	\$ 50,000
Fuel Expense	\$ 4,575	\$ -	\$ 2,288	\$ 2,288	\$ 4,575
Wastewater Testing & Analysis	\$ 25,000	\$ 13,533	\$ 6,120	\$ 19,653	\$ 25,000
Operating Systems Maintenance	\$ 8,160	\$ 6,275	\$ 2,825	\$ 9,100	\$ 12,100
Generator Maintenance	\$ 5,000	\$ 741	\$ 710	\$ 1,451	\$ 5,000
Lighting	\$ 10,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000
Operating Supplies	\$ 1,500	\$ -	\$ 375	\$ 375	\$ 1,500
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 492,307</b>	<b>\$ 488,948</b>	<b>\$ 142,830</b>	<b>\$ 631,778</b>	<b>\$ 766,233</b>
<b><i>Reserves</i></b>					
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ 420,436
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 420,436</b>
<b>Total Expenditures</b>	<b>\$ 633,870</b>	<b>\$ 544,541</b>	<b>\$ 187,761</b>	<b>\$ 732,301</b>	<b>\$ 1,307,069</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 291,230</b>	<b>\$ 491,287</b>	<b>\$ 97,289</b>	<b>\$ 588,576</b>	<b>\$ (0)</b>

Net Assessment	\$79,919
Collection Cost (6%)	\$5,101
Gross Assessment	<u>\$85,020</u>
Undeveloped Lots	<u>436</u>
Per Lot Special Assessments	<u>\$195</u>

**Bella Collina**  
**Community Development District**  
Water & Sewer Budget  
Fiscal Year 2025

**REVENUES:**

**Monthly Potable Water Consumption**

Estimated potable water irrigation revenue.

**Monthly Wastewater Consumption**

Estimated wastewater revenue.

**Monthly Irrigation Consumption**

Estimated irrigation revenue.

**Special Assessments**

The District will levy non-ad valorem special assessments on all taxable property within the District to fund operating and maintenance expenditures for the fiscal year.

**Miscellaneous Revenue**

Represents any miscellaneous revenues.

**Interest**

The District generates funds from invested funds.

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**EXPENDITURES:**

**ADMINISTRATIVE:**

**Engineering Fees**

The District's engineer, Boyd Civil Engineering, Inc., will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, reviewing invoices, etc.

**Attorney**

The District's legal counsel will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, reviewing operating and maintenance contracts, etc. The District has contracted Latham, Luna, Eden & Beaudine, LLP.

**Annual Audit**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted Berger, Toombs, Elam, Gaines & Frank.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

**Information Technology**

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the payment portable on the District's website. These services include transmittals of online payments, uploads of billed fees, assisting account holders with online registration/access to payment portal.

**Bella Collina**  
**Community Development District**  
 Water & Sewer Budget  
 Fiscal Year 2025

**Postage**

Represents estimated costs for the mailing of utility billing, notices, annual consumer reports, etc.

**Printing & Binding**

Represents printing of utility billing, annual compliance reports, disconnection notices, etc.

**Other Current Charges**

Bank charges and any other miscellaneous expenses that are incurred during the fiscal year.

**Office Supplies**

Represents estimated costs for the utility billing supplies.

**Dues, Licenses & Subscriptions**

The District is required to pay annual fees to the Florida Department of Environmental Protection and the Florida Rural Water Association. These are the only expenses under this category for the District.

**OPERATIONS & MAINTENANCE:**

**Field Management**

The District currently has a contract with Governmental Management Services – Central Florida, LLC, to provide field management services. Services include onsite inspections to Water Treatment Plant, Waste Water Treatment Plant and Hillcrest Treatment Plant, meetings with utility system vendors and emails.

**Property Insurance**

The District’s property insurance coverage is provided by Florida Insurance Alliance.

**Telephone**

This is for service for the water and wastewater plants phone lines as provided by Centurylink.

<b>Account#</b>	<b>Address</b>	<b>Monthly</b>	<b>Annual</b>
311529383	17500 Cavallo Drive Water Treatment Plant	\$105	\$1,260
311947285	17510 Cavallo Drive Waste Water Treatment Facility	\$125	\$1,500
312238560	15601 Vetta Drive Hill Crest Water Treatment Plant	\$280	\$3,360
	Contingency		\$306
<b>Total</b>			<b>\$6,426</b>

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**Electric**

This item represents utility service costs for electricity as provided by Duke Energy.

