



Rizzetta & Company

Bella Vida Community Development District

Board of Supervisors' Meeting August 6, 2025

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

www.bellavidacdd.org

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

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

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

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

July 29, 2025

**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 **Wednesday, August 06, 2025, 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 07, 2025 Tab 1
 - B. Ratification of the Operations and Maintenance Expenditures for the Months of April, May, and June 2025 Tab 2
- 4. BUSINESS ITEMS**
 - A. Public Hearing to Consider the Adoption of the Fiscal Year 2025/2026 Budget(s) Tab 3
 1. Presentation of the Proposed Final Budget for Fiscal Year 2025/2026
 2. Consideration of Resolution 2025-04, Annual Appropriations and Adopting the Budget for the Fiscal Year 2025/2026
 3. Consideration of Resolution 2025-05, Fiscal Year 2025/2026 Assessments
 - B. Consideration of Resolution 2025-06, Adopting a Meeting Schedule for Fiscal Year 2025/2026 Tab 4
 - C. Consideration of District Management Contract Proposal Tab 5
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND AUDIENCE 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 **Wednesday, May 07, 2025, at 5:05 p.m.** at the Bella Vida Clubhouse, 3427 Malagrotta Circle, Cape Coral, Florida 33909.

Present and constituting a quorum:

Sarona Weyant	Board Supervisor, Chair
Phyllis Roberts	Board Supervisor, Vice Chair
Donald Tremel	Board Supervisor, Assistant Secretary
Jenna Giampi	Board Supervisor, Assistant Secretary
Erik Sandsmark	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Patrick Collins	District Counsel, Kilinski I Van Wyk PLLC
Lauren Gentry	District Counsel, Kilinski I Van Wyk PLLC
	(via Teams)
Mark Zordan	District Engineering, Johnson Engineering, Inc.
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comment

There were no members of the public with comments.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on March 06, 2025

Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on March 06, 2025, and asked if there were any questions or changes. Mr. Tremel requested a correction on Line 85, asking that the word "discussed" be changed to "discussion."

On a Motion by Ms. Weyant, seconded by Mr. Tremel, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on March 06 with the noted correction, 2025, for the Bella Vida Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of the Operations and
Maintenance Expenditures of January,
February, and March 2025**

On a Motion by Ms. Weyant, seconded by Ms. Giampi, with all in favor, the Board ratified the Operations and Maintenance Expenditures of January (\$12,302.05), February (\$13,564.92), and March (\$19,372.16) 2025 , for the Bella Vida Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Lake Management
Estimates**

Ms. Blandon presented proposals from two vendors for lake management services: Crosscreek Environmental at \$1,250 per month and Premier Lakes at \$1,100 per month. Ms. Weyant inquired whether a written notice had been sent to Mettauer Environmental regarding contract termination. Ms. Blandon replied that she was awaiting the Board's decision before proceeding.

Ms. Blandon, taking into consideration all the current circumstances with Mettauer Environmental, recommended moving forward with a new vendor. The Board engaged in an extensive discussion on the proposals. During this conversation, Supervisor Sandmark joined the meeting.

Mr. Bill Kurth, representing Premier Lakes, addressed the Board and expressed his company's strong interest in taking over the contract, emphasizing the importance of preparing the lakes ahead of the rainy season.

To allow for candid discussion, the Board requested the Premier Lakes representatives temporarily step out of the meeting. After further deliberation, the Board voted to accept the proposal from Premier Lakes.

On a Motion by Mr. Sandmark, seconded by Ms. Weyant, with all in favor, the Board Approved the Proposal Presented by Premier Lakes Subject to Preparation of an Agreement by District Counsel and Authorizing Staff to Provide a 30-day Written Notice to Mettauer Environmental, for the Bella Vida Community Development District.

Following the Board's decision, and with Mr. Kurth still present, the Board congratulated him on Premier Lakes being awarded the contract. A detailed conversation followed regarding the current conditions of the lakes, as well as the management of aquatic plants and vegetation. Although the discussion began to touch on specific contract details ahead of formal execution, the Board considered this acceptable in the context of planning and transition.

SIXTH ORDER OF BUSINESS

**Consideration of Mulch Installation
Estimates**

Ms. Blandon presented two proposals for mulch installation. She explained that she had requested a bid from Southeast Spreading Company LLC due to their more competitive

pricing based on her past experience. She also reminded the Board that they are not obligated to use Pinnacle Landscapes Inc. for this service, despite having an existing contract with them.

The proposal from Pinnacle Landscapes Inc. was \$15,592, while the proposal from Southeast Spreading Company LLC totaled \$11,484.60.

After a brief conversation, the Board accepted the proposal from Southeast Spreading Company LLC.

On a Motion by Mr. Weyant, seconded by Ms. Roberts, with all in favor, the Board Approved the Proposal Presented by Spreading Company LLC Subject to Preparation of an Agreement by District Counsel, for the Bella Vida Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of the Proposed Budget for Fiscal Year 2025-2026

Ms. Bandon presented the Proposed Budget for Fiscal Year 2025–2026, noting that it reflects a zero-increase in assessments, as they were able to maintain current funding levels.

Mr. Collins followed with an update on the bond funds, sharing positive news with the Board. He stated that once the account is confirmed, \$70,906.40 can be transferred into the general fund. The Board may then move these funds into an investment account to begin earning interest.

Ms. Bandon noted the need to meet with Pinnacle regarding irrigation, as she observed numerous dry spots throughout the community. She clarified that while the HOA owns the irrigation system, the CDD is currently paying Pinnacle for sprinkler heads.

Mr. Tremel reassured the Board that if there are issues with the irrigation system, the HOA has the authority to proceed with repairs without requiring CDD approval. Ms. Bandon stated she would further review the matter and report back with clarification.

On a Motion by Ms. Weyant, seconded by Ms. Giampi, with all in favor, the Board Approved to Direct the Trustee to Transfer the Series 2021 Refunding Excess Funds to the Investment Account, for the Bella Vida Community Development District.

Ms. Bandon returned to the budget discussion and reiterated that it includes only the standard 4% increase, with no major changes. She informed the Board that a crime insurance policy would be added to the insurance line item, as recommended by government guidelines. The Board engaged in a brief discussion on the proposed crime coverage, and Ms. Bandon committed to providing more information at a future meeting.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon

On a Motion by Mr. Giampi, seconded by Ms. Roberts, with all in favor, the Board Approved the Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal year 2025/2026 and Setting a Public Hearing, for the Bella Vida Community Development District.

EIGHTH ORDER OF BUSINESS

**Acceptance of Audit for Fiscal Year
End September 30,2024 as Prepared by
Berger, Toombs, Elam, Gaines & Frank**

Ms. Blandon presented the Audit for the fiscal year ending September 30, 2024. After review, the Board accepted the audit as presented.

