

Bella Collina
Community Development District

Amended Budget
FY2025

GMS
GOVERNMENTAL MANAGEMENT SERVICES

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Bella Collina
Community Development District
Amended Budget
FY2025
General Fund

	Adopted Budget FY2025	Increase/ (Decrease)	Amended Budget FY2025	Actuals Thru 9/30/25
Revenues:				
Special Assessments	\$ 200,649	\$ -	\$ 200,649	\$ 202,965
Interest	3,000	2,706	5,706	5,706
Carry Forward Surplus	-	23,269	23,269	-
Total Revenues	\$ 203,649	\$ 25,975	\$ 229,624	\$ 208,671
Expenditures:				
Administrative:				
Supervisor Fees	\$ 6,000	\$ 3,600	\$ 9,600	\$ 9,600
FICA Expense	459	275	734	734
Engineering Fees	8,000	4,500	12,500	12,268
Attorney	10,000	12,500	22,500	22,334
Arbitrage	600	-	600	600
Dissemination	6,150	500	6,650	6,650
Annual Audit	2,713	-	2,713	2,625
Trustee Fees	7,000	-	7,000	3,500
Assessment Administration	6,750	-	6,750	6,750
Management Fees	58,369	-	58,369	58,369
Information Technology	1,890	-	1,890	1,890
Website Maintenance	1,260	-	1,260	1,260
Telephone	100	-	100	-
Postage	1,500	-	1,500	872
Printing & Binding	1,000	-	1,000	66
Insurance	10,000	-	10,000	9,921
Legal Advertising	1,500	4,600	6,100	6,065
Other Current Charges	487	-	487	155
Office Supplies	200	-	200	65
Dues, Licenses & Subscriptions	175	-	175	175
Total Administrative:	\$ 124,153	\$ 25,975	\$ 150,128	\$ 143,899
Operations & Maintenance				
Field Management	\$ 25,660	\$ -	\$ 25,660	\$ 25,660
Pond Maintenance	36,498	-	36,498	36,498
Stormwater Repairs & Maintenance	10,000	-	10,000	5,811
Total Operations & Maintenance:	\$ 72,158	\$ -	\$ 72,158	\$ 67,969
Reserves				
Capital Reserve Transfer	\$ 7,338	\$ -	\$ 7,338	\$ 7,338
Total Reserves	\$ 7,338	\$ -	\$ 7,338	\$ 7,338
Total Expenditures	\$ 203,649	\$ 25,975	\$ 229,624	\$ 219,205
Excess Revenues (Expenditures)	\$ -	\$ (0)	\$ (0)	\$ (10,534)

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

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
Amended Budget
FY2025
Debt Service Fund
Series 2004

	Adopted Budget FY2025	Increase/ (Decrease)	Amended Budget FY2025	Actuals Thru 9/30/25
Revenues:				
Special Assessments	\$ 1,269,901	\$ -	\$ 1,269,901	\$ 1,284,575
Interest	75,000	-	75,000	58,742
Carry Forward Surplus ¹	1,096,654	145,000	1,241,654	1,251,297
Total Revenues	\$ 2,441,555	\$ 145,000	\$ 2,586,555	\$ 2,594,614
Expenditures:				
Series 2004				
Interest - 11/01	\$ 321,138	\$ -	\$ 321,138	\$ 321,138
Special Call - 11/01	830,000	40,000	870,000	870,000
Principal - 05/01	695,000	55,000	750,000	750,000
Interest - 05/01	297,275	-	297,275	296,125
Special Call - 05/01	-	50,000	50,000	50,000
Total Expenditures	\$ 2,143,413	\$ 145,000	\$ 2,288,413	\$ 2,287,263
Excess Revenues (Expenditures)	\$ 298,143	\$ -	\$ 298,143	\$ 307,352

¹ Carry forward surplus is net of Reserves

Interest - 11/1/2025	<u>\$277,294</u>
Total	<u><u>\$277,294</u></u>
Net Assessment	\$1,269,901
Collection Cost (6%)	<u>\$81,058</u>
Gross Assessment	<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
Total			1822.80	100.00%	\$1,350,959	

