



Rizzetta & Company

Bella Vida Community Development District

**Board of Supervisors' Meeting
May 6, 2026**

**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

April 28, 2026

**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, May 06, 2026, 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 November 5, 2025 Tab 1
 - B. Ratification of the Operations and Maintenance Expenditures for the Months of October, November, and December 2025 and January, February, and March 2026 Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2026-02, Resetting the Public Hearing on Amended and Restated Rules of Procedure Tab 3
 - C. Presentation of the Proposed Budget for Fiscal Year 2026/2027 Tab 4
 - 1. Consideration of Resolution 2026-04, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon..... Tab 5
 - D. Consideration of Resolution 2026-05, Reappointing Assistant Treasurer..... Tab 6
 - E. Consideration of Resolution 2026-06, General Election Tab 7
 - F. Discussion and Consideration of Pinnacle Landscapes Proposal for Valle Santa Fenceline Plantings..... Tab 8
 - G. Appointment of an Audit Committee and Scheduling the First Meeting of the Audit Committee
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - 1. DM Report Tab 9
 - 2. Presentation of Registered Voter Count

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, November 05, 2025, at 5:01 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

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 audience comments at this time.

THIRD ORDER OF BUSINESS

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

Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on August 06, 2025, and asked if there were any questions or changes.

<p>On a Motion by Ms. Weyant, seconded by Ms. Giampi, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on August 6, 2025, for the Bella Vida Community Development District.</p>

FOURTH ORDER OF BUSINESS

**Ratification of the Operations and
Maintenance Expenditures for the
Months of July, August and September
2025**

Ms. Bandon advised the expenditures for the period of July 1-31, 2025, totaled to \$12,409.55, the expenditures for the period of August 1-31, 2025, totaled \$13,289.92, and the expenditures for the period for September 1-30, 2025, totaled \$21,748.37. There were no questions.

On a Motion by Ms. Weyant, seconded by Ms. Roberts, with all in favor, the Board ratified the Operations and Maintenance Expenditures of July (\$12,409.55), August (\$13,289.92), and September (\$21,748.37) 2025, for the Bella Vida Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution Setting
Public Hearing on Amended Rules of
Procedure**

Patrick Collins presented Resolution 2026-01 to the Board. Mr. Collins informed the Board of changes to the District's Rules and Procedures. Ms. Bandon asked if there were any questions from the Board. There were no questions at this time.

On a Motion by Mr. Tremel, seconded by Ms. Weyant, with all in favor, the Board Approved Resolution 2026-01, Setting the Public Hearing to take place on February 4, 2026, for the Bella Vida Community Development District.

SIXTH ORDER OF BUSINESS

**Discussion and Review of Preserve
Maintenance Renewal**

Ms. Bandon presented the Earth Tech renewal contract to the Board. She asked if there were any questions. There were no questions at this time.

On a Motion by Ms. Roberts, seconded by Ms. Giampi, with all in favor, the Board Approved the Earth Tech Renewal Contract, Subject to preparation of an agreement by District Counsel, for the Bella Vida Community Development District.

SEVENTH ORDER OF BUSINESS

**Ratification of Insurance Renewal for
FY 2025-2026**

Ms. Bandon presented the insurance renewal for FY 2025-2026. Ms. Bandon informed the Board that the renewal was under budget for insurance. She asked the Board if there were any questions. There were no questions at this time.

On a Motion by Ms. Giampi, seconded by Ms. Weyant, with all in favor, the Board Ratified the Insurance Renewal for FY 2025-2026, for the Bella Vida Community Development District.

EIGHTH ORDER OF BUSINESS

**Ratification of Shenandoah Proposal
for Stormwater Line Cleaning**

Ms. Blandon presented the Shenandoah Proposal for Stormwater Line Cleaning. Mark Zordan gave an overview of the proposal. Mr. Zordan informed the Board that divers were suppose to be on property yesterday to install plugs into the outlets in the lakes. The divers and the back truck will come in on Friday morning to proceed with the cleaning. Mr. Zordan will inspect once done and a report will be provided.

On a Motion by Mr. Tremel, seconded by Ms. Roberts, with all in favor, the Board Ratified the Shenandoah Proposal for Stormwater Line Cleaning, for the Bella Vida Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Collins reminded the Board that ethics training needs to be completed prior to the end of the year.

B. District Engineer

Mr. Zordan had nothing to report at this time. The Board inquired about Dandolo Circle and previous maintenance. The Board had discussion regarding erosion issues. The Board also discussed a homeowner running a drain to the lake.

C. District Manager

Ms. Blandon reminded the Board that the next Board of Supervisors' Meeting will be held on Wednesday, February 4, 2025 @ 5:00 p.m. She also discussed the homeless in the preserves. This was reviewed by Earth Tech and no trace of homelessness was found. The Board mentioned that Pinnacle staff is using the preserves for restroom breaks. Supervisor Tremel reached out to Ted who will address the issue. Ms. Blandon informed the Board that Pinnacle will be finishing the plantings this week.

TENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Supervisor Weyant asked for Premier to review the lakes/grasses now that the water levels have gone down.

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 Ms. Weyant, seconded by Ms. Roberts, with all in favor the Board adjourned the meeting at 5:21 p.m., for the Bella Vida Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

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

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

www.bellavidacdd.org

Operation and Maintenance Expenditures October 2025 For Board Approval

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

The total items being presented: **\$ 18,503.67**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Department of Commerce	20251031-01	93014 ACH	Special District Fee for FY 25-26	\$ 175.00
Pinnacle Landscapes, Inc.	300066	17579	Landscape Maintenance 09/25	\$ 6,414.50
Pinnacle Landscapes, Inc.	300066	17603	Irrigation Repairs 09/25	\$ 564.00
Premier Lakes, Inc.	300065	2843	Annual Lake Maintenance 10/25	\$ 1,100.00
Rizzetta & Company, Inc.	300063	INV0000103572	District Management Fees 10/25	\$ 4,164.17
Rizzetta & Company, Inc.	300064	INV0000103688	Assessment Roll (Annual) 10/25	<u>\$ 6,086.00</u>
Total Report				<u>\$ 18,503.67</u>

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93014
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Bella Vida Community Development District

Mr. William Rizzetta
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614



- 2. Telephone: 813-514-0400 Ext:
- 3. Fax: 813-514-0401
- 4. Email: brizzetta@rizzetta.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: bellavidacdd.org
- 8. County(ies): Lee
- 9. Special Purpose(s): Community Development
- 10. Boundary Map on File: 05/25/2006
- 11. Creation Document on File: 05/25/2006
- 12. Date Established: 04/24/2006
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: City of Cape Coral
- 15. Creation Document(s): City Ordinance 48-06
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: *William A. Rizzetta* Date OCT 17 2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

- a. **Pay the Annual Fee:** Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- 1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- 2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

Pinnacle Landscapes, Inc.

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

RECEIVED
10/01/25

Invoice

Date	Invoice #
9/30/2025	17579

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
September 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 #
9/30/2025	17603

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	59.00	59.00
Half Circle Nozzle	2	4.00	8.00
Left side of first entrance on Del Prado-- Broken sprinkler due to tree roots Irrigation Repairs Labor-- 1.5 Hour @ \$59.00/ Hour Irrigation Repairs Parts Hunter 6" Pop-up Half Circle Nozzle	1.5	59.00	88.50
Hunter 6" Pop-up	1	16.00	16.00
Half Circle Nozzle	1	4.00	4.00
Right side of second entrance on Del Prado-- Broken sprinkler due to tree roots Irrigation Repairs Labor--1.5 Hour @ \$59.00/ Hour Irrigation Repairs Parts Hunter 6" Pop-up Half Circle Nozzle	1.5	59.00	88.50
Hunter 6" Pop-up	1	16.00	16.00
Half Circle Nozzle	1	4.00	4.00
Left side of second entrance on Del Prado-- Broken sprinkler due to tree roots/ Clogged nozzles due to debris Irrigation Repairs Labor-- 2 Hours @ \$59.00/ Hour	2	59.00	118.00
Come visit us at www.PinnacleLandscapes.com!!	Total		

Pinnacle Landscapes, Inc.

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

Invoice

Date	Invoice #
9/30/2025	17603

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 Half Circle Nozzle	2	4.00	8.00
Hunter 6" Pop-up	1	16.00	16.00
Garden Street-- Clogged nozzles due to debris/ Broken shrub adapter Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour	1	59.00	59.00
Irrigation Repairs Parts Half Circle Nozzles	2	4.00	8.00
Shrub Adapter	1	4.00	4.00
De Navarra-Clogged nozzles due to debris Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour	1	59.00	59.00
Irrigation Repairs Parts Full Circle Nozzle	2	4.00	8.00
Come visit us at www.PinnacleLandscapes.com!!	Total		\$564.00



Invoice

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

RECEIVED
10/01/25

DATE	10/01/2025
INVOICE#	2843
TERMS	NET 30
DUE DATE	10/31/2025

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		
1068833143					
				Rate	Total
			Charges		
			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

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

Invoice

Date	Invoice #
10/2/2025	INV0000103572

Bill To:

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



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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,448.50	\$1,448.50
Administrative Services	1.00	\$476.75	\$476.75
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$507.17	\$507.17
Management Services	1.00	\$1,531.75	\$1,531.75
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$4,164.17
Total			\$4,164.17

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

Invoice

Date	Invoice #
10/3/2025	INV0000103688

Bill To:

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



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

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$6,086.00	\$6,086.00
Subtotal			\$6,086.00
Total			\$6,086.00

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 October 2025 For Board Approval

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

The total items being presented: **\$ 18,503.67**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
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Rizzetta & Company, Inc.	300064	INV0000103688	Assessment Roll (Annual) 10/25	<u>\$ 6,086.00</u>
Total Report				<u>\$ 18,503.67</u>

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93014
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

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1. Special District's Name, Registered Agent's Name and Registered Office Address:

Bella Vida Community Development District

Mr. William Rizzetta
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614



- 2. Telephone:** 813-514-0400 Ext:
- 3. Fax:** 813-514-0401
- 4. Email:** brizzetta@rizzetta.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** bellavidacdd.org
- 8. County(ies):** Lee
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 05/25/2006
- 11. Creation Document on File:** 05/25/2006
- 12. Date Established:** 04/24/2006
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** City of Cape Coral
- 15. Creation Document(s):** City Ordinance 48-06
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: *William F. Rizzetta* Date OCT 17 2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

- a. Pay the Annual Fee:** Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.
- b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- 1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- 2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

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Pinnacle Landscapes, Inc.

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

RECEIVED
10/01/25

Invoice

Date	Invoice #
9/30/2025	17579

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
September 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 #
9/30/2025	17603

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



Terms
Due on receipt

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Come visit us at www.PinnacleLandscapes.com!!	Total		

Pinnacle Landscapes, Inc.