On a Motion by Ms. Roberts, seconded by Ms. Giampi, with all in favor, the Board Accepted the Audit for Fiscal Year End September 30, 2024 as Prepared by Berger, Toombs, Elam, Gaines & Frank, for the Bella Vida Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Consuel
Mr. Collins informed the Board that they would soon receive a newsletter providing an update on the Capital Conversations initiative.
- B. District Engineer
Mr. Zordan had no updates to report. The Board had no questions.
- C. District Manager
Ms. Blandon presented the 1st Quarter Website Audit, confirming that the website is clean and meets the required standards. She also reported that, as of April 15, 2025, there are 713 registered voters. Additionally, she informed the Board that the next regular meeting is scheduled for August 6, 2025, at 5:00 PM.

TENTH ORDER OF BUSINESS

Supervisor Requests and Comments

There were no supervisor requests, nor comments.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Tremel, seconded by Ms. Roberts, with all in favor the Board adjourned the meeting at 5:41 p.m., for the Bella Vida Community Development District.

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

Operation and Maintenance Expenditures

April 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2025 through April 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 36,088.95**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2025 Through April 30, 2025

<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	300017	370970	Audit Services FY 23/24	\$3,300.00
Earth Tech Environmental, LLC	300016	11013	Tree Removal & Disposal 03/25	\$1,900.00
Greatview Lawncare, LLC	300020	18961	Tree Trimming 04/25	\$15,798.00
Johnson Engineering, LLC	300021	0000000050285028	General Engineering Services 03/25	\$847.00
Kilinski Van Wyk, PLLC	300022	12029	Legal Services 03/25	\$1,990.28
Mettauer Environmental Inc.	300018	3653	Aquatic Maintenance 04/25	\$820.00
Pinnacle Landscapes, Inc.	300019	17132	Landscape Maintenance 03/25	\$6,414.50
Pinnacle Landscapes, Inc.	300019	17188	Irrigation Repairs 03/25	\$1,007.50
Rizzetta & Company, Inc.	300015	INV0000098265	District Management Fees 04/25	<u>\$4,011.67</u>
Total Report				<u>\$ 36,088.95</u>



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

RECEIVED
APR -2 2025

*BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE
SUITE 200
TAMPA, FL 33614*

*Invoice No. 370970
Date 03/30/2025
Client No. 21711*

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2024.

Total Invoice Amount \$ 3,300.00

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL

Invoice Payment



POWERED BY
CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

Member AICPA

Member AICPA Division for CPA Firms
Private Companies Practice Section

Member FICPA

**EARTH TECH ENVIRONMENTAL**

10600 Jolea Avenue
Bonita Springs, FL 34135 US
+1 2393040030
www.eteflorida.com

INVOICE

BILL TO

Bella Vida CDD
9530 Marketplace Road
Suite 206
Ft. Myers, FL 33912

INVOICE # 11013**DATE 03/26/2025****DUE DATE 04/25/2025****TERMS Net 30****PROJECT MANAGER**

Donn Brown

PROJECT NO.

161018.0

PROJECT NAME

BELLA VIDA CDD

DESCRIPTION	QTY	RATE	AMOUNT
Tree Removal & Disposal	1	1,900.00	1,900.00

Thank you for allowing Earth Tech Environmental LLC to provide you
and your community with environmental services.

BALANCE DUE**\$1,900.00**

RECEIVED
03/27/25



10600 Jolea Ave
Bonita Springs, FL 34135
Office: (239) 304-0030
Fax: (239) 324-0054
www.eteflorida.com

CC License # 33235

Earth Tech Environmental, LLC Daily Treatment Report

FDACS Licensed Applicators
Project Manager - Donn Brown
Senior Project Foreman - Jim Blalock
Project Foreman - Spencer Blalock
Project Foreman - Dean Fella
Project Foreman - Jason Miller
Project Foreman - Gayk Mekenyan
Project Foreman - Payton Blalock
Project Foreman - Max Mard

FDACS License Number
CM15838
CM22866
CM22652
CM22736
CM23692
CM25154
CM13294
CM28758

Application Date: Monday, March 10, 2025
Project Name: Bella Vida
Project Number: _____
Project Location: Lee County, FL

Start Time: 12:00 PM
Application Start Time: _____
Application End Time: _____
End Time: 2:00 PM

Daily Herbicide Usage (per Gallons or Ounces of Product) 1 Gallon = 128 Ounces

HERBICIDES

Roundup Custom® (53.8% glyphosate) _____
Polaris® (27.7% imazapyr) _____
Habitat® (27.7% imazapyr) _____
Weedar 64® (46.8% 2, 4-D) _____
2, 4-D AMINE® (47.2% 2, 4-D) _____
Reward® (37.3% Diquat) _____
Ranger Pro (41.0% glyphosate) _____
Other _____

HERBICIDES

Garlon 4® (60.4%) / Impel Red* _____
Garlon 3® (55.6% triclopyr amine) _____
Tribune® (37.3% Diquat Dibromide) _____
Other _____
Other _____
Other _____
Other _____
Other _____

SURFACTANTS & ADJUVANTS

Blazon Blue® _____
Induce® (90% spreader adjuvant) _____
Quest® (50% conditioning agent) _____
Other _____
Other _____
Other _____
Other _____
Other _____

Herbicide mixtures may include surfactant and indicator dye per recommended label rates *Unless otherwise noted Garlon 4 (60.4% triclopyr ester) / Impel Red mix rate @ 18.2%*

Treatment Methods (check all that apply)

Basal _____
Foliar _____

Frill/Girdle _____
Cut Stump X

Spot Spray _____
Hand Pull X

Site Conditions

Water Levels: 0' Temperature: 68 - 75F Est. Wind Speed: 0 - 5 MPH
Weather Conditions (rain, cloud coverage, sunny...etc.): Cloudy

Treatment Area

Indicate total size of areas treated: acreage, wetland ID and/or preserve ID and additional notes

Treatment Location: Small Preserve Est. Exotic Coverage: _____ Est. Acreage: _____

Cut & removed Oaks leaning towards De Navarra Parkway. Also cut and dropped two dead pine trees that wre in the preserve near the fence.

Hauled material off site in Dump Trailer. One Load.

Mix Rates:

Total Applied Gallons of Mixed Chemical:

Indicate equipment usage: equipment type and hours of usage

F150, Kubota RTV 500, Dump Trailer, Machesettes, Chainsaws, Extension Ladder,

Application Personnel

Employee Hours Per Day (not including breaks & lunch)

Applicator Name	Hours	Applicator Name	Hours	Applicator Name	Hours
Project Manager	2	Field Technician #2	2	Field Technician #8	
Professional Mangrove Trimmer		Field Technician #3	2	Field Technician #9	
Project Foreman #1	2	Field Technician #4	2	Field Technician #10	
Field Technician Leader #1	2	Field Technician #5		Field Technician #11	
Field Technician Leader #2		Field Technician #6		Field Technician #12	
Field Technician #1	2	Field Technician #7		Field Technician #13	

Signature: Dean Fella JR

GREATVIEW LAWN CARE

PO Box 367631
Bonita Springs, FL 34136
2396767096
Office@greatviewlc.com

Invoice

BILL TO

Bella Vida Community Development
District
3410 Malagrotta Circle
Cape Coral, FL 33909

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18961	04/10/2025	\$15,798.00	05/10/2025	Net 30	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Reference	Estimate# 17785	1	0.00	0.00
Description.	Proposal to trim sabal palms along outside perimeter.	1	0.00	0.00
Palms Trimming	Sabal Palms	336	18.00	6,048.00
Description	Proposal to trim Oak trees along perimeter, clean interior, remove damage branches and lift of along roadside.	1	0.00	0.00
Hardwood tree	Prune, limb up, thin out, and raise from bldg. and /or street hard wood tree - Oak trees	130	75.00	9,750.00

Please remit payment to:
Greatview Lawn Care LLC
PO Box 367631
Bonita Springs, FL 34136

BALANCE DUE

\$15,798.00

RECEIVED
04/10/25

Invoices not paid within 30 days are subject to a 3% charge every 14 days.