Account#	Address	Monthly	Annual
9100 8856 0529	15601 Vetta Dr. Hillcrest Treatment Plant	\$1,260	\$15,120
9100 8856 0363	17447 Cavallo Dr. Streetlighting	\$130	\$1,560
9100 8856 0412	15900 Pendio Dr. Well 2	\$370	\$4,440
9100 8856 0446	17500 Cavallo Dr. Water Treatment Plant	\$1,575	\$18,900
9100 8856 0488	17510 Cavallo Dr. Waste Water Treatment Plant	\$1,685	\$20,220
9100 8856 0503	15340 Pendio Dr. Well 1	\$390	\$4,680
	Contingency		\$5,080
<b>Total</b>			<b>\$70,000</b>

**Trash Removal**

To record the expenses related to trash and rubbish removal of miscellaneous items, dumpster contract service and hauling of miscellaneous items. The District has the following utility account with Waste Management

Description	Monthly	Annual
Trash Removals	\$406	\$4,873
Contingency		\$487
<b>Total</b>		<b>\$5,360</b>

**Landscape Maintenance**

The District currently has a contract with Thompson's Nursery to maintain the landscape areas surrounding the water plant.

Description	Monthly	Annual
Landscape Maintenance	\$909	\$10,902
<b>Total</b>		<b>\$10,902</b>

**Pond Maintenance**

Contracted yearly cost to maintain the District's Waste Water Treatment Plant Pond. District has contracted with Applied Aquatic Management for this service.

Description	Monthly	Annual
Pond Maintenance	\$91	\$1,092
Contingency		\$308
<b>Total</b>		<b>\$1,400</b>

**Repairs & Maintenance**

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

**Repairs & Maintenance - Grinder Pumps**

Any costs related to miscellaneous repairs and maintenance for grinder pumps that occur during the fiscal year.

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**Grinder Pump Preventative Maintenance**

Represents estimated costs for complete preventative maintenance on the grinder stations to lower overall annual maintenance costs and reduce after hours emergency services. Services to include, but not limited to, checking operating parameters, replacing underperforming components, performance tests on grinder pumps, level switches and alarms, removal of prohibited items, cleaning of individual components and reviewing compliance in operational directives with residences.

**Water Plant Services**

Contracted yearly cost to operate the District's water plant. The District currently has a contract with General Utilities to provide this service.

**Wastewater Plant Services**

Contracted yearly cost to operate the District's wastewater plant. The District currently has a contract with General Utilities to provide this service.

**Irrigation Plant Services**

The District will oversee final design, construction, testing and commissioning of the new irrigation system. The services include review and comment of design drawings and operational controls login, in field construction support, start up and testing, operations training and systems commissioning.

**Sludge Disposal**

Estimated cost of sludge disposal when requirements have been met.

**Contractual Services**

The District has contracted with Governmental Management Services-Central Florida, LLC to provide monthly utility billing, opening/closing utility accounts, payment collection, addressing resident inquiries, preparation of disconnection notices, data log reporting, new meter creation or meter replacement in billing system, ordering/scheduling of grinder pump installations, onsite inspections and logging of illegal connections, etc.

**Fuel Expense**

Estimated amount of fuel to be purchase for the District's backup generators.

**Wastewater Testing & Analysis**

Represents estimated costs incurred during the fiscal year for testing and analysis of the wastewater treatment facility per the FDEP permit #FLA 297631-005.

**Operating Systems Maintenance**

Represents estimated costs incurred during the fiscal year for maintenance of mechanical, electrical and computer operating systems.

**Generator Maintenance**

Represents estimated costs incurred during the fiscal year for semi-annual service on four generators located at Well #1, Pine Island Water Plant, Pine Island Sewer Plant and the Hillcrest Water Plant.

**Lighting**

Represents estimated costs for any lighting supplies and repairs to the water treatment plants, wastewater treatment plants and wells.

**Operating Supplies**

Represents estimated costs for any purchase of utility operating supplies such as barrel locks for curb stops.



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**Capital Reserve Transfer**

Represents estimated revenue to transfer to Capital Reserve – Water & Sewer fund.