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

Invoice

Date	Invoice #
9/30/2025	17603

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

Terms
Due on receipt

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Irrigation Repairs Parts Full Circle Nozzle	2	4.00	8.00
Come visit us at www.PinnacleLandscapes.com!!	Total		\$564.00



Invoice

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

RECEIVED
10/01/25

DATE	10/01/2025
INVOICE#	2843
TERMS	NET 30
DUE DATE	10/31/2025

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		
1068833143					
				Rate	Total
			Charges		
			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

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

Invoice

Date	Invoice #
10/2/2025	INV0000103572

Bill To:

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



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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,448.50	\$1,448.50
Administrative Services	1.00	\$476.75	\$476.75
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$507.17	\$507.17
Management Services	1.00	\$1,531.75	\$1,531.75
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$4,164.17
Total			\$4,164.17

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

Invoice

Date	Invoice #
10/3/2025	INV0000103688

Bill To:

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



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

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$6,086.00	\$6,086.00
Subtotal			\$6,086.00
Total			\$6,086.00

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 November 2025 For Board Approval

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

The total items being presented: **\$ 22,522.31**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Earth Tech Environmental, LLC	300067	11606	Semiannual Preserve Maintenance 10/25	\$ 3,450.00
Gannett Florida LocaliQ	300072	0007405606	Legal Advertising 10/25	\$ 265.64
Johnson Engineering, LLC	300070	7101	General Engineering Services 9/25	\$ 1,210.00
Johnson Engineering, LLC	300073	7445	General Engineering Services 10/25	\$ 528.00
Kilinski | Van Wyk, PLLC	300071	13370	Legal Services 09/25	\$ 428.00
Lee County Property Appraiser	300074	013288	2025-2026 Non-Ad Valorem Roll	\$ 441.00
Pinnacle Landscapes, Inc.	300069	17655	Landscape Maintenance 10/25	\$ 6,414.50
Pinnacle Landscapes, Inc.	300069	17690	Irrigation Repairs 10/25	\$ 531.00
Pinnacle Landscapes, Inc.	300075	17709	Landscape Maintenance 11/25	\$ 3,990.00
Premier Lakes, Inc.	300076	2971	Annual Lake Maintenance 11/25	\$ 1,100.00
Rizzetta & Company, Inc.	300068	INV0000104484	District Management Fees 11/25	<u>\$ 4,164.17</u>
Total Report				<u>\$ 22,522.31</u>



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 # 11606
DATE 10/10/2025
DUE DATE 11/09/2025
TERMS Net 30



PROJECT MANAGER
Donn Brown

PROJECT NO.
161018.0

PROJECT NAME
BELLA VIDA CDD

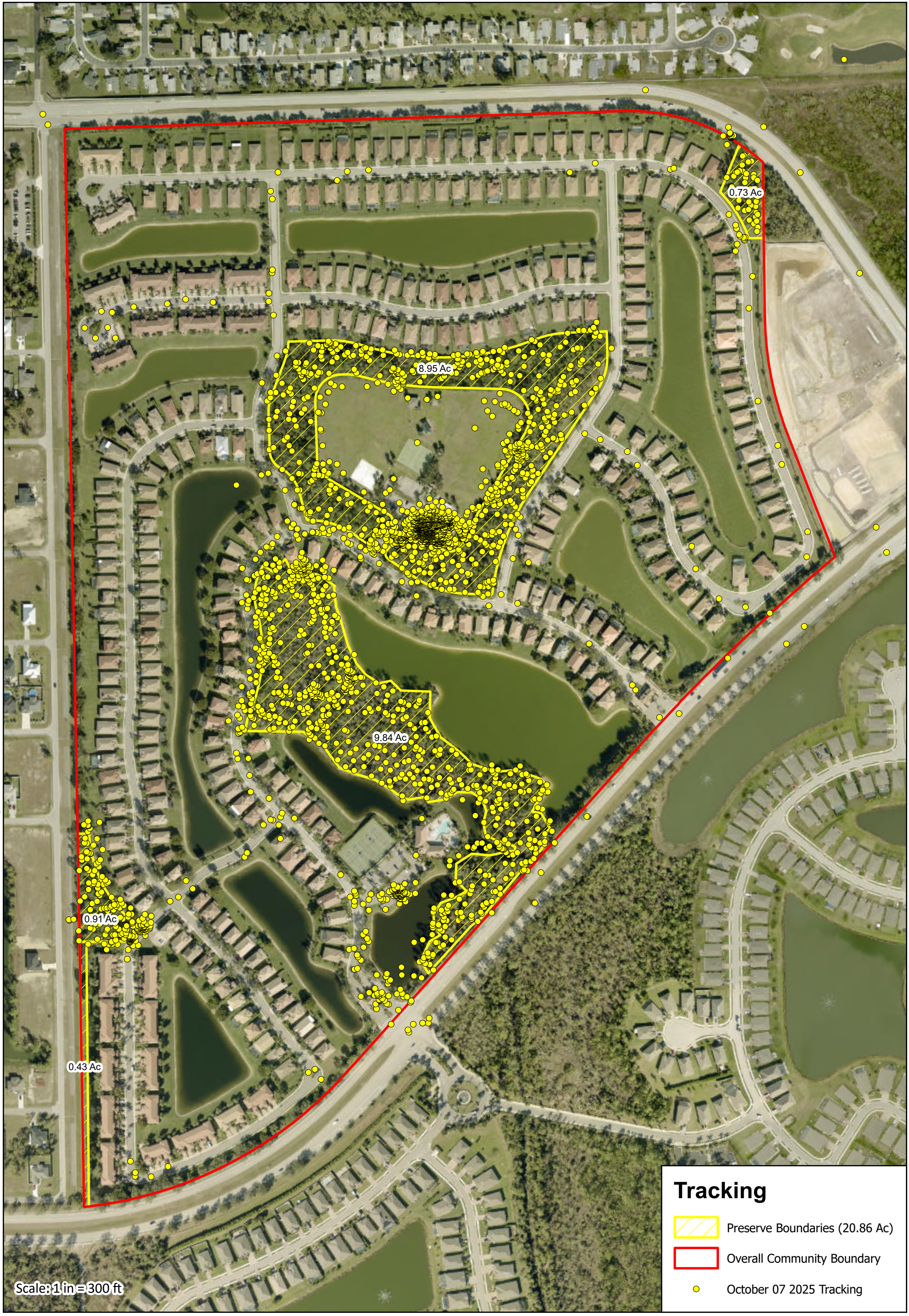
DESCRIPTION	QTY	RATE	AMOUNT
Task 1.0 2025 Semiannual Preserve Maintenance: (2 of 2 events)	1	2,850.00	2,850.00
Task 1.1 2025 Semiannual Native Vine Treatments: (2 of 2 events)	1	600.00	600.00

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




BALANCE DUE

\$3,450.00

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



Tracking

-  Preserve Boundaries (20.86 Ac)
-  Overall Community Boundary
-  October 07 2025 Tracking

Project **Bella Vida CDD**
Lee County, Florida

Map Type **Aerial Map**

Date **10/9/2025**





Earth Tech Environmental LLC Daily Treatment Report

1000 Colea Ave
Bonita Springs FL 4100
Office 234-04-0000
Fax 234-24-0004
www.eteflorida.com

CC License 2200

DACS Licensed Applicators
Project Manager - Donn Brown
Senior Project Foreman - Jim Blalock
Project Foreman - Spencer Blalock
Project Foreman - Dean Della
Project Foreman - Jason Miller
Project Foreman - Gaykenyan
Project Foreman - Payton Blalock
Project Foreman - Ward

DACS License Number
C1188
C228
C2202
C2200
C2002
C2104
C1204
C2808

Application Date: Tuesday, October 11, 2022
Project Name: Bella Vida CDD
Project Number: 11018.0
Project Location: Lee County, FL
Start Time: 7:30 AM
Application Start Time: 8:00 AM
Application End Time: 3:45 PM
End Time: 4:00 PM

Daily Pesticide Usage per Gallons or Ounces of Product 1 Gallon = 128 Ounces

HERBICIDES

Roundup Custom 80 glyphosate
Polaris 200 imazapyr
Atilat 200 imazapyr
Weedar 40 4.8 2,4-D
2,4-D AINE 4.2 2,4-D
Reard 100 Diquat
Ranger Pro 41.0 glyphosate 225oz
Other

HERBICIDES

Garlon 4 0.4 Impel Red
Garlon 1000 triclopyr amine 75oz
TriLune 1000 Diquat Dimromide
Other
Other
Other
Other

SURFACTANTS & ADJUVANTS

Blatlon Blue 75oz
Induce 100 spreader adjuvant 35oz
Quest 100 conditioning agent 35oz
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 Drill Girdle Spot Spray
Foliar Cut Stump Hand Pull

Site Conditions

Water Levels 0-20in Temperature 78-86 Est. Wind Speed 1-10mph
Weather Conditions (rain, cloud coverage, sunny, etc.) sunny, partly cloudy, afternoon showers

Treatment Area

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

Treatment Location: Preserves Est. Exotic Coverage: 15-20% Est. Acreage: 25

SPOT SPRAY FOLIAR SPRAY - dog fennel ragweed spanish needle St. Augustine poison ivy Virginia creeper old world climbing fern

also apple empine torpedo grass sruoy false buttonweed adalia small Brazilian pepper prim rose billo grape vine

AND PULL - Brazilian pepper earleaf acacia melaleuca

Creeks treated preserves and did the fine maintenance throughout the preserves as well.

Mix Rates: 75 Gallons 3oz Glyphosate 1oz Triclopyr 3

Total Applied Gallons of Mixed Chemical: 75 Gallons

Indicate equipment usage: equipment type and hours of usage

small equipment, 1x 200 Gallon Sprayers, 1x 35 Gallon Sprayer, 1x Kubota 1140, 1x Kubota RTV500

Application Personnel

Employee Hours Per Day (not including breaks & lunch)

Applicator Name	Hours	Applicator Name	Hours	Applicator Name	Hours
Project Manager	8.5	Field Technician #3	4	Field Technician #15	16
Project Foreman #1	4	Field Technician #5	6	Field Technician #17	18
Project Foreman #2		Field Technician #7	8	Field Technician #19	20
Field Technician Leader #1		Field Technician #9	10	Field Technician #21	22
Field Technician Leader #2		Field Technician #11	12	Field Technician #23	24
Field Technician #1	2	Field Technician #13	14	Field Technician #25	26

Signature: Spencer Blalock



Florida
GANNETT

NOV 13 2025

ACCOUNT NAME Bella Vida Community Development		ACCOUNT # 1124859	INV DATE 10/31/25
INVOICE # 0007405606	INVOICE PERIOD Oct 1- Oct 31, 2025	CURRENT INVOICE TOTAL \$265.64	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$265.64	

BILLING ACCOUNT NAME AND ADDRESS

Bella Vida Community Development
3434 Colwell Ave. Ste. 200
Tampa, FL 33614-8390



PAYMENT DUE DATE: NOVEMBER 30, 2025

Legal Entity: Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
10/1/25	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
10/1/25	11577415	FPN Fort Myers News-Press	Legal 1 Column	LSAR0352332	\$265.64

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$265.64
Service Fee 3.99%	\$10.60
*Cash/Check/ACH Discount	-\$10.60
*Payment Amount by Cash/Check/ACH	\$265.64
Payment Amount by Credit Card	\$276.24

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

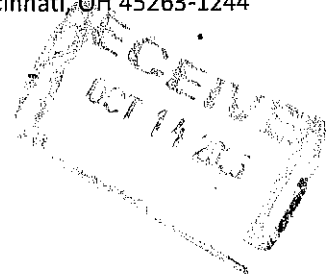
ACCOUNT NAME Bella Vida Community Development		ACCOUNT NUMBER 1124859		INVOICE NUMBER 0007405606		AMOUNT PAID
CURRENT DUE \$265.64	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$265.64
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$276.24
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00011248590000000000000074056060002656467175



Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244



AFFIDAVIT OF PUBLICATION

Bella Vida Community Development
3434 Colwell AVE # 200
Tampa FL 33614-8390

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 10/01/2025
FNP news-press.com 10/01/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/01/2025

Legal Clerk

Notary, State of WI, County of Brown

8-21-26

My commission expires

Publication Cost:	\$265.64	
Tax Amount:	\$0.00	
Payment Cost:	\$265.64	
Order No:	11577415	# of Copies:
Customer No:	1124859	0
PO #:	LSAR0352332	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF PUBLIC MEETING DATES
BELLA VIDA COMMUNITY DEVELOP-
MENT DISTRICT

The Board of Supervisors of Bella Vida Community Development District will hold its meetings for the Fiscal Year 2025/2026 on the dates as follows:

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. The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for each meeting may be obtained by contacting Belinda Blandon, the District Manager, at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 or by phone at (239) 936-0913, or on the District website www.BellaVidaCDD.org.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any Supervisor can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Each meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

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 by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meetings 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.

