Rizzetta & Company

Bella Vida
Community Development District

Board of Supervisors' Meeting
November 17, 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	Chairman
	Phyllis Roberts	Vice Chairman
	Jenna Giampi	Assistant Secretary
	Erik Sandsmark	Assistant Secretary
	Donald Tremel	Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Lauren Gentry	Kilinski I VanWyk PLLC
District Engineer	Christian Mumme	Apex Companies, 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

November 10, 2026

Board of Supervisors
Bella Vida Community
Development District

AGENDA

Dear Board Members:

The rescheduled meeting of the Board of Supervisors of Bella Vida Community Development District will be held on **Tuesday, November 17, 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 August 03, 2026 ..... Tab 1
- B. Consideration of the Minutes of the Audit Committee Meeting held on August 03, 2026..... Tab 2
- C. Ratification of the Operations and Maintenance Expenditures for the Months of July, August, and September 2026 ..... Tab 3

4. BUSINESS ITEMS
- A. Discussion and Consideration of Earth Tech Environmental Proposals ..... Tab 4
  1. Vegetation Removal and Trimming
  2. Preserve Maintenance and Nuisance Vegetation Control
- B. Consideration of Resolution 2027-01, Electing Officers of the District ..... Tab 5

5. STAFF REPORTS
- A. District Counsel
- B. District Engineer
- C. District Manager

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS
7. ADJOURNMENT

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

Very truly yours,
Belinda Blandon
Belinda Blandon
District Manager

cc: Lauren Gentry, Kilinski I VanWyk PLLC

Tab 1

MINUTES OF MEETING

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

BELLA VIDA
COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Bella Vida Community Development District was held on **Monday, August 03, 2026, at 5:15 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**
Christian Mumme	**District Engineer, Apex Companies, LLC**

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**

Ms. Blandon opened the floor for audience comments.

THIRD ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors' Meeting held on May 06, 2026**

Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on May 06, 2026, and asked if there were any questions or changes. There were none.

> On a Motion by Ms. Giampi, seconded by Mr. Tremel, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on May 06, 2026, for the Bella Vida Community Development District.

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FOURTH ORDER OF BUSINESS **Consideration of the Minutes of the Audit Committee Meeting held on June 10, 2026**

Ms. Blandon gave an overview of the Minutes of the Audit Committee meeting and asked if there were any questions. There were none.

> On a Motion by Ms. Weyant, seconded by Ms. Roberts, with all in favor, the Board Approved the Minutes of the Audit Committee Meeting held on June 10, 2026, for the Bella Vida Community Development District.

FIFTH ORDER OF BUSINESS **Ratification of the Operations and Maintenance Expenditures for the Months of April May and June 2026**

Ms. Blandon advised the expenditures for the period of April 1-30, 2026 totaled $13,997.87 the expenditures for the period of May 1-31, 2026 totaled $31,988.77, the expenditures for the period for June 1-30, 2026 totaled $23,737.55. There were no questions.

> On a Motion by Ms. Weyant, seconded by Ms. Giampi, with all in favor, the Board Ratified the Operations and Maintenance Expenditures for the Months of April 2026 totaling to $13,997.87, May 2026 totaling to $31,988.77, and June 2026 totaling to $23,737.55, for the Bella Vida Community Development District.

SIXTH ORDER OF BUSINESS **Acceptance of Audit for Fiscal Year End September 30, 2025**

Ms. Blandon presented the Audit for fiscal year end September 30, 2025, advising that it is a clean audit with no adverse findings. She asked if there were any questions. There were none.

> On a Motion by Ms. Roberts, seconded by Ms. Giampi, with all in favor, the Board Accepted the Audit for Fiscal Year end 2025, as Presented, for the Bella Vida Community Development District.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-07, Ratifying the Actions of the District Manager and District Staff in Noticing Public Hearings on Proposed Fiscal Year 2026/2027 Budget and Assessments**

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Ms. Blandon presented the resolution and asked if there were any questions. There were none.