Bella Collina
Community Development District
Amended Budget
FY2025
Water & Sewer Fund

	Adopted Budget FY2025	Increase/ (Decrease)	Amended Budget FY2025	Actuals Thru 9/30/25
Revenues:				
Water Utility Revenue				
Monthly Potable Water Consumption	\$ 223,600	\$ 37,600	\$ 261,200	\$ 261,152
Monthly Wastewater Consumption	347,150	70,000	417,150	416,965
Monthly Irrigation Consumption	588,400	109,750	698,150	698,052
Special Assessments	79,919	-	79,919	80,285
Miscellaneous Revenue	50,000	26,400	76,400	76,386
Interest	18,000	21,000	39,000	38,913
Total Revenues	\$ 1,307,069	\$ 264,750	\$ 1,571,819	\$ 1,571,753
Expenditures:				
Administrative:				
Engineering Fees	\$ 75,000	\$ 53,100	\$ 128,100	\$ 128,020
Attorney	15,500	(10,500)	5,000	-
Annual Audit	2,713	-	2,713	2,625
Management Fees	16,677	-	16,677	16,677
Information Technology	1,260	-	1,260	1,260
Postage	2,250	500	2,750	2,707
Printing & Binding	350	-	350	202
Other Current Charges	600	650	1,250	1,217
Office Supplies	750	-	750	496
Dues, Licenses & Subscriptions	5,300	-	5,300	3,000
Rate Study	-	3,100	3,100	3,020
Total Administrative:	\$ 120,400	\$ 46,850	\$ 167,250	\$ 159,224

Bella Collina
Community Development District
Amended Budget
FY2025
Water & Sewer Fund

	Adopted Budget FY2025	Increase/ (Decrease)	Amended Budget FY2025	Actuals Thru 9/30/25
<i>Operations & Maintenance</i>				
Field Management	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
Property Insurance	42,500	4,000	46,500	46,444
Telephone	6,426	675	7,101	7,088
Electric	70,000	4,000	74,000	73,944
Trash Removal	5,630	-	5,630	5,331
Landscape Maintenance	10,902	-	10,902	10,902
Pond Maintenance	1,400	-	1,400	1,296
Repairs & Maintenance	140,000	60,000	200,000	195,506
Repairs & Maintenance - Grinder Pumps	70,000	205,000	275,000	270,170
Grinder Pump Preventative Maintenance	40,000	-	40,000	34,717
Water Plant Services (General Utilities)	65,000	(25,000)	40,000	38,901
Wastewater Plant Services (General Utilities)	110,000	-	110,000	104,051
Irrigation Plant Services (General Utilities)	31,200	(31,200)	-	-
Sludge Disposal	15,000	(15,000)	-	-
Contractual Services	50,000	-	50,000	50,000
Fuel Expense	4,575	3,000	7,575	7,446
Wastewater Testing & Analysis	25,000	-	25,000	22,343
Operating Systems Maintenance	12,100	4,250	16,350	16,301
Generator Maintenance	5,000	6,400	11,400	11,368
Lighting	10,000	(7,725)	2,275	-
Operating Supplies	1,500	9,500	11,000	10,982
Total Operations & Maintenance:	\$ 766,233	\$ 217,900	\$ 984,133	\$ 956,788
<i>Reserves</i>				
Capital Reserve Transfer	\$ 420,436	\$ -	\$ 420,436	\$ 420,436
Total Reserves	\$ 420,436	\$ -	\$ 420,436	\$ 420,436
Total Expenditures	\$ 1,307,069	\$ 264,750	\$ 1,571,819	\$ 1,536,448
Excess Revenues (Expenditures)	\$ -	\$ -	\$ -	\$ 35,305

Net Assessment	\$79,919
Collection Cost (6%)	\$5,101
Gross Assessment	\$85,020
	436
	\$195