Belinda Blandon
District Manager
Run Date 10/01/2025
October 1 2025
LSAR0352332

AFFIDAVIT OF PUBLICATION

Catalina at Winkler Preserve CDD
3434 Colwell AVE # 200
Tampa FL 33614-8390

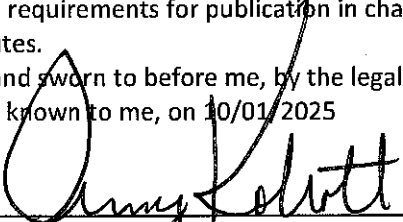
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

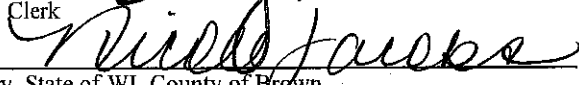
FNP Fort Myers News-Press 10/01/2025
FNP news-press.com 10/01/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/01/2025



Legal Clerk



Notary, State of WI, County of Brown

8-21-26

My commission expires

Publication Cost: \$269.02
Tax Amount: \$0.00
Payment Cost: \$269.02
Order No: 11577516 # of Copies:
Customer No: 1126688 0
PO #: LSAR0352368

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF PUBLIC MEETING DATES
CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT

The Board of Supervisors of the Catalina at Winkler Preserve Community Development District will hold its regular meetings for Fiscal Year 2025/2026 on the dates as follows:

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

All meetings will convene at 2:30 p.m. and will be held at the office of the District Manager, Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for each meeting may be obtained by contacting Belinda Blandon, the District Manager, at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 or by phone at (239) 936-0913. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at www.CatalinaCDD.org.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Each meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (239) 936-0913, at least 48 hours before the meetings. 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), for aid in contacting the District Office.

A person who decides to appeal any decision made at any meeting with respect to any matter considered at any meeting 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.

Belinda Blandon
District Manager
Run Date 10/01/2025
October 1 2025
LSAR0352368

Invoice

Johnson Engineering, LLC

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

Invoice Date: October 10, 2025
Project No: 20170285-001
Invoice No: 7101

Additional Information:

Contract No:
Proposal No:
Project Manager: Erik L. Howard

Facility:
GSA Sin No:
Store/Unit No:



Project 20170285-001 General Engineering Services

Professional Services from September 1, 2025 to September 30, 2025

Professional Personnel

		Hours	Rate	Amount
Professional 4				
Zordan, Mark	9/11/2025	1.25	176.00	220.00
3520 Dandolo Cir drainage complaint - client correspondence, research DO Plans, staff coordination for site visit				
Zordan, Mark	9/17/2025	.25	176.00	44.00
3520 Dandolo Circle drainage issue - Staff consult re: site observation findings				
Zordan, Mark	9/18/2025	1.75	176.00	308.00
3520 Dandolo Circle drainage issue - Stormwater system structure & pipe cleaning - Draft a request for proposal & issue to three contractors				
Zordan, Mark	9/19/2025	.50	176.00	88.00
3520 Dandolo Circle drainage issue - Stormwater system structure & pipe cleaning - call w/contractor (EMC) to review scope of work				
Zordan, Mark	9/22/2025	.25	176.00	44.00
Dandolo Cir stormwater system cleaning proposal - contractors correspondence, community access				
Zordan, Mark	9/29/2025	1.00	176.00	176.00
Dandolo Cir - follow up correspondence w/contractor re: pipe cleaning proposal, re-issue RFP to five contractors, DM correspondence & response				
Technician 2				
Dixon, Jon	9/11/2025	1.00	88.00	88.00
Discussed what needs to be inspected and looked at plans.				
Dixon, Jon	9/15/2025	2.50	88.00	220.00

Did a drainage structure inspection and uploaded pictures.				
Dixon, Jon	9/17/2025	.25	88.00	22.00
Discussed project.				
Totals		8.75		1,210.00
Total Labor				1,210.00
			Total this Invoice	\$1,210.00

Invoice

Johnson Engineering, LLC

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

Invoice Date: November 7, 2025
 Project No: 20170285-001
 Invoice No: 7445



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 October 1, 2025 to October 31, 2025

Professional Personnel

		Hours	Rate	Amount	
Professional 4					
Zordan, Mark	10/2/2025	.25	176.00	44.00	
Dandolo Circle - receive contractor proposals for pipe cleaning & filing					
Zordan, Mark	10/6/2025	1.25	176.00	220.00	
Dandolo Cir SW cleaning - receive & review contractor bid proposals, DM (BB) consult to review, issue requests for NTE amounts					
Zordan, Mark	10/21/2025	.50	176.00	88.00	
Dandolo Circle pipe cleaning - assemble & draft email w/bid responses to DM (BB)					
Zordan, Mark	10/24/2025	.25	176.00	44.00	
Dandolo Circle pipe cleaning - DM correspondence w/ CDD executed proposal for Shenandoah					
Zordan, Mark	10/27/2025	.25	176.00	44.00	
Dandolo Circle pipe cleaning - Issue executed proposal & request for schedule of work					
Zordan, Mark	10/29/2025	.50	176.00	88.00	
Dandolo Circle pipe cleaning - Respond to HOA re: resident notification of pipe cleaning work, review DM correspondence					
	Totals	3.00		528.00	
	Total Labor				528.00
			Total this Invoice		\$528.00

Outstanding Invoices

Number	Date	Balance
7101	10/10/2025	1,210.00
Total		1,210.00



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 # 13370
Date: 10/07/2025
Due On: 11/06/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$428.00	) - ( \$0.00	) = \$428.00

BVCDD-01

Bella Vida CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	09/03/2025	Review meeting ad proof.	0.10	\$350.00	\$35.00
Service	SD	09/10/2025	Analyze communications regarding legislative updates to Rules of Procedure; Research District website; Prepare Resolution Adopting Amended Rules of Procedure, Notice of Rulemaking and Notice of Rules Development for Amended Rules, Resolution Setting Public Hearing on Amended Rules, and Amended Rules of Procedure with 2025 Legislative Update.	1.00	\$190.00	\$190.00
Service	CD	09/15/2025	Compare Current Rules of Procedure with Proposed Amended and Restated Rules of Procedure; Revise Proposed Amended and Restated Rules of Procedure; Research website regarding October and November meeting dates relating to potential Budget Amendment.	0.40	\$190.00	\$76.00
Service	JK	09/22/2025	Research and prepare memorandum regarding Florida open carry law	0.20	\$350.00	\$70.00

changes and impact to District operations and transmit same.						
Service	CD	09/26/2025	Analyze District website for October/ November meetings relating to Budget Amendments, if any; Email District Staff proposed Amended and Restated Rules Package.	0.30	\$190.00	\$57.00
					Total	\$428.00

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

Please pay within 30 days.



STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
 MATTHEW H. CALDWELL



Mailing Address:
 P.O. Box 1546
 Fort Myers, Florida 33902-1546

Physical Address:
 2480 Thompson Street
 Fort Myers, Florida 33901-3074

Telephone: (239) 533-6100 - (866)673-2868 (From anywhere in Continental US except 239 area code)
 Facsimile: (239) 533-6160 Website: www.leeapa.org

INVOICE

BILL TO:	
BELLA VIDA CDD Rizzetta & Company Attention Finance Department 3434 Colwell Ave #200 Tampa, FL 33625	Date: 11/4/2025 Invoice Number: 013288 Customer ID: 000280 Terms: Due Upon Receipt Tax Roll Mgr:

District Authority: BELLA VIDA CDD
Pursuant to Resolution:
 Dated:

DESCRIPTION	QUANTITY	UNIT DESC.	RATE	EXT PRICE
2025-26 Non Ad Valorem Roll	441.00		1.00	441.00

Please make check payable to Lee County Property Appraiser

Remit To:
 Lee County Property Appraisers Office
 Attn: Accounts Receivable - 4th Floor
 P.O. Box 1546
 Fort Myers, FL 33902

TOTAL:	441.00
---------------	---------------

Pinnacle Landscapes, Inc.

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

Invoice

Date	Invoice #
10/31/2025	17655

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
October 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 #
10/31/2025	17690

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 Full Circle Nozzle	1 2	59.00 4.00	59.00 8.00
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 Nozzle	1 3	59.00 4.00	59.00 12.00
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-- 2 Broken sprinklers due to tree roots Irrigation Repairs Labor-- 2 Hours @ \$59.00/ Hour Irrigation Repairs Parts Half Circle Nozzle Hunter 6" Pop-up	2 2 2	59.00 4.00 16.00	118.00 8.00 32.00
Come visit us at www.PinnacleLandscapes.com!!	Total		

Pinnacle Landscapes, Inc.

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

Invoice

Date	Invoice #
10/31/2025	17690

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
Garden Street-- Broken sprinkler due to tree roots Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour Irrigation Repairs Parts	1	59.00	59.00
Rainbird 5004 Rotor	1	26.00	26.00
3/4" Cut-off Nipple	1	4.00	4.00
De Navarra- Broken sprinkler due to tree roots Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour Irrigation Repairs Parts	1	59.00	59.00
Hunter 6" Pop-up	1	16.00	16.00
Half Circle Nozzle	1	4.00	4.00
Come visit us at www.PinnacleLandscapes.com!!	Total		\$531.00

Pinnacle Landscapes, Inc.

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

Invoice

Date	Invoice #
11/5/2025	17709

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
Landscape installation to fill in empty locations around the CDD fence perimeter			
Right side of 1st Entrance on Del Prado:			
Install 15 gallon Green Buttonwood	1	135.00	135.00
Install 7 gallon Copper Leaf	7	75.00	525.00
Install 7 gallon Arboricola Trinette	6	75.00	450.00
Install 15 gallon Awabuki Viburnum	1	135.00	135.00
Mulch- Cocoa Brown	9	15.00	135.00
Left Side of 1st Entrance on Del Prado:			
Install 15 gallon Coco Plum	4	135.00	540.00
Mulch- Cocoa Brown	3	15.00	45.00
Left side of 2nd Entrance on Del Prado:			
Install 15 gallon Coco Plum	4	135.00	540.00
Mulch- Cocoa Brown	3	15.00	45.00
Garden Street:			
Remove and dispose of plant material		60.00	60.00
Install 15 gallon Green Buttonwood	1	135.00	135.00
Install 15 gallon Coco Plum	4	135.00	540.00
Mulch- Cocoa Brown	4	15.00	60.00
DeNavarra:			
Remove and dispose of plant material		60.00	60.00
Install 7 gallon Copper Leaf	4	75.00	300.00
Install 15 gallon Coco Plum	1	135.00	135.00
Mulch- Cocoa Brown	4	15.00	60.00
Come visit us at www.PinnacleLandscapes.com!!	Total		

Pinnacle Landscapes, Inc.