> On a Motion by Mr. Tremel, seconded by Ms. Roberts, with all in favor, the Board Adopted Resolution 2026-07, Ratifying the Actions of the District Manager and District Staff in Noticing Public Hearings on Proposed Fiscal Year 2026/2027 Budget and Assessments, for the Bella Vida Community Development District.

EIGHTH ORDER OF BUSINESS **Public Hearing to Consider the Fiscal Year 2026/2027 Budget Resolution 2026-08 & Public Hearing to Consider Resolution 2026-09 the Imposition of Operations and Maintenance Special Assessments, Adoption of an Assessment Roll, and the Levy, Collection, and Enforcement of the Same**

Ms. Blandon provided a detailed overview of the Public Hearing process and asked for a Motion to Open the Public Hearing. Counsel Patrick Collins advised that two public would be held at once, one for the Proposed Budget for Fiscal Year 2026/2027 and the other to consider the imposition of operations and maintenance special assessments, adoption of an assessment roll, and the levy, collection, and enforcement of the same. The Board discussed the assessments. There were no questions

> On a Motion by Ms. Weyant, Seconded by Ms. Roberts with all in favor, the Board Opened the Public Hearing to Consider the Adoption of the Fiscal Year 2026/2027 Budget and the Public Hearing to Consider the Imposition of Operations and Maintenance Special Assessments, Adoption of an Assessment Roll, and the Levy, Collection, and Enforcement of the Same, for the Bella Vida Community Development District.

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

> On a Motion by Ms. Roberts, Seconded by Mr. Giampi with all in favor, the Board Closed the Public Hearing to Consider the Adoption of the Fiscal Year 2026/2027 Budget and the Public Hearing to Consider the Imposition of Operations and Maintenance Special Assessments, Adoption of an Assessment Roll, and the Levy, Collection, and Enforcement of the Same, for the Bella Vida Community Development District.

NINTH ORDER OF BUSINESS **Presentation of the Proposed Final Budget for Fiscal Year 2026/2027**

Ms. Blandon provided an overview of the proposed final budget, advising that no changes have been since the approval of the proposed budget and asked if there were any questions. There were none

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TENTH ORDER OF BUSINESS **Consideration of Resolution 2026-08, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026/2027**

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

> On a Motion by Ms. Weyant, Seconded by Ms. Giampi with all in favor, the Board Opened the Public Hearing to Consider the Adoption of the Fiscal Year 2026/2027 Budget and the Public Hearing to Consider the Imposition of Operations and Maintenance Special Assessments, Adoption of an Assessment Roll, and the Levy, Collection, and Enforcement of the Same, for the Bella Vida Community Development District.

ELEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026/2027, Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll**

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

> On a Motion by Mr. Tremel, Seconded by Ms. Weyant with all in favor, the Board Adopted Resolution 2026-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026/2027, Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll, for the Bella Vida Community Development District.

TWELFTH ORDER OF BUSINESS **Consideration of Resolution 2026-10, Declaring Vacancies**

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

> On a Motion by Ms. Weyant seconded by Ms. Giampi, with all in favor, the Board Adopted Resolution 2026-10, Declaring Vacancies in Seats 4 and 5, Effective November 17, 2026, for the Bella Vida Community Development District.

THIRTEENTH ORDER OF BUSINESS **Consideration of Resolution 2026-11, Adopting a Meeting Schedule for Fiscal Year 2026/2027**

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Ms. Blandon provided an overview of the resolution advising that the schedule being presented is consistent with the current year schedule. She asked if there were any questions. There were none.

> On a Motion by Ms. Weyant seconded by Ms. Giampi, with all in favor, the Board Adopted Resolution 2026-11, Adopting a Meeting Schedule for Fiscal Year 2026/2027, for the Bella Vida Community Development District.

FOURTEENTH ORDER OF BUSINESS **Consideration of Audit Committee Recommendations**

Ms. Blandon provided an overview of the Audit Committee Meeting held prior to the onset of the Board of Supervisors Meeting and advised that the Committee has recommended that the Board enter into a contract with DiBartolomeo, McBee, Hartley & Barnes, P.A..