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**Adopted Budget**  
**FY2025**  
**Capital Reserve - Water & Sewer Fund**

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Adopted Budget
	FY2024	6/30/24	3 Months	9/30/24	FY2025
<b>Revenues:</b>					
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ 420,436
Interest	\$ 24,000	\$ 34,293	\$ 11,100	\$ 45,393	\$ 36,000
<b>Total Revenues</b>	<b>\$ 24,000</b>	<b>\$ 34,293</b>	<b>\$ 11,100</b>	<b>\$ 45,393</b>	<b>\$ 456,436</b>
<b>Expenditures:</b>					
Contingency	\$ 500	\$ 367	\$ 120	\$ 487	\$ 500
Capital Outlay	\$ 335,600	\$ 165,603	\$ 159,003	\$ 324,606	\$ 506,750
<b>Total Expenditures</b>	<b>\$ 336,100</b>	<b>\$ 165,971</b>	<b>\$ 159,123</b>	<b>\$ 325,093</b>	<b>\$ 507,250</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (312,100)</b>	<b>\$ (131,678)</b>	<b>\$ (148,023)</b>	<b>\$ (279,700)</b>	<b>\$ (50,814)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 1,213,489</b>	<b>\$ 1,359,736</b>	<b>\$ -</b>	<b>\$ 1,359,736</b>	<b>\$ 1,080,036</b>
<b>Fund Balance - Ending</b>	<b>\$ 901,389</b>	<b>\$ 1,228,059</b>	<b>\$ (148,023)</b>	<b>\$ 1,080,036</b>	<b>\$ 1,029,222</b>

FY2024 Expenses	
Description	Amount
RCM - Force Main Clean Outs	\$99,846
Berry Construction - Roof Coatings	\$17,160
<b>Pine Island Water &amp; Sewer Plant</b>	
Sewer - Chlorine Cylinder Scales	\$3,800
Sewer - Chlorine Flow Regulator Equipment	\$7,000
Sewer - Meter, Return Activated Sludge	\$7,000
Sewer - Blower Silencer Replacement	\$8,000
Sewer - Computer Screen Replacement	\$18,000
Sewer - Composite Influent & Effluent Samplers	\$21,000
Sewer - Effluent Tertiary Filter Repairs	\$48,000
Sewer - RAS Pump Replacement	\$18,000
Water - Pressure Tank Inspection	\$3,500
Water - Chlorine Cylinder Scales	\$3,800
Water - Computer Screen Replacement	\$17,000
Water - #1 High Service Pump & Motor Replacement	\$25,500
<b>Sub Total</b>	<b>\$180,600</b>
<b>Hillcrest Water Plant</b>	
Water - Ground Storage Tank Transducer Replacement	\$2,000
Water - Chlorine Cylinder Scales	\$3,500
Water - Pressure Tank Inspection	\$3,500
Water - Ground Storage Tank Hydro-Ranger Replacement	\$6,500
Water - Computer Screen Replacement	\$17,000
Water - Well Repair/Rebuild Well #2	\$70,000
<b>Sub Total</b>	<b>\$27,000</b>
<b>Total</b>	<b>\$324,606</b>

Adopted FY2025 Expenses	
Description	Amount
<b>Irrigation, New Wells &amp; Lake Pumping Stations</b>	
Off Road Golf Course Vehicle	\$25,000
<b>Bella Collina Water &amp; Sewer Plant</b>	
Sewer - Effluent Analyzer Replacement Cabinets	\$4,500
Sewer - RPZ Backflow Replacement	\$6,500
Sewer - Surge Pump Replacement	\$19,000
Sewer - Effluent Reuse Pumps Repair or Replace	\$110,000
Sewer - Plant Tank Wall Repairs	\$120,000
Water - RPZ Backflow Replacement	\$3,250
Water - Pressure Tank Sandblast & Recoat Interior	\$15,000
Water Plant, 3 Check Valve Replacements	\$18,000
Water #2 High Service Pump & Motor Replacement	\$35,000
<b>Sub Total</b>	<b>\$331,250</b>
<b>Hillcrest Water Plant</b>	
Water - High Service Pump #4 Soft Start Replacement	\$5,000
Water - #2 Chlorine Booster Pump	\$6,500
Water - High Service Pump Rebuilds	\$19,000
Water - High Service Pump & Motor Replacement	\$120,000
<b>Sub Total</b>	<b>\$150,500</b>
<b>Total</b>	<b>\$506,750</b>