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

Invoice

Date	Invoice #
11/5/2025	17709

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
Extra water set up- 2 Hours @ \$45.00/ Hour	2	45.00	90.00
Come visit us at www.PinnacleLandscapes.com!!		Total	\$3,990.00



Invoice

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

DATE	11/01/2025
INVOICE#	2971
TERMS	NET 30
DUE DATE	12/01/2025

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		
1068833143					
				Rate	Total
			Charges		
			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

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

Invoice

Date	Invoice #
11/2/2025	INV0000104484

Bill To:

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



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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,448.50	\$1,448.50
Administrative Services	1.00	\$476.75	\$476.75
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$507.17	\$507.17
Management Services	1.00	\$1,531.75	\$1,531.75
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$4,164.17
Total			\$4,164.17

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 December 2025 For Board Approval

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

The total items being presented: **\$ 15,779.20**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Donald Tremel	300077	DT110525	Board of Supervisors Meeting 11/25	\$ 200.00
Gannett Florida LocaliQ	300084	0007457044	Legal Advertising 11/25	\$ 265.64
Jenna Giampi	300078	JG110525	Board of Supervisors Meeting 11/25	\$ 200.00
Kilinski | Van Wyk, PLLC	300083	13517	Legal Services 11/25	\$ 1,228.00
Kilinski | Van Wyk, PLLC	300086	13750	Legal Services 11/25	\$ 1,698.01
Phyllis J. Roberts	300079	PR110525	Board of Supervisors Meeting	\$ 200.00
Pinnacle Landscapes, Inc.	300082	17735	Landscape Maintenance 11/25	\$ 6,414.50
Pinnacle Landscapes, Inc.	300082	17770	Irrigation Repairs 11/25	\$ 824.50
Rizzetta & Company, Inc.	300081	INV0000105299	Accounting Services 12/25	\$ 4,164.17
Sarona Rahn Weyant	300080	SW110525	Board of Supervisors Meeting 11/25	\$ 200.00
School Now	300085	INV-SN-1154	School Now CDD ADA-PD 12/25	<u>\$ 384.38</u>
Total Report				<u>\$ 15,779.20</u>

Bella Vida CDD
Meeting Date: November 05, 2025

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Donald Tremel	✓
Sarona Weyant	✓
Jenna Giampi	✓
Erik Sandsmark	
Phyllis Roberts	✓

DT 110525
 SW 11025
 JG 110525
 PR 110525

(*) Does not get paid
NOTE: Supervisors are only paid if checked.



EXTENDED MEETING TIMECARD

Meeting Start Time:	5:01 pm
Meeting End Time:	5:21 pm
Total Meeting Time:	20 minutes

Time Over 3 Hours:

Total at \$ 175.00 per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

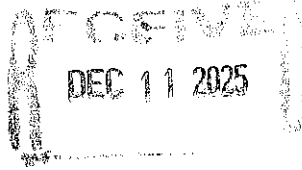
Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

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


DM Signature:



Florida
GANNETT



ACCOUNT NAME Bella Vida Community Development		ACCOUNT # 1124859	PAGE # 1 of 1
STATEMENT # 0007457044	STATEMENT PERIOD Nov 1- Nov 30, 2025	STATEMENT DATE November 30, 2025	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$265.64	

BILLING ACCOUNT NAME AND ADDRESS Bella Vida Community Development 3434 Colwell Ave. Ste. 200 Tampa, FL 33614-8390 	PAYMENT DUE DATE: DECEMBER 31, 2025 Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
--	---

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
11/1/25	Balance Forward	\$265.64

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$265.64
Service Fee 3.99%	\$10.60
*Cash/Check/ACH Discount	-\$10.60
*Payment Amount by Cash/Check/ACH	\$265.64
Payment Amount by Credit Card	\$276.24

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Bella Vida Community Development		ACCOUNT NUMBER 1124859		STATEMENT NUMBER 0007457044		AMOUNT PAID
CURRENT DUE \$0.00	30 DAYS PAST DUE \$265.64	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$265.64
REMITTANCE ADDRESS (include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$276.24
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00011248590000000000000074570440002656467176

AFFIDAVIT OF PUBLICATION

Bella Vida Community Development
3434 Colwell AVE # 200
Tampa FL 33614-8390

NOV 13 2024

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

10/24/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/24/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$265.64	
Tax Amount:	\$0.00	
Payment Cost:	\$265.64	
Order No:	10574510	# of Copies:
Customer No:	1124859	0
PO #:	LSAR0159646	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF PUBLIC MEETING
DATES BELLA VIDA COMMUNITY
DEVELOPMENT DISTRICT

The Board of Supervisors of Bella Vida Community Development District will hold its meetings for the Fiscal Year 2024/2025 on the dates as follows:

November 6, 2024
February 5, 2025
May 7, 2025
August 6, 2025

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. The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for each meeting may be obtained by contacting Belinda Blandon, the District Manager, at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 or by phone at (239) 936-0913, or on the District website www.BellaVidaCDD.org.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any Supervisor can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Each meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

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 by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meetings 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.

Belinda Blandon
District Manager
Run Date 10/24/2024
October 24 2024
LSAR0159646



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 # 13517
Date: 11/14/2025
Due On: 12/14/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$428.00	+ \$1,228.00	)-( \$0.00	= \$1,656.00

BVCDD-01

Bella Vida CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	10/01/2025	Review resolution setting hearing on updated rules of procedure and draft rules for agenda.	0.30	\$360.00	\$108.00
Service	CD	10/01/2025	Confer with District Staff; Review and respond to email from District Staff regarding Amended and Restated Rules of Procedure.	0.30	\$195.00	\$58.50
Service	LG	10/01/2025	Update memo for Rules of Procedure updates; confer with Dyson regarding same.	0.20	\$360.00	\$72.00
Service	LG	10/14/2025	Prepare guidance memo regarding best practices for responding to public records requests.	0.10	\$360.00	\$36.00
Service	JK	10/17/2025	Monitor and report on bills affecting special districts.	0.20	\$360.00	\$72.00
Service	LG	10/23/2025	Review draft agenda and send updates.	0.30	\$360.00	\$108.00
Service	PC	10/24/2025	Draft final revisions to resolution setting public hearing on amended	0.70	\$305.00	\$213.50

			rules of procedure and redline revisions to District's existing rules of procedure; Draft resolution amending budget for fiscal year 2025; Correspond with District Manager regarding items for inclusion in November meeting agenda.			
Service	LG	10/24/2025	Review draft agenda and communicate with district manager regarding necessary agenda items.	0.20	\$360.00	\$72.00
Service	PC	10/28/2025	Analysis of correspondence from District Manager regarding November meeting agenda.	0.10	\$305.00	\$30.50
Service	CD	10/28/2025	Review and respond to emails from District Staff regarding Rules and include transmission date on tracking chart.	0.10	\$195.00	\$19.50
Service	PC	10/30/2025	Analysis of agenda for 11/05/2025 meeting of the Board of Supervisors including review of prior meeting minutes, organizational matters, vendor proposals, and district financial statements.	1.00	\$305.00	\$305.00
Service	PC	10/31/2025	Correspond with District Manager regarding requested revisions to 11/05/2025 meeting agenda.	0.20	\$305.00	\$61.00
Service	JK	10/31/2025	Analyze updates to impacts of open carry law and enforcement changes under Florida law; begin research on regulation changes to hunting and fishing laws on general CDD property.	0.20	\$360.00	\$72.00
					Total	\$1,228.00

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

Please pay within 30 days.



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 # 13750
Date: 12/16/2025
Due On: 01/15/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$1,656.00	+ \$1,698.01	)-( \$0.00	= \$3,354.01

BVCDD-01

Bella Vida CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	PC	11/05/2025	Attend 11/05/2025 meeting of the Board of Supervisors.	3.80	\$305.00	\$1,159.00
Expense	KB	11/05/2025	Travel: Mileage - PC.	125.50	\$0.70	\$87.85
Expense	KB	11/05/2025	Travel: Tolls - PC.	1.00	\$1.16	\$1.16
Service	PC	11/06/2025	Draft final revisions to published notices of public hearing on amended rules of procedure and correspond with District Manager regarding the same.	0.20	\$305.00	\$61.00
Service	LG	11/07/2025	Memorandum to District Management regarding implementation of Amendment 2 and impacts on CDD property for enforcement of fishing and hunting regulations; confirm same.	0.20	\$365.00	\$73.00
Service	SH	11/10/2025	Monitor and report on bills affecting special districts.	0.20	\$305.00	\$61.00
Service	PC	11/13/2025	Draft 2025 renewal amendment to preserve area maintenance	0.60	\$305.00	\$183.00

agreement.						
Service	LG	11/14/2025	Review and revise amendment to Earth Tech agreement.	0.20	\$360.00	\$72.00
					Total	\$1,698.01

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 #
11/30/2025	17735

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
November 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 #
11/30/2025	17770

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 sprinkler due to tree roots Irrigation Repairs Labor– 2 Hours @ \$59.00/ Hour Irrigation Repairs Parts Rainbird 5004 Rotor	2	59.00	118.00
3/4" Cut-off Nipple	1	26.00	26.00
	1	4.00	4.00
Left side of first entrance on Del Prado– Broken sprinkler due to tree roots/ Clogged nozzles due to debris Irrigation Repairs Labor– 2.5 Hour @ \$59.00/ Hour Irrigation Repairs Parts Hunter 6" Pop-up	2.5	59.00	147.50
Half Circle Nozzle	1	16.00	16.00
1/2" Cut-off Nipple	4	4.00	16.00
	1	4.00	4.00
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	59.00	59.00
	2	4.00	8.00
Left side of second entrance on Del Prado– 2 Broken sprinklers due to tree roots/ Clogged nozzles due to debris Irrigation Repairs Labor– 4 Hours @ \$59.00/ Hour	4	59.00	236.00
Come visit us at www.PinnacleLandscapes.com!!	Total		

Pinnacle Landscapes, Inc.