> On a Motion by Ms. Weyant, seconded by Mr. Tremel, with all in favor, the Board Accepted the Recommendation of the Audit Committee to Engage DiBartolomeo, McBee, Hartley & Barnes, P.A. for Audit Services, per the Proposal Received, for the Bella Vida Community Development District.

FIFTEENTH ORDER OF BUSINESS **Consideration of Access and Maintenance Easement Agreement Related to Tract B-6, for Landscape and Irrigation**

Mr. Collins provided an overview of the agreement related to plantings and trees for privacy. Discussion ensued.

> On a Motion by Ms. Weyant seconded by Ms. Roberts, with all in favor, the Board Approved the Access and Maintenance Easement Agreement Related to Tract B-6, for Landscape and Irrigation, for the Bella Vida Community Development District.

SIXTEENTH ORDER OF BUSINESS **Consideration of Second Addendum to the Contract for Professional District Services**

Ms. Blandon provided an overview of the Addendum advising that it memorialized the amounts contained within the budget adopted earlier in the meeting. She asked if there were any questions. There were none.

> On a Motion by Ms. Roberts, seconded by Ms. Giampi, with all in favor, the Board Approved the Second Addendum to the Contract for Professional District Services, for the Bella Vida Community Development District.

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SEVENTEENTH ORDER OF BUSINESS **Consideration of Second Addendum to the Contract for Professional Technology Services**

Ms. Blandon provided an overview of the Addendum advising that it memorialized the amounts contained within the budget adopted earlier in the meeting. She asked if there were any questions. There were none.

> On a Motion by Ms. Giampi, seconded by Mr. Tremel, with all in favor, the Board Approved the Second Addendum to the Contract for Professional Technology Services, for the Bella Vida Community Development District.

EIGHTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel
Mr. Collins advised the Board to expect an increase to insurance premiums next year due to the increase in Sovereign Immunity limits.

B. District Engineer
Mr. Mumme advised he had no report.

C. District Manager
Ms. Blandon reminded the Board that the next Board of Supervisors' Meeting will be held on Wednesday, November 4, 2026 at 5:00 p.m. She advised that landscaping improvements should be completed during the rainy season and once the agreement is executed, the District will move forward.

NINETEENTH ORDER OF BUSINESS **Supervisor Requests and Comments**

Ms. Blandon opened the floor to Supervisor requests and comments. There were none.

TWENTIETH 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 5:42 p.m., for the Bella Vida Community Development District.

_____ _____
Secretary/Assistant Secretary Chairman/Vice Chairman

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Tab 2

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 Audit Committee meeting of the Bella Vida Community Development District was held on **Monday, August 03, 2026 at 5:04 p.m.** at the Bella Vida Clubhouse, 3427 Malagrotta Circle, Cape Coral, Florida 33909.

Present and constituting a quorum:

Phyllis Roberts	**Committee Member**
Sarona Weyant	**Committee Member**
Donald Tremel	**Committee Member**
Jenna Giampi	**Committee Member**

Also present were:

Belinda Blandon	**District Manager, Rizzetta & Company, Inc.**
Christian Mumme	**District Engineer, Apex**
Patrick Collins	**District Counsel, KVW Law Group**

FIRST ORDER OF BUSINESS **Call to Order**

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

SECOND ORDER OF BUSINESS **Consideration of Proposals Received for Audit Services**

Ms. Blandon advised that proposals were received from Berger, Toombs, Elam, Gains & Frank, DiBartolomeo, McBee, Hartley & Barnes, P.A., and McIntosh CPA. Discussion ensued. The Board worked together to provide scores to Ms. Blandon. DiBartolomeo, McBee, Hartley & Barnes, P.A. was awarded 100 points, Berger, Toombs, Elam, Gains & Frank was awarded 95 points, and McIntosh CPA was awarded 95 points.