Thank you for your business.
Please contact us with any questions.

Invoice

JOHNSON ENGINEERING, LLC
2122 Johnson Street
Fort Myers, FL 33901

April 18, 2025

Project No: 20170285-001

Invoice No: 000000005028

Accounts Payable
Bella Vida CDD
c/o Rizzetta & Company Inc.
3434 Colwell Ave. Suite 200
Tampa, FL 33614

Project 20170285-001 General Engineering Services

Professional Services from March 01, 2025 to March 31, 2025

Professional Personnel

		Hours	Rate	Amount	
Technician 5					
Pendlebury, Debra	3/17/2025	2.00	154.00	308.00	
Adjacent development permit research					
Pendlebury, Debra	3/20/2025	1.50	154.00	231.00	
Adjacent Development CCC permit research and download					
Professional 4					
Zordan, Mark	3/12/2025	.25	176.00	44.00	
Cape Coral plans request - follow up with Development staff					
Zordan, Mark	3/14/2025	1.00	176.00	176.00	
Cape Coral - proposed apartments landscape plans received & reviewed, compare to Bella Vida plans, Staff consultation & requested the civil engineering plan set from Cape Coral					
Zordan, Mark	3/20/2025	.50	176.00	88.00	
Blue Coral Plans - review civil & landscape plans - email plans to DM					
Totals		5.25		847.00	
Total Labor					847.00
			Total this Invoice		\$847.00

RECEIVED
04/18/2025



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Bella Vida CDD
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

INVOICE

Invoice # 12029
Date: 04/15/2025
Due On: 05/15/2025

Bella Vida CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	PC	03/03/2025	Analysis of prior meeting minutes and draft correspondence to District Engineer regarding question on neighboring apartment development.	0.20	\$295.00	-	\$59.00
Service	PC	03/04/2025	Confer with District staff regarding transfer of excess funds in Debt Service Revenue Account to the District.	0.10	\$295.00	-	\$29.50
Service	PC	03/06/2025	Attend 03/06/2025 meeting of the Board of Supervisors (rescheduled from February); Correspond with District Engineer regarding Board's request for copies of plans for neighboring housing development.	5.00	\$295.00	25.0%	\$1,106.25
Service	LG	03/06/2025	Review status of action items from meeting.	0.20	\$350.00	-	\$70.00
Expense	KB	03/06/2025	Travel: Mileage - PC.	213.00	\$0.67	-	\$142.71
Expense	KB	03/06/2025	Travel: Tolls - PC.	1.00	\$2.32	-	\$2.32
Service	PC	03/07/2025	Correspond with District Manager regarding request for executed fee agreement.	0.10	\$295.00	-	\$29.50

Service	LG	03/07/2025	Research case law regarding public comment periods; prepare amendments to Opportunity to be Heard Resolution.	0.10	\$350.00	-	\$35.00
Service	PC	03/10/2025	Draft agreement for tree trimming services with Greatview Lawn Care and corresponding anti-human trafficking affidavit.	0.70	\$295.00	-	\$206.50
Service	LG	03/11/2025	Review tree trimming agreement.	0.20	\$350.00	-	\$70.00
Service	PC	03/11/2025	Draft correspondence to District Manager regarding agreement for tree trimming services.	0.10	\$295.00	-	\$29.50
Service	LG	03/12/2025	Review draft 2024 audit.	0.40	\$350.00	-	\$140.00
Service	JK	03/25/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$350.00	-	\$70.00
Line Item Discount Subtotal							-\$368.75
Total							\$1,990.28

RECEIVED
04/18/2025

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
12029	05/15/2025	\$1,990.28	\$0.00	\$1,990.28
Outstanding Balance				\$1,990.28
Total Amount Outstanding				\$1,990.28

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



PO Box 1030
Alva, FL 33920
(239) 728-1814
Lic# CGC1523027

INVOICE

INVOICE NUMBER: 3653
DATE: 4/7/2025
P.O. NUMBER:
TERMS Net Due 1st

INVOICE TO:

Bella Vida CDD
C/O Belinda Blandon
9530 Marketplace Rd.
Suite 206
Fort Myers, FL 33912

SITE DESCRIPTION:

Bella Vida CDD
3427 Malagrotta Circle
Cape Coral, FL 33909

ME Job # 24068

Item Code	DESCRIPTION	QTY	RATE	AMOUNT
Labor	Aquatic Maintenance Service April 2025	1	820.00	820.00
Invoice Total				\$820.00
Payments / Credits				\$0.00
Total Balance Due				\$820.00

RECEIVED
04/07/25

PO Box 100520
Cape Coral, FL 33910
Office@Pinnaclelandscapes.com

Date	Invoice #
3/31/2025	17132

Bella Vida CDD
c/o Rizzetta and Company
9530 Marketplace Road, Suite 206
Ft. Myers, FL 33912

Due on receipt

[illegible]

Pinnacle Landscapes, Inc.

PO Box 100520
Cape Coral, FL 33910
Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
3/31/2025	17188

Bill To
Bella Vida CDD c/o Rizzetta and Company 9530 Marketplace Road, Suite 206 Ft. Myers, FL 33912

Terms
Due on receipt

Description	Qty	Rate	Amount
Right side of first entrance on Del Prado-- Broken rotors due to tree roots Irrigation Repairs Labor-- 1.50 Hour @ \$59.00/ Hour Irrigation Repairs Parts Rainbird 5004 Rotors 3/4" Cut-off Nipple	1.5 2 2	59.00 26.00 4.00	88.50 52.00 8.00
Left side of first entrance on Del Prado-- Clogged nozzles due to debris/ Broken sprinklers due to tree roots Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour Irrigation Repairs Parts Hunter 6" Pop-up Adjustable Nozzles	1 1 2	59.00 16.00 5.00	59.00 16.00 10.00
Right side of second entrance on Del Prado-- Clogged nozzles due to debris Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour Irrigation Repairs Parts Half Circle Nozzle	1 4	59.00 4.00	59.00 16.00
Left side of second entrance on Del Prado-- Broken sprinklers due to tree roots Irrigation Repairs Labor-- 3 Hours @ \$59.00/ Hour	3	59.00	177.00
Come visit us at www.PinnacleLandscapes.com!!	Total		

Pinnacle Landscapes, Inc.