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

Invoice

Date	Invoice #
11/30/2025	17770

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			
Half Circle Nozzle	2	4.00	8.00
Hunter 6" Pop-up	2	16.00	32.00
1/2" Cut-off Nipple	2	4.00	8.00
Full Circle Nozzle	2	4.00	8.00
Garden Street- Clogged nozzles due to debris Irrigation Repairs Labor- 1 Hour @ \$59.00/ Hour	1	59.00	59.00
Irrigation Repairs Parts			
Full Circle Nozzle	2	4.00	8.00
De Navarra- Clogged nozzles due to debris Irrigation Repairs Labor- 1 Hour @ \$59.00/ Hour	1	59.00	59.00
Irrigation Repairs Parts			
Full Circle Nozzle	1	4.00	4.00
Half Circle Nozzle	1	4.00	4.00
Come visit us at www.PinnacleLandscapes.com!!	Total		\$824.50

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

Invoice

Date	Invoice #
12/2/2025	INV0000105299

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,448.50	\$1,448.50
Administrative Services	1.00	\$476.75	\$476.75
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$507.17	\$507.17
Management Services	1.00	\$1,531.75	\$1,531.75
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$4,164.17
		Total	\$4,164.17



INVOICE

Bella Vida CDD
Ft. Myers FL 33912
United States

Invoice # INV-SN-1154
Invoice Date: 12/1/2025
Due Date: 12/31/2025
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: 10/1/2025		Subtotal: \$384.38
Subscription end: 9/30/2026		Tax Total:
		Total: \$384.38
		Amount Paid: \$0.00
Direct Deposit Instruction:		Amount Due: \$384.38

[Click Here to pay with Credit Card](#)

Check Remittance:

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

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 January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 16,678.67**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Johnson Engineering, LLC	300088	7673	General Engineering Services 12/25	\$ 440.00
Kilinski Van Wyk, PLLC	300091	13970	Legal Services 12/25	\$ 72.00
Pinnacle Landscapes, Inc.	300089	17795	Landscape Maintenance 12/25	\$ 6,414.50
Pinnacle Landscapes, Inc.	300089	17826	Irrigation Repairs 12/25	\$ 3,388.00
Premier Lakes, Inc.	300090	3103	Annual Lake Maintenance 12/25	\$ 1,100.00
Premier Lakes, Inc.	300092	3252	Annual Lake Maintenance 01/26	\$ 1,100.00
Rizzetta & Company, Inc.	300087	INV0000106219	Accounting Service 01/26	<u>\$ 4,164.17</u>
Total Report				<u>\$ 16,678.67</u>

Invoice

Johnson Engineering, LLC
PO Box 69142; Baltimore, MD 21264-9142

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

Invoice Date: December 5, 2025
Project No: 20170285-001
Invoice No: 7673

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 November 1, 2025 to November 30, 2025

Professional Personnel

		Hours	Rate	Amount	
Professional 4					
Zordan, Mark	11/5/2025	2.00	176.00	352.00	
Dandolo Cir pipe cleaning - call w/ contractor for status update; CDD Meeting attendance					
Zordan, Mark	11/26/2025	.50	176.00	88.00	
Process Shenandoah Invoice for Dandolo structure & pipe cleaning - call w/Shenandoah for findings - issue response with invoice approval					
Totals		2.50		440.00	
Total Labor					440.00
				Total this Invoice	\$440.00



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 # 13970
Date: 01/15/2026
Due On: 02/14/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$72.00	) - ( \$0.00	) = \$72.00

BVCDD-01

Bella Vida CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	JK	12/19/2025	Monitor and report on bills affecting special districts.	0.20	\$360.00	\$72.00
Total						\$72.00

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 #
12/31/2025	17795

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
December 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 #
12/31/2025	17826

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--Bad Solenoid/ Broken rotor/ Broken pipe/ Defective solenoid/ Broken sprinkler due to tree roots Irrigation Repairs Labor-- 5 Hours @ \$59.00/ Hour Irrigation Repairs Parts Hunter Solenoid Wire Nuts Splice Kits Rainbird 5004 Rotor 3/4" Cut-off Nipple 1 1/4" Slip Fix 1 1/4" Service Tee 1 1/4" x 1" Reducer Bushing 3/4" Barb Elbow	5	59.00	295.00
Left side of first entrance on Del Prado-- Broken sprinkler due to tree roots/ Clogged nozzles due to debris Irrigation Repairs Labor-- 3 Hour @ \$59.00/ Hour Irrigation Repairs Parts Hunter 6" Pop-up 1/2" Barb Elbow Funny Pipe Half Circle Nozzle 1/2" Cut-off Nipple	3	59.00	177.00
	3	16.00	48.00
	4	4.00	16.00
	8	4.00	32.00
	5	4.00	20.00
	1	4.00	4.00
Come visit us at www.PinnacleLandscapes.com!!	Total		

Pinnacle Landscapes, Inc.

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

Invoice

Date	Invoice #
12/31/2025	17826

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 second entrance on Del Prado-- Broken sprinkler due to tree roots/ Clogged nozzles due to debris Irrigation Repairs Labor-- 2 Hour @ \$59.00/ Hour Irrigation Repairs Parts Hunter 6" Pop-up	2	59.00	118.00
Half Circle Nozzle	3	4.00	12.00
1/2" Barb Elbow	2	4.00	8.00
Left side of second entrance on Del Prado-- Broken sprinklers due to tree roots Irrigation Repairs Labor-- 1.5 Hours @ \$59.00/ Hour Irrigation Repairs Parts Hunter 12" Pop-up	1.5	59.00	88.50
Hunter 6" Pop-up	1	16.00	16.00
Hunter MP Rotator	4	15.00	60.00
Left side of second entrance on Del Prado-- Broken pipe due to fence contractor. Irrigation Repairs Labor-- 3 Hours @ \$59.00/ Hour Irrigation Repairs Parts 1 1/4" Elbow	3	59.00	177.00
1" Elbow	2	7.00	14.00
1" Coupler	2	6.00	12.00
	3	6.00	18.00
Come visit us at www.PinnacleLandscapes.com!!	Total		

Pinnacle Landscapes, Inc.

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

Invoice

Date	Invoice #
12/31/2025	17826

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
1 1/4" x 1" Reducer Bushing	1	7.00	7.00
1" Pipe	10	2.50	25.00
Garden Street-- Broken sprinkler due to tree roots/ Clogged nozzles due to debris	1.5	59.00	88.50
Irrigation Repairs			
Labor-- 1.5 Hour @ \$59.00/ Hour			
Irrigation Repairs			
Parts			
Hunter 6" Pop-up	1	16.00	16.00
Half Circle Nozzle	2	4.00	8.00
Station #23 - Services the corner area of Garden Street and DeNavarra Pkwy.	2	59.00	118.00
Irrigation Repairs			
Labor-- 2 Hours @ \$59.00/ Hour			
Irrigation Repairs			
Parts			
Hunter ICD 1-Station Decoder	1	235.00	235.00
Hunter Solenoid	1	26.00	26.00
Wire Nuts	2	2.50	5.00
Splice Kits	2	6.00	12.00
DryConn Wire Nuts	2	3.50	7.00
Station #34 - Services an area along the outside fence line DeNavarra Pkwy.	2	59.00	118.00
Irrigation Repairs			
Labor-- 2 Hours @ \$59.00/ Hour			
Irrigation Repairs			
Parts			
Come visit us at www.PinnacleLandscapes.com!!	Total		

Pinnacle Landscapes, Inc.

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

Invoice

Date	Invoice #
12/31/2025	17826

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 ICD 1-Station Decoder	1	235.00	235.00
Hunter Solenoid	1	26.00	26.00
Wire Nuts	2	2.50	5.00
Splice Kits	2	6.00	12.00
DryConn Wire Nuts	2	3.50	7.00
Station #25 - Services an area along the outside fence line of DeNavarra Pkwy. Irrigation Repairs Labor-- 2 Hours @ \$59.00/ Hour Irrigation Repairs Parts	2	59.00	118.00
Hunter ICD 1-Station Decoder	1	235.00	235.00
Hunter Solenoid	1	26.00	26.00
Wire Nuts	2	2.50	5.00
Splice Kits	2	6.00	12.00
DryConn Wire Nuts	2	3.50	7.00
We found controller #2 in an overload alarm. There was a decoder issue for the valves that service CDD areas. Bad decoders and solenoids on stations #17 and #18. This services the areas outside of the fence line along Del Prado near the first entrance. Irrigation Repairs Labor-- 3 Hours @ \$59.00/ Hour Irrigation Repairs Parts	3	59.00	177.00
Hunter ICD 1-Station Decoder	2	235.00	470.00
Hunter Solenoid	2	26.00	52.00
DryConn Wire Nuts	6	3.50	21.00
Come visit us at www.PinnacleLandscapes.com!!	Total		

Pinnacle Landscapes, Inc.

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

Invoice

Date	Invoice #
12/31/2025	17826

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
Wire Nuts	2	2.50	5.00
Splice Kits	2	6.00	12.00
Come visit us at www.PinnacleLandscapes.com!!		Total	\$3,388.00



Invoice

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

DATE	12/01/2025
INVOICE#	3103
TERMS	NET 30
DUE DATE	12/31/2025

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		
1068833143					
				Rate	Total
			Charges		
			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



Invoice

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

DATE	01/01/2026
INVOICE#	3252
TERMS	NET 30
DUE DATE	01/31/2026

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		
1068833143					
				Rate	Total
			Charges		
			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

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

Invoice

Date	Invoice #
1/2/2026	INV0000106219

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,448.50	\$1,448.50
Administrative Services	1.00	\$476.75	\$476.75
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$507.17	\$507.17
Management Services	1.00	\$1,531.75	\$1,531.75
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$4,164.17
Total			\$4,164.17

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 February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 22,098.67**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Johnson Engineering, LLC	300096	8360	General Engineering Services 02/26	\$ 1,563.50
Pinnacle Landscapes, Inc.	300095	17852	Landscape Maintenance 01/26	\$ 6,414.50
Pinnacle Landscapes, Inc.	300095	17886	Irrigation Repairs 01/26	\$ 1,671.50
Rizzetta & Company, Inc.	300093	INV0000106641	Accounting Services 02/26	\$ 4,164.17
Shenandoah General Construction, LLC	300094	110303	Equipment & Maintenance 11/25	<u>\$ 8,285.00</u>
Total Report				<u>\$ 22,098.67</u>

Zordan, Mark	1/8/2026	.50	176.00	88.00	
Lake bank erosion on lake 12 - RFP final review & approval for issuance					
Zordan, Mark	1/20/2026	.50	176.00	88.00	
Preserve clearing complaint on De Navarro f/DM (BB)- staff consult w/CM & guidance for research					
Zordan, Mark	1/22/2026	1.50	176.00	264.00	
Preserve clearing complaint on De Navarro - call w/DM (BB)- staff consult w/CM & guidance for site visit, Face Time call w/CM to observe field conditions, follow up call w/DM (BB) to discuss, assist w/email response					
Technician 2					
Dixon, Jon	1/7/2026	2.00	88.00	176.00	
Performed a lake bank inspection for a washout. Uploaded photos.					
Totals		10.25		1,563.50	
Total Labor					1,563.50
				Total this Invoice	\$1,563.50

Outstanding Invoices

Number	Date	Balance
8008	1/9/2026	132.00
Total		132.00

Pinnacle Landscapes, Inc.

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

Invoice

Date	Invoice #
1/31/2026	17852

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
January 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 #
1/31/2026	17886

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--Bad decoder and solenoid- Station #16 Irrigation Repairs Labor-- 4 Hours @ \$59.00/ Hour Irrigation Repairs Parts	4	59.00	236.00
Hunter ICD 1-Station Decoder	1	235.00	235.00
Hunter Solenoid	1	26.00	26.00
Wire Nuts	2	2.50	5.00
Splice Kits	2	6.00	12.00
DryConn Wire Nuts	2	3.50	7.00
Left side of first entrance on Del Prado-- 2 Broken sprinklers due to tree roots Irrigation Repairs Labor-- 1.5 Hour @ \$59.00/ Hour Irrigation Repairs Parts	1.5	59.00	88.50
Hunter 6" Pop-up	2	16.00	32.00
Half Circle Nozzle	2	4.00	8.00
Right side of second entrance on Del Prado-- Bad decoder and solenoid- Station #82 Irrigation Repairs Labor-- 4 Hours @ \$59.00/ Hour Irrigation Repairs Parts	4	59.00	236.00
Hunter ICD 1-Station Decoder	1	235.00	235.00
Hunter Solenoid	1	26.00	26.00
Come visit us at www.PinnacleLandscapes.com!!	Total		

Pinnacle Landscapes, Inc.