> On a Motion by Ms. Weyant, seconded by Mr. Tremel, with all in favor, the Audit Committee Ranked DiBartolomeo, McBee, Heartly & Barnes, P.A as the Top Ranked Respondent and Recommended that Board Enter into a Contract for Audit Services with DiBartolomeo, McBee, Hartley & Barnes, P.A., for the Audit Committee of the Bella Vida Community Development District.

THIRD ORDER OF BUSINESS **Adjournment**

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On a Motion by Ms. Weyant, seconded by Ms. Giampi with all in favor, the Audit Committee Adjourned the Audit Committee Meeting at 5:12 p.m., for the Audit Committee of the Bella Vida Community Development District.

42
43
44 _____ _____
45 Secretary/Assistant Secretary Chair/Vice Chair

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Tab 3

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.porticocdd.org

Operation and Maintenance Expenditures
July 2026
For Board Approval

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

The total items being presented: **$17,329.84**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Donald Tremel	300142	DT061026	Board of Supervisors Meeting 06/10/26	$ 200.00
Jenna Giampi	300143	JG061026	Board of Supervisors Meeting 06/10/26	$ 200.00
Kilinski Van Wyk, PLLC	300141	15332	Legal Services 06/26	$ 1,497.00
Phyllis J. Roberts	300144	PR061026	Board of Supervisors Meeting 06/10/26	$ 200.00
Pinnacle Landscapes, Inc.	300137	18201	Landscape Maintenance 06/26	$ 6,574.86
Pinnacle Landscapes, Inc.	300137	18231	Irrigation Repairs 06/26	$ 722.63
Premier Lakes, Inc.	300134	4078	Dead Fish pick up and removal 06/26	$ 585.00
Premier Lakes, Inc.	300136	4098	Dead Fish Pick up and Removal 06/26	$ 195.00
Premier Lakes, Inc.	300138	4206	Annual Lake Maintenance 07/26	$ 1,100.00
Premier Lakes, Inc.	300140	4233	Dead Fish Pickup 07/26	$ 195.00
Premier Lakes, Inc.	300140	4236	Dead fish kill pick up and removal 07/26	$ 97.50
Premier Lakes, Inc.	300146	4244	Pick up and removal of Dead fish 07/26	$ 130.00

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Premier Lakes, Inc.	300146	4245	Pick-Up and Removal of Dealfish 07/20/026 07/26	$ 130.00
Premier Lakes, Inc.	300146	4246	Dead fish kill pickup and removal 07/26	$ 97.50
Rizzetta & Company, Inc.	300135	INV0000110605	Administrative Services 07/26	$ 4,164.17
Rizzetta & Company, Inc.	300139	INV0000110808	Mass Mailing - Budget Notice 07/26	$ 775.54
Sarona Rahn Weyant	300145	SW061026	Board of Supervisors Meeting 06/10/26	$ 200.00
USA TODAY Media Corp	300147	0007778811	Legal Advertising 06/26	$ 265.64
Total Report				**$ 17,329.84**

Bella Vida CDD

Meeting Date: June 10, 2026

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	5:00 p.m.
Meeting End Time:	5:06 p.m.
Total Meeting Time:	6 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: _____

INVOICE

Invoice # 15332
Date: 07/16/2026
Due On: 08/15/2026

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

Statement of Account

Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
($0.00	+	$1,497.00	) - (	$0.00	) =	**$1,497.00**

BVCDD-01

Bella Vida CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	PC	06/01/2026	Review draft Fiscal Year 2025 draft financial audit report.	0.70	$305.00	$213.50
Service	LG	06/02/2026	Respond to auditor request for information; review audit committee meeting agenda.	0.20	$360.00	$72.00
Service	LG	06/03/2026	Advise regarding landscaping easement on HOA tract.	0.10	$360.00	$36.00
Service	PC	06/03/2026	Correspond with District Manager regarding preparation of easement agreement for landscape and irrigation enhancement installation.	0.10	$305.00	$30.50
Service	PC	06/10/2026	Attend 06/10/2026 audit committee meeting.	0.20	$305.00	$61.00
Service	PC	06/15/2026	Review general election qualifying results.	0.10	$305.00	$30.50
Service	PC	06/18/2026	Draft access and maintenance easement agreement for Tract B-6 landscape and irrigation improvements.	0.80	$305.00	$244.00