PO Box 100520
Cape Coral, FL 33910
Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
3/31/2025	17188

Bill To
Bella Vida CDD c/o Rizzetta and Company 9530 Marketplace Road, Suite 206 Ft. Myers, FL 33912

Terms
Due on receipt

Description	Qty	Rate	Amount
Irrigation Repairs Parts Hunter 12" Pop-up Hunter 6" Pop-up Half Circle Nozzle 1/2" Barb Elbow Barb Coupler Funny Pipe	 1 1 2 2 2 4	 22.00 16.00 4.00 4.00 2.00 4.50	 22.00 16.00 8.00 8.00 4.00 18.00
Garden Street-- Clogged nozzles due to debris Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour Irrigation Repairs Parts Half Circle Nozzle	 1 3	 59.00 4.00	 59.00 12.00
De Navarra-- Clogged nozzles due to debris Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour Irrigation Repairs Parts Half Circle Nozzle	 1 2	 59.00 4.00	 59.00 8.00
Found sprinklers were weeping out water on the sidewalk on the left side of the 1st entrance on Del Prado. We found that the valve was bad, we have replaced the bad valve. Irrigation Repairs Labor-- 2 Hours @ \$59.00/ Hour	 2	 59.00	 118.00
Come visit us at www.PinnacleLandscapes.com!!	Total		

PO Box 100520
Cape Coral, FL 33910
Office@Pinnaclelandscapes.com

Date	Invoice #
3/31/2025	17188

Bella Vida CDD
c/o Rizzetta and Company
9530 Marketplace Road, Suite 206
Ft. Myers, FL 33912

Due on receipt

RECEIVED
04/01/25

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
4/2/2025	INV0000098265

Bill To:

BELLA VIDA CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

RECEIVED
03/27/25

Services for the month of	Terms	Client Number
April	Upon Receipt	00326

[illegible]

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

Operation and Maintenance Expenditures

May 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2025 through May 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 12,864.67**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kilinski Van Wyk, PLLC	300025	12283	Legal Services 04/25	\$449.50
Mettauer Environmental Inc.	300026	3680	Aquatic Maintenance 05/25	\$820.00
Pinnacle Landscapes, Inc.	300024	17206	Landscape Maintenance 04/25	\$6,414.50
Pinnacle Landscapes, Inc.	300024	17256	Irrigation Repairs 04/25	\$1,169.00
Rizzetta & Company, Inc.	300023	INV0000098890	District Management Fees 05/25	<u>\$4,011.67</u>
Total Report				<u>\$ 12,864.67</u>



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Bella Vida CDD
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

INVOICE

Invoice # 12283
Date: 05/18/2025
Due On: 06/17/2025

Bella Vida CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	04/01/2025	Provide information regarding 2025 ethics training requirements.	0.40	\$350.00	\$140.00
Service	LG	04/09/2025	Analyze documents needed for FY 2026 budget processes.	0.20	\$350.00	\$70.00
Service	LG	04/22/2025	Prepare budget approval resolution.	0.40	\$350.00	\$140.00
Service	PC	04/23/2025	Correspond with District Manager regarding tentative agenda for 05/07/2025 meeting of the Board of Supervisors.	0.10	\$295.00	\$29.50
Service	RVW	04/30/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$350.00	\$70.00
Non-billable entries						
Service	CD	04/16/2025	Update Budget Adopting Resolution; Prepare Notices of Public Hearing Options, Letter if there is O&M Assessments and Affidavit of Publication	0.40	\$190.00	\$76.00
					Total	\$449.50

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
12283	06/17/2025	\$449.50	\$0.00	\$449.50
				Outstanding Balance
				\$449.50
				Total Amount Outstanding
				\$449.50

RECEIVED
05/18/25

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



PO Box 1030
Alva, FL 33920
(239) 728-1814
Lic# CGC1523027

INVOICE

INVOICE NUMBER: 3680
DATE: 5/8/2025
P.O. NUMBER:
TERMS Net Due 1st

INVOICE TO:

Bella Vida CDD
C/O Belinda Blandon
9530 Marketplace Rd.
Suite 206
Fort Myers, FL 33912

SITE DESCRIPTION:

Bella Vida CDD
3427 Malagrotta Circle
Cape Coral, FL 33909

ME Job # 24068

Item Code	DESCRIPTION	QTY	RATE	AMOUNT
Labor	Aquatic Maintenance Service May 2025	1	820.00	820.00
RECEIVED 05/08/25				
Invoice Total				\$820.00
Payments / Credits				\$0.00
Total Balance Due				\$820.00

All late payments are subject to finance charges, penalties & fees.

Pinnacle Landscapes, Inc.

PO Box 100520
Cape Coral, FL 33910
Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
4/30/2025	17206

Bill To
Bella Vida CDD c/o Rizzetta and Company 9530 Marketplace Road, Suite 206 Ft. Myers, FL 33912

Terms
Due on receipt

Description	Qty	Rate	Amount
April Landscape Maintenance		6,414.50	6,414.50
			
Come visit us at www.PinnacleLandscapes.com!!		Total	\$6,414.50

Pinnacle Landscapes, Inc.

PO Box 100520
Cape Coral, FL 33910
Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
4/30/2025	17256

Bill To
Bella Vida CDD c/o Rizzetta and Company 9530 Marketplace Road, Suite 206 Ft. Myers, FL 33912

Terms
Due on receipt

Description	Qty	Rate	Amount
Right side of first entrance on Del Prado--Clogged nozzles due to debris Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour Irrigation Repairs Parts Half Circle Nozzle	1 4	59.00 4.00	59.00 16.00
Left side of first entrance on Del Prado-- Clogged nozzles due to debris Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour Irrigation Repairs Parts Half Circle Nozzles Full Circle Nozzles	1 2 2	59.00 4.00 4.00	59.00 8.00 8.00
Right side of second entrance on Del Prado-- Clogged nozzles due to debris Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour Irrigation Repairs Parts Side Strip Nozzle	1 2	59.00 4.00	59.00 8.00
Left side of second entrance on Del Prado-- Broken sprinklers due to tree roots/ Clogged nozzle due to debris Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour Irrigation Repairs Parts Hunter 6" Pop-up	1 1	59.00 16.00	59.00 16.00
Come visit us at www.PinnacleLandscapes.com!!	Total		

Pinnacle Landscapes, Inc.