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

Invoice

Date	Invoice #
1/31/2026	17886

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
Wire Nuts	2	2.50	5.00
Splice Kits	2	6.00	12.00
DryConn Wire Nuts	2	3.50	7.00
Left side of second entrance on Del Prado-- Broken sprinkler and broken pipe due to tree roots Irrigation Repairs Labor-- 6 Hours @ \$59.00/ Hour Irrigation Repairs Parts	6	59.00	354.00
Half Circle Nozzle	2	4.00	8.00
Hunter 6" Pop-up	2	16.00	32.00
3/4" Slip Fix	1	15.00	15.00
3/4" Service Tee	1	5.00	5.00
1/2" Barb Elbow	2	4.00	8.00
Funny Pipe	3	4.00	12.00
Garden Street-- Clogged nozzles due to debris Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour Irrigation Repairs Parts	1	59.00	59.00
Half Circle Nozzle	2	4.00	8.00
De Navarra- No Repairs Needed			
Come visit us at www.PinnacleLandscapes.com!!	Total		\$1,671.50

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

Invoice

Date	Invoice #
2/2/2026	INV0000106641

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,448.50	\$1,448.50
Administrative Services	1.00	\$476.75	\$476.75
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$507.17	\$507.17
Management Services	1.00	\$1,531.75	\$1,531.75
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$4,164.17
Total			\$4,164.17



Shenandoah General Construction
 951 W. Yamato Road Suite 220
 Boca Raton, FL 33431

INVOICE

Invoice Date Job Number Invoice #
 11/07/2025 03-2510-012 110303

Purchase Order Draw ID Customer ID:
 3 80558

Bella Vida CDD c/o
 Rizzetta & Company
 9530 Marketplace Road # 206
 Fort Myers, FL 33912

Job Location: 3-43704, Dandolo Clean
 Dandolo Cir.
 Cape Coral, FL

DESCRIPTION	QUANTITY	UOM	UNIT PRICE	AMOUNT
Hydraulic Jet Vac Truck	1.00	Day	\$ 2,700.00	2,700.00
Support Truck	1.00	Hr.	\$ 405.00	405.00
Disposal Fee	1.00	Load	\$ 550.00	550.00
Dive Crew	1.00	Day	\$ 4,500.00	4,500.00
Environmental Fee	1.00	Day	\$ 40.00	40.00
Fuel Surcharge	1.00	Day	\$ 90.00	90.00

\$ 8,285.00

Date Due: 11/07/2025

TOTAL **\$ 8,285.00**

Daily Summary 11/07/2025

Quantity	Description of Service	Unit Price	Amount
1 Per Day	Jet-Vac Equipment	\$2,700.00	\$2,700.00
1 Per Day	Support Truck	\$405.00	\$405.00
1 Per Truck Load	Disposal Fee (Includes travel)	\$550.00	\$550.00
1 Per Day	Dive Crew- 4 man certified	\$4,500.00	\$4,500.00
1 Per Day	Environmental Fee	\$40.00	\$40.00
1 Per Day	Fuel Surcharge (Vac & Support Equip.)	\$90.00	\$90.00
Daily Total:			\$8,285.00



Daily Work Report #28750

Job #	#43704: Dandolo Clean	Service Date:	11/07/2025
Created By	d.kilgore@shenandoahus.com	Job Estimator	DANIEL KILGORE
Time	07:00 AM - 02:00 PM (7h)	Customer:	Rizzetta & Company
Employees	Employee	Role	
	SCAFIDI, ANTHONY (SCAFIDI, ANTHONY)	Vac Operator	
	Vasquez, Isaiah (VASQUEZ, ISAIAH)	Laborer	
	Herrera, Carlos	Vac Truck Trainee	
Equipment	VT351, UT484		
Extra Equipment	Divers, Bags, Pumps		
Job Notes	Cleaned and desilted 6 pipes and 8 structures		
Usages	Water: 6 Loads	Flex Hose: 0 Rolls	Disposal: 1 Load
Client Signature	N/A		

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 March 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 22,121.79**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Johnson Engineering, LLC	300102	8661	General Engineering Services 03/26	\$ 821.00
Kilinski Van Wyk, PLLC	300097	14133	Legal Services 01/26	\$ 152.50
Kilinski Van Wyk, PLLC	300107	14430	Legal Services 02/26	\$ 884.00
Pinnacle Landscapes, Inc.	300101	17912	Landscape Maintenance 02/26	\$ 6,414.50
Pinnacle Landscapes, Inc.	300101	17959	Irrigation Repairs 02/26	\$ 713.75
Premier Lakes, Inc.	300098	3389	Annual Lake Maintenance 02/26	\$ 1,100.00
Premier Lakes, Inc.	300105	3529	Annual Lake Maintenance 03/26	\$ 1,100.00
Premier Lakes, Inc.	300108	3623	Washout repair on Lake 12 shoreline 03/26	\$ 1,200.00
Rizzetta & Company, Inc.	300100	INV0000107457	Accounting Services 03/26	\$ 4,164.17
School Now	300106	INV-SN-1300	School Now CDD ADA-PDF 03/26	\$ 384.38
U.S. Bank	300103	8087814	Trustee Fees Series 2021 02/01/26 - 01/31/2027 02/26	\$ 4,256.13
USA TODAY Media Corp	300099	0007552363	Legal Advertising 01/26	\$ 687.38
USA TODAY Media Corp	300104	0007597728	Legal Advertising 02/26	<u>\$ 243.98</u>
Total Report				<u>\$ 22,121.79</u>

Invoice

Johnson Engineering, LLC
PO Box 69142; Baltimore, MD 21264-9142

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

Invoice Date: March 5, 2026
 Project No: 20170285-001
 Invoice No: 8661

Additional Information:

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

Project	20170285-001	General Engineering Services
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Professional Services from February 1, 2026 to February 28, 2026

Professional Personnel

		Hours	Rate	Amount
Administrative 1				
Leonard, Carrie	2/11/2026	.50	77.00	38.50
Project Assistance				
Administrative 3				
Colindres Duron, Michelle	2/3/2026	.25	105.00	26.25
Process tentative agenda for Feb. 12th re-scheduled meeting				
Professional 3				
Mumme, Christian	2/3/2026	.75	165.00	123.75
Finalized Proposal for Lake #12 Lake Bank Repair Project and sent it out to bid.				
Mumme, Christian	2/12/2026	1.75	165.00	288.75
- Reviewed Documents pertaining to the meeting, such as agenda, lake 12 erosion and conservation area on de navarra parkway- Correspondence w/ Superior Waterway for clarification on lake 12 erosion				
Mumme, Christian	2/23/2026	.50	165.00	82.50
- Correspondence with DM(BB) to review and execute proposal from contractor. re: Proposal for Lake 12 Erosion Repair				
Mumme, Christian	2/26/2026	.25	165.00	41.25
- Received fully executed agreement for DM(BB) and sent back to contractor.				
Professional 4				
Zordan, Mark	2/4/2026	.25	176.00	44.00
Lake #12 bank repair RFP - contractor correspondence				
Zordan, Mark	2/6/2026	.25	176.00	44.00

Staff consult w/CM to review the CDD Meeting Agenda & prepare to discuss two issues

Zordan, Mark	2/12/2026	.25	176.00	44.00
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CDD Meeting Agenda review & preparation w/CM for attendance - meeting cancelled later in the day

Zordan, Mark	2/18/2026	.25	176.00	44.00
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Lake repair - call w/contractor (BK) re: restoration methods

Zordan, Mark	2/23/2026	.25	176.00	44.00
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Lake 12 bid tracking & summary notification - review & edit DM correspondence

Totals		5.25		821.00
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Total Labor				821.00
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Total this Invoice				\$821.00
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Outstanding Invoices

Number	Date	Balance
8008	1/9/2026	132.00
Total		132.00



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 # 14133
Date: 02/16/2026
Due On: 03/18/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$152.50	) - ( \$0.00	) = \$152.50

BVCDD-01

Bella Vida CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	SH	01/05/2026	Monitor and report on bills affecting special districts.	0.20	\$305.00	\$61.00
Service	PC	01/27/2026	Draft spending authority resolution.	0.20	\$305.00	\$61.00
Service	PC	01/30/2026	Correspond with District Manager regarding cancellation and rescheduling of February meeting of the Board of Supervisors.	0.10	\$305.00	\$30.50
Total						\$152.50

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

Please pay within 30 days.



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 # 14430
Date: 03/18/2026
Due On: 04/17/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$884.00	) - ( \$0.00	) = \$884.00

BVCDD-01

Bella Vida CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	PC	02/02/2026	Draft 2026 General Election Resolution and Notice; Draft Resolution Rescheduling Public Hearing on Amended and Restated Rules of Procedure.	0.50	\$305.00	-	\$152.50
Service	LG	02/02/2026	Review resolution resetting hearing on rules of procedure and general election resolution.	0.20	\$360.00	-	\$72.00
Service	LG	02/03/2026	Review tentative agenda for rescheduled meeting.	0.20	\$360.00	-	\$72.00
Service	LG	02/04/2026	Send 2026 ethics reminder.	0.30	\$360.00	-	\$108.00
Service	LG	02/05/2026	Review agenda for February board meeting.	0.30	\$360.00	-	\$108.00
Service	MZ	02/09/2026	Confer with District Staff regarding agenda memos; draft agenda memo and	0.40	\$305.00	100.0%	\$0.00

			review minutes from prior board meeting for context.				
Service	PC	02/09/2026	Analysis of agenda for 02/12/2026 meeting of the Board of Supervisors including review of prior meeting minutes, organizational matters, staff reports , and district financial statements.	0.80	\$305.00	-	\$244.00
Service	MZ	02/12/2026	Review agenda memorandum notes in advance of meeting.	0.10	\$305.00	100.0%	\$0.00
Service	PC	02/12/2026	Confer with staff regarding cancellation and rescheduling of February meeting of the Board of Supervisors.	0.10	\$305.00	-	\$30.50
Service	SH	02/23/2026	Monitor and report on bills affecting special districts.	0.20	\$305.00	-	\$61.00
Service	LG	02/27/2026	Analyze legislative updates for bills affecting special district clients.	0.10	\$360.00	-	\$36.00
Line Item Discount Subtotal							-\$152.50
Total							\$884.00

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 #
2/28/2026	17912

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
February 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 #
2/28/2026	17959

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 rotor due to tree roots Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour Irrigation Repairs Parts Rainbird 5004 Rotor	1	59.00	59.00
1/2" Barb Elbow	1	4.00	4.00
Left side of first entrance on Del Prado-- 2 Broken sprinklers due to tree roots Irrigation Repairs Labor-- 3 Hours @ \$59.00/ Hour Irrigation Repairs Parts Hunter 6" Pop-up	3	59.00	177.00
Half Circle Nozzle	2	16.00	32.00
	2	4.00	8.00
Right side of second entrance on Del Prado-- Clogged nozzles due to debris Irrigation Repairs Labor-- .75 Hour @ \$59.00/ Hour Irrigation Repairs Parts Half Circle Nozzle	0.75	59.00	44.25
	3	4.00	12.00
Left side of second entrance on Del Prado-- Broken sprinkler due to tree roots/ Clogged nozzles due to debris 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 #
2/28/2026	17959

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 Half Circle Nozzle	2	4.00	8.00
Hunter 6" Pop-up	2	16.00	32.00
Hunter MP Rotator	2	15.00	30.00
Garden Street-- Clogged nozzles due to debris Irrigation Repairs Labor-- .75 Hour @ \$59.00/ Hour	0.75	59.00	44.25
Irrigation Repairs Parts Half Circle Nozzle	2	4.00	8.00
De Navarra--Clogged nozzles due to debris Irrigation Repairs Labor-- .75 Hour @ \$59.00/ Hour	0.75	59.00	44.25
Irrigation Repairs Parts Full Circle Nozzle	2	4.00	8.00
Come visit us at www.PinnacleLandscapes.com!!	Total		\$713.75



Invoice

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

DATE	02/01/2026
INVOICE#	3389
TERMS	NET 30
DUE DATE	03/03/2026

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		
1068833143					
				Rate	Total
			Charges		
			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



Invoice

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

DATE	03/01/2026
INVOICE#	3529
TERMS	NET 30
DUE DATE	03/31/2026

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		
1068833143					
				Rate	Total
			Charges		
			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



Invoice

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

DATE	03/18/2026
INVOICE#	3623
TERMS	NET 30
DUE DATE	04/17/2026

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	
1085680129	03/18/2026		Washout repair on Lake 12 shoreline	
Job Charges				
			Rate	Total
Wetland Crew			\$1,200.00	\$1,200.00

CUSTOMER MESSAGE
Thank you for your business!