PO Box 100520
Cape Coral, FL 33910
Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
4/30/2025	17256

Bill To
Bella Vida CDD c/o Rizzetta and Company 9530 Marketplace Road, Suite 206 Ft. Myers, FL 33912

Terms
Due on receipt

Description	Qty	Rate	Amount
Adjustable Nozzle	2	5.00	10.00
Garden Street-- Broken pipe due to tree roots Irrigation Repairs Labor-- 3 Hours @ \$59.00/ Hour Irrigation Repairs Parts 1" Slip Fix 1" Coupler	3 1 1	59.00 19.00 6.00	177.00 19.00 6.00
De Navarra- Ok			
Received work order to check the irrigation along Del Prado between the two entrances. We found a decoder not working for the berm to the left of the first entrance. Replaced decoder and increased irrigation run time. Irrigation Repairs Labor-- 3 Hours @ \$59.00/ Hour Irrigation Repairs Parts Hunter ICD 2 Station Decoder Hunter Solenoids Wire Nuts Splice Kits DryConn Wire Nuts	3 1 2 2 2 4	59.00 405.00 26.00 2.50 6.00 3.50	177.00 405.00 52.00 5.00 12.00 14.00
Come visit us at www.PinnacleLandscapes.com!!			Total \$1,169.00

RECEIVED
05/01/25

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
5/2/2025	INV0000098890

Bill To:

BELLA VIDA CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

RECEIVED
04/29/25

Services for the month of	Terms	Client Number
May	Upon Receipt	00326

[illegible]

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

Operation and Maintenance Expenditures

June 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 20,419.30**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Donald Tremel	300031	DT050725	Board of Supervisors Meeting 05/07/25	\$200.00
Earth Tech Environmental, LLC	300028	11193	Semiannual Preserve Maintenance 05/25	\$3,450.00
Erik Sandsmark	300032	ES050725	Board of Supervisors Meeting 05/07/25	\$200.00
Jenna Giampi	300033	JG050725	Board of Supervisors Meeting 05/07/25	\$200.00
Johnson Engineering, LLC	300034	5747	General Engineering Services 06/25	\$572.00
Kilinski Van Wyk, PLLC	300035	12498	Legal Services 05/25	\$2,778.75
Phyllis J. Roberts	300036	PR050725	Board of Supervisors Meeting 05/07/25	\$200.00
Pinnacle Landscapes, Inc.	300029	17297	Landscape Maintenance 05/25	\$6,414.50
Pinnacle Landscapes, Inc.	300029	17353	Irrigation Repairs 05/25	\$708.00
Premier Lakes, Inc.	300037	2486	Annual Lake Maintenance 06/25	\$1,100.00
Rizzetta & Company, Inc.	300027	INV0000099667	District Management Fees 06/25	\$4,011.67
Sarona Rahn Weyant	300038	SW050725	Board of Supervisors Meeting 05/07/25	\$200.00
School Now	300030	INV-SN-689	School Now CDD ADA-PDF 04/25	<u>\$384.38</u>

Total Report

\$ 20,419.30

Bella Vida CDD
Meeting Date: May 07, 2025

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Donald Tremel	☒	DT 050725
Sarona Weyant	☒	SW 050725
Jenna Giampi	☒	JG 050725
Erik Sandsmark	☒	ES 050725
Phyllis Roberts	☒	PR050725

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
06/23/25

EXTENDED MEETING TIMECARD

Meeting Start Time:	5:05pm
Meeting End Time:	5:41pm
Total Meeting Time:	36 mins

Time Over 3 Hours:	
--------------------	--

Total at \$ 175.00 per Hour:	
------------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.670
Mileage to Charge	\$0.00

DM Signature: _____



**EARTH TECH ENVIRONMENTAL**

10600 Jolea Avenue
Bonita Springs, FL 34135 US
+1 2393040030
www.eteflorida.com

INVOICE

BILL TO

Bella Vida CDD
9530 Marketplace Road
Suite 206
Ft. Myers, FL 33912

INVOICE # 11193**DATE 05/31/2025****DUE DATE 06/30/2025****TERMS Net 30****PROJECT MANAGER**

Donn Brown

PROJECT NO.

161018.0

PROJECT NAME

BELLA VIDA CDD

DESCRIPTION	QTY	RATE	AMOUNT
Task 1.0 2025 Semiannual Preserve Maintenance: (1 of 2 events)	1	2,850.00	2,850.00
Task 1.1 2025 Semiannual Native Vine Treatments: (1 of 2 events)	1	600.00	600.00

Thank you for allowing Earth Tech Environmental LLC to provide you
and your community with environmental services.

BALANCE DUE**\$3,450.00**

RECEIVED
06/04/2025

Folder: G:\ETEnv Documents\PROJECTS\LEE\Bella Vida CDD\GIS\Bella Vida Tracking\



Project

Bella Vida CDD
Lee County, Florida

Map Type

Aerial Map

Date

6/3/2025





Earth Tech Environmental, LLC

Daily Treatment Report

10600 Jolea Ave
Bonita Springs, FL 34135
Office: (239) 304-0030
Fax: (239) 324-0054
www.eteflorida.com

CC License # 33235

FDACS Licensed Applicators

Project Manager - Donn Brown
Project Foreman : Jim Blalock
Field Technician - Spencer Blalock
Field Technician - Dean Fella
Field Technician - Jason Miller
Field Technician : Gayk Mekenyan
Field Technician : Payton Blalock

FDACS License Number

CM15838
CM22866
CM22652
CM22736
CM23692
CM25154
CM13294

Application Date: Thursday, May 29, 2025
Project Name: Bella Vida
Project Number: 161018
Project Location : Lee, FL

Start Time : 12:30pm
Application Start Time : 1:30pm
Application End Time : 4:45pm
End Time : 5:00pm

Daily Herbicide Usage (per Gallons or Ounces of Product) 1 Gallon = 128 Ounces

HERBICIDES

Roundup Custom® (53.8% glyphosate) _____
Polaris® (27.7% imazapyr) _____
Habitat® (27.7% imazapyr) _____
Weedar 64® (46.8% 2, 4-D) _____
2, 4-D AMINE® (47.2% 2, 4-D) 145oz
Reward® (37.3% Diquat) _____
Ranger Pro (41.0% glyphosate) 435oz
Other _____

HERBICIDES

Garlon 4® (60.4%) / Impel Red* _____
Triclopyr 3® (55.6% triclopyr amine) _____
Tribune® (37.3% Diquat Dibromide) _____
Other _____
Other _____
Other _____
Other _____
Other _____

SURFACTANTS & ADJUVANTS

Blazon Blue® 145oz
Induce® (90% spreader adjuvant) 72.5oz
Quest® (50% conditioning agent) 72.5oz
Other _____
Other _____
Other _____
Other _____
Other _____

Herbicide mixtures may include surfactant and indicator dye per recommended label rates *Unless otherwise noted Garlon 4 (60.4% triclopyr ester) / Impel Red mix rate @ 18.2%*

Treatment Methods (check all that apply)

Basal _____
Foliar X

Frill/Girdle _____
Cut Stump _____

Spot Spray X
Hand Pull _____

Site Conditions

Water Levels : 0" Temperature : 70s-90s Est. Wind Speed : 3-10mph
Weather Conditions (rain, cloud coverage, sunny...etc.): Sunny/Partly Cloudy

Treatment Area

Indicate total size of areas treated: acreage, wetland ID and/or preserve ID and additional notes

Treatment Location: All Preserves Est. Exotic Coverage: 35-45% Est. Acreage: 20.43

Spray(145 Gal. 3RP/1WR - Ceaserweed, Spanish needle, senna, ragweed, dog fennel, shrubby false buttonweed, rattle box, balsam apple, old world climbing fern, hemp vine, grape vine, briar vine, Virginia creeper, poison ivy, torpedo grass, crowsfoot grass, Bermuda grass, & St. Augustine grass.

Mix Rates: 3 OPG Ranger Pro 1 OPG 2, 4D amine 1 OPG Blazon 0.5 OPG Induce 0.5 Quest

Total Applied Gallons of Mixed Chemical: 145 Gal.

Indicate equipment usage: equipment type and hours of usage

F-150 truck, 100 gal. spray tank, Kubota RTV 900, 50 gal. spray tank, 90 gal. boom sprayer, backpack sprayers, & machetes

Application Personnel

Employee Hours Per Day (not including breaks & lunch)

Applicator Name	Hours	Applicator Name	Hours	Applicator Name	Hours
Project Manager		Field Technician #2 & #3	10	Field Technician #14 & #15	
Project Foreman #1	10	Field Technician #4 & #5	10	Field Technician #16	
Project Foreman #2		Field Technician #6 & #7	10	Field Technician #17	
Field Technician Leader #1	10	Field Technician #8 & #9	10	Field Technician #18	
		Field Technician #10 & #11	10		
Field Technician #1	10	Field Technician #12 & #13		Field Technician #20	

Signature: Jason Miller

Invoice

Johnson Engineering, LLC
2122 Johnson Street; Fort Myers, FL 33901
Payment by EFT: M&T Bank, Buffalo, NY

ph: (301) 417-0200

Accounts Payable
Bella Vida CDD
c/o Rizzetta & Company Inc.
3434 Colwell Ave. Suite 200
Tampa, FL 33614

Invoice Date: June 10, 2025
Project No: 20170285-001
Invoice No: 5747

Additional Information:

Contract No:	Facility:
Proposal No:	GSA Sin No:
Project Manager: Erik L. Howard	Store/Unit No:

Project	20170285-001	General Engineering Services
----------------	--------------	------------------------------

Professional Services from May 1, 2025 to May 31, 2025**Professional Personnel**

		Hours	Rate	Amount	
Professional 4					
Zordan, Mark	5/6/2025	.25	176.00	44.00	
Email approved DO civil & landscape plans to Atty's. Collins & Gentry					
Zordan, Mark	5/7/2025	2.75	176.00	484.00	
CDD Meeting Agenda review & preparation, attendance					
Zordan, Mark	5/8/2025	.25	176.00	44.00	
CDD Meeting update w/staff (EH)					
Totals		3.25		572.00	
Total Labor					572.00
			Total this Invoice		\$572.00

RECEIVED
06/10/2025



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Bella Vida CDD
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

INVOICE

Invoice # 12498
Date: 06/17/2025
Due On: 07/17/2025

RECEIVED
06/18/25

Bella Vida CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	PC	05/02/2025	Analysis of first quarter 2025 district website audit report.	0.20	\$295.00	\$59.00
Service	PC	05/05/2025	Analysis of agenda for 05/07/2025 meeting of the Board of Supervisors including review of prior meeting minutes, administrative matters, District financial statements, contractor proposals, and review of fiscal year 2026 proposed budget; Correspond with District Engineer regarding plans for neighboring development.	0.80	\$295.00	\$236.00
Service	LG	05/06/2025	Review agenda and prepare for Board meeting.	0.30	\$350.00	\$105.00
Service	PC	05/06/2025	Analysis of civil engineering plans for neighboring development to determine construction impacts on District property per Board request.	0.20	\$295.00	\$59.00
Service	PC	05/07/2025	Attend 05/07/2025 meeting of the Board of Supervisors.	4.10	\$295.00	\$1,209.50
Service	SH	05/07/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$295.00	\$59.00
Expense	KB	05/07/2025	Travel: Mileage - PC.	125.50	\$0.67	\$84.09
Expense	KB	05/07/2025	Travel: Tolls - PC.	1.00	\$1.16	\$1.16
Service	PC	05/13/2025	Draft published notice of Fiscal Year 2026 budget public hearing; Draft	2.10	\$295.00	\$619.50

notice of termination letter to Mettauier
for termination of aquatic
management agreement; Draft
aquatic management agreement with
Premier Lakes; Draft agreement for
mulching services with Southeast
Spreading Company.

Service	PC	05/14/2025	Draft revisions to agreement for aquatic maintenance services; Correspond with District Manager regarding action items from 05/07/2025 meeting of the Board of Supervisors.	0.30	\$295.00	\$88.50
Service	LG	05/14/2025	Review and revise budget hearing notice, Solitude termination letter, and aquatic management agreement.	0.40	\$350.00	\$140.00
Service	SR	05/22/2025	Review website for compliance with 189.069 F.S.	0.40	\$295.00	\$118.00
Non-billable entries						
Service	LG	05/07/2025	Attend Board meeting.	0.80	\$350.00	\$280.00
Service	SR	05/23/2025	Review website for compliance issues.	0.20	\$295.00	\$59.00
Total						\$2,778.75

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
12498	07/17/2025	\$2,778.75	\$0.00	\$2,778.75
Outstanding Balance				\$2,778.75
Total Amount Outstanding				\$2,778.75

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

Pinnacle Landscapes, Inc.

PO Box 100520
Cape Coral, FL 33910
Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
5/31/2025	17297

Bill To
Bella Vida CDD c/o Rizzetta and Company 9530 Marketplace Road, Suite 206 Ft. Myers, FL 33912

Terms
Due on receipt

Description	Qty	Rate	Amount
May Landscape Maintenance		6,414.50	6,414.50
Come visit us at www.PinnacleLandscapes.com!!		Total	\$6,414.50

RECEIVED
05/30/2025

Pinnacle Landscapes, Inc.

PO Box 100520
Cape Coral, FL 33910
Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
5/31/2025	17353

Bill To
Bella Vida CDD c/o Rizzetta and Company 9530 Marketplace Road, Suite 206 Ft. Myers, FL 33912

Terms
Due on receipt

Description	Qty	Rate	Amount
Right side of first entrance on Del Prado--Broken sprinklers due to tree roots Irrigation Repairs Labor-- 2 Hours @ \$59.00/ Hour Irrigation Repairs Parts Rainbird 5004 Rotor	2 1	59.00 26.00	118.00 26.00
Left side of first entrance on Del Prado-- Broken sprinklers due to tree roots Irrigation Repairs Labor-- 2 Hours @ \$59.00/ Hour Irrigation Repairs Parts Hunter 6" Pop-up Full Circle Nozzles	2 2 2	59.00 16.00 4.00	118.00 32.00 8.00
Right side of second entrance on Del Prado-- Clogged nozzles due to debris Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour Irrigation Repairs Parts Adjustable Nozzles Full Circle Nozzle	1 3 2	59.00 5.00 4.00	59.00 15.00 8.00
Left side of second entrance on Del Prado-- Broken sprinklers due to tree roots/ Clogged nozzle due to debris Irrigation Repairs Labor--3 Hours @ \$59.00/ Hour Irrigation Repairs Parts	3	59.00	177.00
Come visit us at www.PinnacleLandscapes.com!!	Total		

Pinnacle Landscapes, Inc.