Invoice Total:	\$1,200.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$1,200.00

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

Invoice

Date	Invoice #
3/2/2026	INV0000107457

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,448.50	\$1,448.50
Administrative Services	1.00	\$476.75	\$476.75
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$507.17	\$507.17
Management Services	1.00	\$1,531.75	\$1,531.75
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$4,164.17
Total			\$4,164.17



INVOICE

Bella Vida CDD
Ft. Myers FL 33912
United States

Invoice # INV-SN-1300
Invoice Date: 3/1/2026
Due Date: 3/31/2026
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: 10/1/2025		Subtotal: \$384.38
Subscription end: 9/30/2026		Tax Total:
		Total: \$384.38
		Amount Paid: \$0.00
Direct Deposit Instruction:	Amount Due:	\$384.38

[Click Here to pay with Credit Card](#)



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8087814
Account Number: 258312000
Invoice Date: 02/25/2026
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

MAR - 6 2026

Bella Vida CDD
C/O Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa, FL 33614-8390
United States

BELA VIDA COMMUNITY DEVELOPMENTDISTRICT SPECIAL ASSESSMENTREFUNDING BOND, SERIES 2021 REVENUE

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**BELA VIDA COMMUNITY DEVELOPMENTDISTRICT
SPECIAL ASSESSMENTREFUNDING BOND, SERIES
2021 REVENUE**

Invoice Number: 8087814
Account Number: 258312000
Current Due: \$4,256.13

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 8087814
 Invoice Date: 02/25/2026
 Account Number: 258312000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

**BELA VIDA COMMUNITY DEVELOPMENT DISTRICT
 SPECIAL ASSESSMENT REFUNDING BOND, SERIES
 2021 REVENUE**

Accounts Included 258312000 258312001 258312002 258312003 258312004
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 02/01/2026 - 01/31/2027				\$3,950.00
Incidental Expenses 02/01/2026 to 01/31/2027	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13



USA TODAY CO.

*LocaliQ FEB 13 2026

ACCOUNT NAME Bella Vida Community Development		ACCOUNT # 1124859	INV DATE 01/31/26
INVOICE # 0007552363	INVOICE PERIOD Jan 1- Jan 31, 2026	CURRENT INVOICE TOTAL \$687.38	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) -\$265.64	TOTAL CASH AMT DUE* \$421.74	

BILLING ACCOUNT NAME AND ADDRESS

Bella Vida Community Development
3434 Colwell Ave. Ste. 200
Tampa, FL 33614-8390



PAYMENT DUE DATE: FEBRUARY 28, 2026

Legal Entity: USA TODAY Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com

FEDERAL ID 47-2390983

Save A Tree! USA TODAY Co. is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
1/1/26	Balance Forward	\$0.00
1/6/26	PAYMENT - THANK YOU	-\$265.64

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
1/19/26	12006534	FNP Fort Myers News-Press	NOTICE OF PUBLIC HEARING		\$429.88
1/20/26	12006558	FNP Fort Myers News-Press	NOTICE OF RULE DEVELOPMENT		\$257.50

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$421.74
Service Fee 3.99%	\$16.83
*Cash/Check/ACH Discount	-\$16.83
*Payment Amount by Cash/Check/ACH	\$421.74
Payment Amount by Credit Card	\$438.57

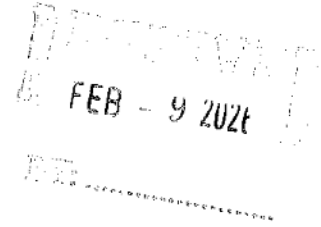
PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Bella Vida Community Development		ACCOUNT NUMBER 1124859		INVOICE NUMBER 0007552363		AMOUNT PAID
CURRENT DUE \$687.38	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS -\$265.64	TOTAL CASH AMT DUE* \$421.74
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$438.57
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

000112485900000000000000075523630004217467176

AFFIDAVIT OF PUBLICATION

Zachary Grubb
Bella Vida Community Development
3434 Colwell AVE # 200
Tampa FL 33614-8390


FEB - 9 2026

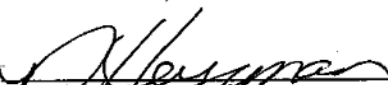
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:


FNP Fort Myers News-Press 01/19/2026
FNP news-press.com 01/19/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/19/2026



Legal Clerk



Notary, State of WI, County of Brown

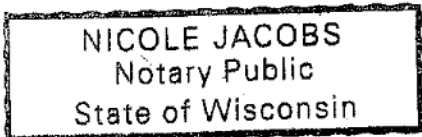
8-21-26

My commission expires

Publication Cost: \$429.88
Tax Amount: \$0.00
Payment Cost: \$429.88
Order No: 12006534 # of Copies: 2
Customer No: 1124859
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.


NICOLE JACOBS
Notary Public
State of Wisconsin



**NOTICE OF RULEMAKING
REGARDING THE AMENDED AND
RESTATED RULES OF
PROCEDURE OF BELLA VIDA
COMMUNITY DEVELOPMENT
DISTRICT**

A public hearing will be conducted by the Board of Supervisors of Bella Vida Community Development District ("District") on **February 4, 2026, at 5:00 p.m. at 3427 Malagrotta Circle, Cape Coral, Florida 33909.**

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Amended and Restated Rules of Procedure, Rule No. 05. The purpose and effect of the proposed Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Fort Myers News Press, Gannett on January 07, 2026.

The Amended and Restated Rules of Procedure may address topics such as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0992, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).

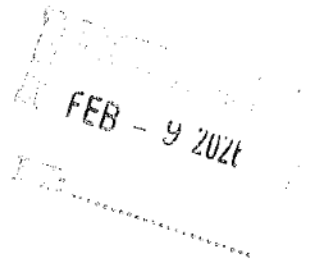
A copy of the proposed Amended and Restated Rules of Procedure and any material proposed to be incorporated by reference may be obtained by contacting Belinda Blandon, District Manager, at Rizzetta & Company, Inc., 9530 Marketplace Road., Suite 206, Ft. Myers, Florida 33912; Email: bblandon@rizzetta.com; Phone: 239-936-0913.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record to the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

District Manager
Bella Vida Community Development
District
1/19/26 #12006534





Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

Zachary Grubb
Bella Vida Community Development
3434 Colwell AVE # 200
Tampa FL 33614-8390

**NOTICE OF RULE DEVELOPMENT
BY BELLA VIDA COMMUNITY
DEVELOPMENT DISTRICT**

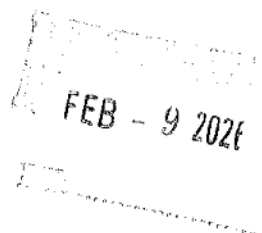
In accordance with Chapters 120 and 190, Florida Statutes, Bella Vida Community Development District ("District") hereby gives notice of its intention to develop Amended and Restated Rules of Procedure, Rule No. 05, to govern the operations of the District.

The Amended and Restated Rules of Procedure will address such topics as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rule-making proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.0992, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).

A copy of the proposed Amended and Restated Rules of Procedure and any material proposed to be incorporated by reference may be obtained by contacting Belinda Blandon, District Manager at Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Ft. Myers, Florida 33912; Email: bblandon@rizzetta.com; Phone: 239-936-0913.

District Manager
Bella Vida Community Development
District
1/20/26 #12006558



STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 01/20/2026
FNP news-press.com 01/20/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/20/2026

Amy Kelvett

Legal Clerk

Nicole Jacobs

Notary, State of WI, County of Brown

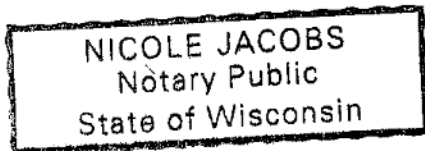
8-21-26

My commission expires

Publication Cost: \$257.50
Tax Amount: \$0.00
Payment Cost: \$257.50
Order No: 12006558 # of Copies: 2
Customer No: 1124859
PO #:

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USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Zachary Grubb
Bella Vida Community Development
3434 Colwell AVE # 200
Tampa FL 33614-8390

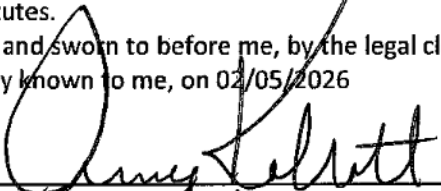
STATE OF WISCONSIN, COUNTY OF BROWN

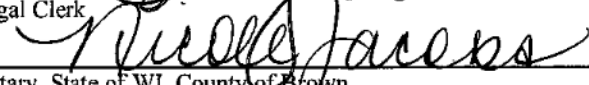
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 02/05/2026
FNP news-press.com 02/05/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/05/2026



Legal Clerk


Notary, State of WI, County of Brown
8-21-26

My commission expires

Publication Cost: \$243.98
Tax Amount: \$0.00
Payment Cost: \$243.98
Order No: 12060097 # of Copies: 2
Customer No: 1124859
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF RESCHEDULED PUBLIC MEETING BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bella Vida Community Development District ("District") will hold its rescheduled meeting on Thursday, February 12, 2026 at 5:00 p.m. at the Bella Vida Clubhouse, located at 3427 Malagrotta Circle, Cape Coral, Florida 33909. A copy of the agenda for the meeting can be obtained from the District Office at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 or by phone at (239) 936-0913. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at www.BellaVidaCDD.org. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. A speaker telephone will be present at the above location so that any Board Supervisor or staff member can attend the meeting by telephone and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (239) 936-0913, at least 48 hours before the meetings. 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), for aid in contacting the District Office.

A 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 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 based.

Belinda Blandon
District Manager
02/05/2026

FEB 26 2026



USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

FEB 26 2026

AFFIDAVIT OF PUBLICATION

Zachary Grubb
Bella Vida Community Development
3434 Colwell AVE # 200
Tampa FL 33614-8390

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 02/05/2026
FNP news-press.com 02/05/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/05/2026

Legal Clerk

Amy Schultz
Nicole Jacobs

Notary, State of WI, County of Brown

8-21-26

My commission expires

Publication Cost: \$243.98
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NOTICE OF RESCHEDULED PUBLIC MEETING

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bella Vida Community Development District ("District") will hold its rescheduled meeting on Thursday, February 12, 2026 at 5:00 p.m. at the Bella Vida Clubhouse, located at 3427 Malagrotta Circle, Cape Coral, Florida 33909. A copy of the agenda for the meeting can be obtained from the District Office at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 or by phone at (239) 936-0913. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at www.BellaVidaCDD.org. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. A speaker telephone will be present at the above location so that any Board Supervisor or staff member can attend the meeting by telephone and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (239) 936-0913, at least 48 hours before the meetings. 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), for aid in contacting the District Office.

A 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 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 based.
Belinda Blandon
District Manager
02/05/2026



Tab 3

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT RE-SCHEDULING AND NOTICING THE PUBLIC HEARING ON PROPOSED AMENDED AND RESTATED RULES OF PROCEDURE; 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 created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Lee County, Florida; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) adopted Resolution 2026-01 on November 5, 2025, setting a public hearing for the adoption of the District’s proposed *Amended and Restated Rules of Procedure* on February 4, 2026, at 5:00 p.m. at the Bella Vida Clubhouse, 3427 Malagrotta Circle, Cape Coral, Florida 33909; and

WHEREAS, the Board now desires to ratify the District Manager’s and District staff’s actions in re-scheduling the date and time of the public hearing on the proposed *Amended and Restated Rules of Procedure* for May 6, 2026, at 5:00 p.m. at the Bella Vida Clubhouse, 3427 Malagrotta Circle, Cape Coral, Florida 33909, and causing notice thereof to be provided pursuant to Florida law; and

WHEREAS, the Board further desires to amend Resolution 2026-01 to reflect the same.

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

SECTION 1. Resolution 2026-01 is hereby amended to reflect the re-scheduled date and time of the hearing on the proposed *Amended and Restated Rules of Procedure* for the following date, time, and location:

DATE:	May 6, 2026
HOUR:	5:00 p.m.
LOCATION:	Bella Vida Clubhouse 3427 Malagrotta Circle Cape Coral, Florida 33909

SECTION 2. The actions of the District Manager and District staff in re-scheduling and re-noticing the hearing on the proposed *Amended and Restated Rules of Procedure* are hereby ratified and approved.

SECTION 3. Notice of this public hearing shall be published in the manner prescribed in Florida law.

SECTION 4. Except as otherwise provided herein, all of the provisions of Resolution 2026-01 continue in full force and effect.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 6TH DAY OF MAY 2026.

ATTEST:

**BELLA VIDA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Tab 4



Rizzetta & Company

Bella Vida Community Development District

www.bellavidacdd.org

Proposed Budget Fiscal Year 2026/2027

Table of Contents

	<u>Page</u>
General Fund Budget for Fiscal Year 2026/2027	1
Debt Service Fund Budget for Fiscal Year 2026/2027	3
Assessments Charts for Fiscal Year 2026/2027	4
General Fund Budget Account Category Descriptions	6
Reserve Fund Budget Account Category Descriptions	12
Debt Service Fund Budget Account Category Descriptions	13



Rizzetta & Company

Bella Vida Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2021	Budget for 2026/2027
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 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$281,431.00	2025/2026 O&M Budget	\$265,426.00
Lee County Early Payment Discounts:	4%	\$11,726.29	2026/2027 O&M Budget	\$281,431.00
Tax Collector Fee (\$1.84 per parcel/line):		\$813.28		
2026/2027 Total:		\$293,970.57	Total Difference	\$16,005.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
<i>Townhouse</i>	Series 2021 Debt Service	\$322.18	\$322.18	\$0.00	0.00%
	Operations/Maintenance	\$453.44	\$480.71	\$27.27	6.01%
	Total	\$775.62	\$802.89	\$27.27	3.52%
<i>Single Family</i>	Series 2021 Debt Service	\$495.66	\$495.66	\$0.00	0.00%
	Operations/Maintenance	\$697.61	\$739.55	\$41.94	6.01%
	Total	\$1,193.27	\$1,235.21	\$41.94	3.51%
<i>Clubhouse</i>	Series 2021 Debt Service	\$991.32	\$991.32	\$0.00	0.00%
	Operations/Maintenance	\$1,395.21	\$1,479.10	\$83.89	6.01%
	Total	\$2,386.53	\$2,470.42	\$83.89	3.52%

TOTAL O&M BUDGET		\$281,431.00
LEE COUNTY EARLY PAYMENT DISCOUNTS	4%	\$11,726.29
TAX COLLECTOR FEE (\$1.84 PER PARCEL / LINE)		\$813.28
TOTAL O&M ASSESSMENT		\$293,970.57

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				TOTAL SERIES 2006 DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2021	EAU FACTOR	TOTAL	% TOTAL	TOTAL	O&M	SERIES 2021		
		DEBT SERVICE ⁽¹⁾		EAU's	EAU's	O&M BUDGET		DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾	
Townhouse	130	130	0.65	84.50	21.26%	\$62,491.86	\$41,883.40	\$480.71	\$322.18	\$802.89
Single Family	311	304	1.00	311.00	78.24%	\$229,999.62	\$150,680.64	\$739.55	\$495.66	\$1,235.21
Clubhouse	1	1	2.00	2.00	0.50%	\$1,479.10	\$991.32	\$1,479.10	\$991.32	\$2,470.42
Total Community	442	435		397.50	100.00%	\$293,970.57	\$193,555.36			
LESS: Lee County Collection Costs (\$1.84 per parcel / line) and Early Payment Discounts (4%):						(\$12,539.57)	(\$7,742.21)			
Net Revenue to be Collected						\$281,431.00	\$185,813.15			

⁽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 2026 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.



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.



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.



Tab 5

RESOLUTION 2026-__

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Bella Vida Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget which is on file and available for public inspection at the “**District’s Office**,” Rizzetta & Company, Inc., 9530 Marketplace Rd. Suite 206, Ft. Myers, FL 33912. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the

District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: _____, 2026

HOUR: 5:00 p.m.

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

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County at least sixty (60) days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed by Florida law.

7. 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.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6th DAY OF MAY, 2026.

ATTEST:

**BELLA VIDA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Tab 6

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT REAPPOINTING AN ASSISTANT TREASURER OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously appointed **Shawn Wildermuth** as an Assistant Treasurer pursuant to Resolution 2016-06; and

WHEREAS, the Board now desires to remove **Shawn Wildermuth** as Assistant Treasurer and appoint **Susan Garcia** to the position.

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

Section 1. Shawn Wildermuth is removed as Assistant Treasurer.

Section 2. **Susan Garcia** is appointed as Assistant Treasurer.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 6th DAY OF MAY, 2026.

**BELLA VIDA COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 7

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES AND INSTRUCTING THE LEE COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT'S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Supervisor of Elections for Lee County, Florida (“**Supervisor of Elections**”), to conduct the District’s elections by the qualified electors of the District at the 2026 general election (“**General Election**”).

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

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Donald Tremel	November 2028
2	Sarona Weyant	November 2028
3	Jenna Giampi	November 2028
4	Erik Sandsmark	November 2026
5	Phyllis Roberts	November 2026

2. GENERAL ELECTION SEATS. Seat 4 and Seat 5, with terms expiring in November 2026, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year.

3. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. COMPENSATION. Each member of the Board is entitled to receive \$200 per

meeting for their attendance; up to a maximum of \$4,800 per year.

5. TERM OF OFFICE. The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. REQUEST TO SUPERVISOR OF ELECTIONS. The District hereby requests that the Supervisor of Elections conduct the District’s General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

7. PUBLICATION. The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

8. 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.

9. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 6th day of May 2026

ATTEST:

**BELLA VIDA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

Exhibit A: Sample Notice of Qualifying Period

EXHIBIT A
SAMPLE NOTICE OF QUALIFYING PERIOD

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Bella Vida Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.** Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson St, 3rd Floor, Fort Myers, Florida 33901. The Supervisor of elections may be contacted by phone at (239) 533-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Bella Vida Community Development District has two (2) seats up for election through the general election process, specifically Seats 4 and 5. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Lee County Supervisor of Elections.

Publish on or before 05/25/2026

Tab 8

Pinnacle Landscapes, Inc.

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

Estimate

Date	Estimate #
4/23/2026	5378

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

Description	Qty	Cost	Total
At the Valle Santa Fenceline Planting			
Spray out a 1,545-foot by 4-foot area with Roundup for new shrubs		350.00	350.00
Install 7 gallon Clusia	515	75.00	38,625.00
Install 280 bags of Cocoa brown mulch	280	15.00	4,200.00
Irrigation Repairs	16	45.00	720.00
Labor-- 16 Hours @ \$45.00/ Hour			
Irrigation Repairs			
Parts			
1" Poly Pipe	1,545	2.00	3,090.00
Spot Spitters	515	2.10	1,081.50
Spot Spitter tubing	1,545	1.50	2,317.50
Sod Staples- 1,000 Box		130.00	130.00
1" Barb Coupler	3	4.00	12.00
1" Barb Tee	1	6.00	6.00
1" Steel Clamps	10	2.00	20.00
1" Barb Male Adapter	1	4.00	4.00
Hunter 1 1/2" PGV Valve	1	130.00	130.00
1 1/2" Male Adapter	1	4.00	4.00
2" x 1 1/2" Male Adapter	1	7.00	7.00
2" 90° Elbow	1	9.00	9.00
2" Tee	1	16.00	16.00
Come visit us at www.Pinnaclelandscapes.com!!	Total		

Customer Signature

Pinnacle Landscapes, Inc.

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

Estimate

Date	Estimate #
4/23/2026	5378

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

Description	Qty	Cost	Total
2" Slip Fix	1	35.00	35.00
2" Pipe	6	4.00	24.00
10" Round Valve Box	1	75.00	75.00
9V Batteries	2	7.00	14.00
Hunter Node	1	202.00	202.00
1 1/2" x 1" Slip x Thread Reducer Bushing	1	6.00	6.00
Come visit us at www.Pinnaclelandscapes.com !!		Total	\$51,078.00

Customer Signature _____

Tab 9



UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 5, 2026
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026
- **Next Election (Seats 4&5):** November 2026

**District
Manager's
Report**

April 24

2026

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<u>FINANCIAL SUMMARY</u>	<u>2/28/2026</u>
General Fund Cash Balance	
General Fund Investments	\$ 278,223.00
Debt Service Fund Investment Balance	\$ 277,089.00
Capital Projects Fund Investments	\$ 186,239.00
Total Cash and Investment Balances	\$ 741,551.00
General Fund Expense Variance:	\$15,444 Under Budget



Great View Sabal Palm Trimming Proposal – Great View is in the process of trimming the sabal palms.

Valle Santa Plantings – Pinnacle has provided a proposal for installation of plantings along the fence line of Valle Santa. This is for review by the Board.

House Bill 145 (Claims Against the Government): The Florida Legislature approved HB 145. The following is a summary of the provisions included in the legislation:

Increased Sovereign Immunity Caps

Effective October 1, 2026

The statutory liability caps will increase as follows:

- \$200,000 → \$350,000 per person
- \$300,000 → \$500,000 per occurrence

Changes to Notice of Claim Requirements

The bill shortens several timeframes associated with the pre-suit notice process:

- Notice of Claim window reduced from 3 years to 18 months after the claim accrues.
- Government agencies now have 4 months (down from 6 months) to respond to a Notice of Claim before it is deemed denied.
- Wrongful death and medical malpractice claims will continue to be subject to a 90-day review period.

Reduction in Statute of Limitations

The statute of limitations for negligence actions against governmental entities will be reduced:

- From 4 years → 2 years