PO Box 100520
Cape Coral, FL 33910
Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
5/31/2025	17353

Bill To
Bella Vida CDD c/o Rizzetta and Company 9530 Marketplace Road, Suite 206 Ft. Myers, FL 33912

Terms
Due on receipt

Description	Qty	Rate	Amount
Hunter 6" Pop-up	1	16.00	16.00
Hunter 12" Pop-up	2	22.00	44.00
Half Circle Nozzle	2	4.00	8.00
Full Circle Nozzle	2	4.00	8.00
Garden Street-- Clogged nozzles due to debris	1	59.00	59.00
Irrigation Repairs			
Labor-- 1 Hour @ \$59.00/ Hour			
Irrigation Repairs			
Parts			
Half Circle Nozzles	3	4.00	12.00
De Navarra- Ok			
Come visit us at www.PinnacleLandscapes.com!!			Total \$708.00

RECEIVED
05/30/2025



1936 Bruce B Downs Blvd Suite 308
Wesley Chapel, FL 33543
(844) 525-3735
CustomerSupport@PremierLakesFL.com

Invoice

DATE	06/14/2025
INVOICE#	2486
TERMS	NET 30
DUE DATE	07/14/2025

BILL TO
Bella Vida CDD 3427 Malagrotta Cir Cape Coral Florida 33909-5100

SERVICE LOCATION
Bella Vida CDD 3427 Malagrotta Cir Cape Coral Florida 33909-5100

JOB#	DATE	PO/REF#	DESCRIPTION
1068833162	06/13/2025		Annual Lake Maintenance - June Invoicing
Job Charges		Rate	Total
Annual Lake Maintenance		\$1,100.00	\$1,100.00

CUSTOMER MESSAGE
Thank you for your business!

Invoice Total:		\$1,100.00
Deposits (-):		\$0.00
Payments (-):		\$0.00
Total Due:		\$1,100.00

RECEIVED
06/18/25

Work Order



1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	06/13/2025 -
TECH(S)	Bill Kurth
JOB #	1068833171

RECEIVED
06/17/25

CUSTOMER
Bella Vida CDD Belinda Blandon 3427 Malagrotta Cir Cape Coral, Florida, 33909-5100 (239) 936-0913 bblandon@rizzetta.com

SERVICE LOCATION
Bella Vida CDD Bella Vida CDD 3427 Malagrotta Cir Cape Coral, Florida, 33909-5100 (239) 936-0913 bblandon@rizzetta.com

JOB DETAILS	Annual Lake Maintenance - Monthly
-------------	-----------------------------------

JOB CATEGORY	Annual Lake Maintenance
--------------	-------------------------

COMPLETION NOTES	Treated lakes 1, 2, 3, 10, 11, 12, and half of 6 for grasses and other shoreline weeds. Slow going due to excessive tall growth. Although water levels were still low, recent rain increased water levels enough to cover some weeds, so these lakes will need follow up treatment, however most of the weeds in the lakes in the worst condition should be effectively controlled. It is possible past vendor was onsite on the same day, however not sure if they sprayed anything.
------------------	---

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/2/2025	INV0000099667

Bill To:

BELLA VIDA CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

RECEIVED
05/28/25

Services for the month of	Terms	Client Number
June	Upon Receipt	00326

[illegible]



INVOICE

Bella Vida CDD
3434 Colwell Ave. Suite 200
Tampa FL 33614
United States

Invoice # INV-SN-689
Invoice Date: 4/4/2025
Due Date: 5/4/2025
PO#: Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$234.38
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00

Subscription start: 10/1/2024
Subscription end: 9/30/2025

Subtotal: \$384.38
Tax Total:
Total: \$384.38
Amount Paid: \$0.00

Direct Deposit Instruction:**Amount Due: \$384.38**

Bank Name: Stifel Bank

06/03/25

[Click here to pay with Credit Card.](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States

Tab 3



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Bella Vida Community Development District

www.bellavidacdd.org

Approved Proposed Budget Fiscal Year 2025/2026

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Fiscal Year 2025/2026

**Budget Increase
(Decrease) vs
2024/2025**

1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 264,835	\$ 264,835.00	\$ 264,089	\$ 746	\$ 264,089	\$ -	
6	Off Roll*	\$ 1,337	\$ 2,674.00	\$ 1,338	\$ 1,336	\$ 1,338	\$ -	
7								
8	Assessment Revenue Subtotal	\$ 266,172	\$ 267,509	\$ 265,427	\$ 2,082	\$ 265,427	\$ -	
9								
10	OTHER REVENUES							
11								
12	Interest Earnings	\$ 5,129	\$ 10,258.00	\$ -	\$ 10,258	\$ 10,000	\$ 10,000	
13	Balance Forward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
14								
15	Other Revenue Subtotal	\$ 5,129	\$ 10,258	\$ -	\$ 10,258	\$ 10,000	\$ 10,000	
16								
17	TOTAL REVENUES	\$ 271,301	\$ 277,767	\$ 265,427	\$ 12,340	\$ 275,427	\$ 10,000	
18	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
19								
20	EXPENDITURES - ADMINISTRATIVE							
21								
22	Legislative							
23	Supervisor Fees	\$ 1,800	\$ 3,600.00	\$ 4,000	\$ 400	\$ 4,000	\$ -	
24	Financial & Administrative							
25	Accounting Services	\$ 8,357	\$ 16,714.00	\$ 16,713	\$ (1)	\$ 17,382	\$ 669	
26	Administrative Services	\$ 2,750	\$ 5,500.00	\$ 5,501	\$ 1	\$ 5,721	\$ 220	
27	Assessment Roll	\$ 5,852	\$ 5,852.00	\$ 5,852	\$ -	\$ 6,086	\$ 234	
28	Auditing Services	\$ 3,300	\$ 3,300.00	\$ 3,090	\$ (210)	\$ 3,300	\$ 210	
29	Bank Fees	\$ 1,239	\$ 2,478.00	\$ 2,843	\$ 365	\$ 3,700	\$ 857	
30	District Engineer	\$ 440	\$ 880.00	\$ 15,000	\$ 14,120	\$ 15,000	\$ -	
31	District Management	\$ 8,837	\$ 17,674.00	\$ 17,674	\$ -	\$ 18,381	\$ 707	
32	Dues, Licenses & Fees	\$ 275	\$ 550.00	\$ 175	\$ (375)	\$ 175	\$ -	
33	Financial & Revenue Collections	\$ 2,926	\$ 5,852.00	\$ 5,852	\$ -	\$ 6,086	\$ 234	
34	Legal Advertising	\$ 528	\$ 1,056.00	\$ 400	\$ (656)	\$ 700	\$ 300	
35	Miscellaneous Mailings	\$ -	\$ -	\$ 400	\$ 400	\$ 400	\$ -	
36	Printed Agendas	\$ -	\$ -	\$ 1,100	\$ 1,100	\$ 1,100	\$ -	
37	Public Officials Liability Insurance	\$ 2,675	\$ 2,675.00	\$ 2,829	\$ 154	\$ 3,009	\$ 180	
38	Tax Collector /Property Appraiser Fees	\$ 441	\$ 441.00	\$ 441	\$ -	\$ 441	\$ -	
39	Trustees Fees	\$ 4,040	\$ 4,040.00	\$ 4,041	\$ 1	\$ 4,041	\$ -	
40	Website Hosting, Maintenance, Backup (and Email)	\$ 1,969	\$ 3,938.00	\$ 2,753	\$ (1,185)	\$ 3,953	\$ 1,200	
41	Legal Counsel							
42	District Counsel	\$ 5,283	\$ 10,566.00	\$ 15,000	\$ 4,434	\$ 15,000	\$ -	
43								
44	Administrative Subtotal	\$ 50,712	\$ 85,116	\$ 103,664	\$ 18,548	\$ 108,475	\$ 4,811	
45								
46	EXPENDITURES - FIELD OPERATIONS							
47								
48	Stormwater Control							
49	Aquatic Maintenance	\$ 4,920	\$ 9,840.00	\$ 14,118	\$ 4,278	\$ 14,118.00	\$ -	
50	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ 13,500	\$ 13,500	\$ 13,500.00	\$ -	
51	Stormwater System Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000.00	\$ -	
52	Other Physical Environment							
53	General Liability Insurance	\$ 2,675	\$ 2,675.00	\$ 3,087	\$ 412	\$ 3,509.00	\$ 422	
54	Landscape Maintenance	\$ 53,233	\$ 106,466.00	\$ 97,389	\$ (9,077)	\$ 100,000.00	\$ 2,611	
55	Landscape Replacements Plants, Shrubs, and Trees	\$ 34,305	\$ 68,610.00	\$ 20,869	\$ (47,741)	\$ 23,024.40	\$ 2,155	
56	Tree Trimming Services	\$ 500	\$ 1,000.00	\$ 7,800	\$ 6,800	\$ 7,800.00	\$ -	
57	Hurricane Related Expenses	\$ 12,666	\$ 12,665	\$ -	\$ (12,665)	\$ -	\$ -	
58	Field Operations Subtotal	\$ 108,299	\$ 201,256	\$ 161,763	\$ (39,493)	\$ 166,951	\$ 5,188	
59								
60	TOTAL EXPENDITURES	\$ 159,011	\$ 286,372	\$ 265,427	\$ (20,945)	\$ 275,426	\$ 9,999	
61								
62	EXCESS OF REVENUES OVER EXPENDITURES	\$ 112,290	\$ (8,605)	\$ -	\$ (8,605)	\$ 1	\$ 1	
63								

Comments

As per estimate provided by Pinnacle

Bella Vida Community Development District

2

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2021	Budget for 2025/2026
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$185,813.15	\$185,813.15
TOTAL REVENUES	\$185,813.15	\$185,813.15
EXPENDITURES		
Administrative		
Debt Service Obligation	\$185,813.15	\$185,813.15
Administrative Subtotal	\$185,813.15	\$185,813.15
TOTAL EXPENDITURES	\$185,813.15	\$185,813.15
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Lee County Early Payment Discounts (4%):

4.0%

GROSS ASSESSMENTS**\$193,555.36****Notes:**

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

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments received.

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$265,426.40	2024/2025 O&M Budget	\$265,426.40
Lee County Early Payment Discounts:	4%	\$11,059.43	2025/2026 O&M Budget	\$265,426.40
Tax Collector Fee (\$1.84 per parcel/line):		\$813.28		
2025/2026 Total:		\$277,299.11	Total Difference	\$0.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparision		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Townhouse	Series 2021 Debt Service	\$322.18	\$322.18	\$0.00	0.00%
	Operations/Maintenance	\$453.45	\$453.45	\$0.00	0.00%
	Total	\$775.63	\$775.63	\$0.00	0.00%
Single Family	Series 2021 Debt Service	\$495.66	\$495.66	\$0.00	0.00%
	Operations/Maintenance	\$697.61	\$697.61	\$0.00	0.00%
	Total	\$1,193.27	\$1,193.27	\$0.00	0.00%
Clubhouse	Series 2021 Debt Service	\$991.32	\$991.32	\$0.00	0.00%
	Operations/Maintenance	\$1,395.22	\$1,395.22	\$0.00	0.00%
	Total	\$2,386.54	\$2,386.54	\$0.00	0.00%

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT
2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

4

TOTAL O&M BUDGET		\$265,426.40
LEE COUNTY EARLY PAYMENT DISCOUNTS	4%	\$11,059.43
TAX COLLECTOR FEE (\$1.84 PER PARCEL / LINE)		\$813.28
TOTAL O&M ASSESSMENT		<u>\$277,299.11</u>

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2021 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2021 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Townhouse	130	130	0.65	84.50	21.26%	\$58,947.86	\$453.45	\$322.18	\$775.63
Single Family	311	304	1.00	311.00	78.24%	\$216,956.04	\$697.61	\$495.66	\$1,193.27
Clubhouse	1	1	2.00	2.00	0.50%	\$1,395.22	\$1,395.22	\$991.32	\$2,386.54
Total Community	<u>442</u>	<u>435</u>		<u>397.50</u>	<u>100.00%</u>	<u>\$277,299.11</u>			

LESS: Lee County Collection Costs (\$1.84 per parcel / line) and Early Payment Discounts (4%): (\$11,872.71)

Net Revenue to be Collected \$265,426.40

⁽¹⁾ Reflects the number of total lots with Series 2021 debt outstanding.

⁽²⁾ 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.

⁽³⁾ Annual assessment that will appear on the November 2025 Lee County property tax bill. Amount shown includes all applicable Lee County collection costs and early payment discounts (up to 4% if paid early).

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.



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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).



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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.



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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.



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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.



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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.



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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.



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RESOLUTION 2025-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, 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, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), 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 days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st 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, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, 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, 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, 2026.”
- 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 2026, 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 2026 or within sixty (60) days following the end of the Fiscal Year 2026 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 6th DAY OF AUGUST, 2025.

ATTEST:

**BELLA VIDA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

RESOLUTION 2025-05

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 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; 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, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), attached hereto as **Exhibit A** and incorporated by reference herein; 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 2026; 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 of the Bella Vida Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, 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 Board hereby finds and determines that 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, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 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. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. 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 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 6th DAY OF AUGUST 2025.

ATTEST:

**BELLA VIDA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll

Tab 4

RESOLUTION 2025-06

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 2025/2026, 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 2025/2026 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 06 DAY OF AUGUST, 2025.

**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 2025/2026

November 05, 2025
February 04, 2026
May 06, 2026
August 05, 2026

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 5

FIRST ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

This First Addendum to the Contract for District Management Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2025 (the “**Effective Date**”), by and between **Bella Vida Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Lee County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for District Management Services dated October 1, 2024 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B - Schedule of Fees** section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____
PRINTED NAME: William J. Rizzetta
TITLE: President
DATE: _____

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

BY: _____
PRINTED NAME: _____
TITLE: Chairman/Vice Chairman
DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees

Exhibit B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$1,531.75	\$18,381
Administrative:	\$476.75	\$5,721
Accounting - General Fund:	\$1,448.50	\$17,382
Financial & Revenue Collections:	\$507.17	\$6,086
Assessment Roll ⁽¹⁾		\$6,086
Total Standard On-Going Services:	\$3,964.17	\$53,656

(1) Assessment Roll is to paid in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00