Service	PC	06/19/2026	Draft final revisions to access and maintenance easement agreement for Tract B-6 landscaping installation and transmit the same to District Manager;	0.20	$305.00	$61.00
Service	LG	06/19/2026	Advise regarding potential rescheduling of August meeting.	0.10	$360.00	$36.00
Service	PC	06/22/2026	Review draft notices of Fiscal Year 2027 budget and assessment public hearings including projected O&M assessment levels and correspond with District Manager regarding requested revisions to the same; Correspond with District Manager regarding confirmation of re-scheduled august meeting date; Draft agreement for perimeter fence plantings and associated irrigation work.	0.50	$305.00	$152.50
Service	PC	06/23/2026	Draft additional services order for Summer 2026 perimeter landscape buffer enhancement work.	0.40	$305.00	$122.00
Service	PC	06/25/2026	Draft Fiscal Year 2027 budget appropriation resolution and assessment resolution; Draft resolution ratifying staff's actions in rescheduling budget and assessment public hearing dates.	1.00	$305.00	$305.00
Service	PC	06/26/2026	Correspond with District Manager regarding maintenance of perimeter landscape buffer improvements including Tract B-6.	0.20	$305.00	$61.00
Service	LG	06/30/2026	Review list of legislative bills signed into law; analyze steps needed for implementation.	0.20	$360.00	$72.00
					Total	**$1,497.00**

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 #
6/30/2026	18201

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
June Landscape Maintenance		6,414.50	6,414.50
** June fuel surcharge due to rising fuel costs, but we're hopeful this will be short-lived. Thank you for your understanding and support during this time!	0.025	6,414.50	160.36
Come visit us at www.PinnacleLandscapes.com!!		**Total**	$6,574.86

Pinnacle Landscapes, Inc.

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

Invoice

Date	Invoice #
6/30/2026	18231

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	1	59.00	59.00
Irrigation Repairs			
Labor-- 1 Hour @ $59.00/ Hour			
Irrigation Repairs			
Parts			
Full Circle Nozzle	1	4.00	4.00
Half Circle Nozzle	1	4.00	4.00
Left side of first entrance on Del Prado-- Broken sprinklers due to tree roots/ Clogged nozzles due to debris	2.5	59.00	147.50
Irrigation Repairs			
Labor-- 2.5 Hours @ $59.00/ Hour			
Irrigation Repairs			
Parts			
Hunter 6" Pop-up	2	16.00	32.00
Half Circle Nozzle	2	4.00	8.00
Full Circle Nozzle	2	4.00	8.00
1/2" Barb Elbow	2	4.00	8.00
Right side of second entrance on Del Prado--Clogged nozzles due to tree roots	1	59.00	59.00
Irrigation Repairs			
Labor-- 1 Hour @ $59.00/ Hour			
Irrigation Repairs			
Parts			
Side Strip Nozzles	1	4.00	4.00
Half Circle Nozzles	2	4.00	8.00
Full Circle Nozzle	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 #
6/30/2026	18231

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
Left side of second entrance on Del Prado-- 2 Broken sprinkler due to tree roots/ Clogged nozzles due to debris	2.5	59.00	147.50
Irrigation Repairs			
Labor-- 2.5 Hours @ $59.00/ Hour			
Irrigation Repairs			
Parts			
Hunter 6" Pop-up	2	16.00	32.00
Full Circle Nozzle	2	9.00	18.00
Half Circle Nozzle	4	4.00	16.00
1/2" Barb Elbow	1	4.00	4.00
Garden Street-- Clogged nozzles due to debris	1	59.00	59.00
Irrigation Repairs			
Labor-- 1 Hour @ $59.00/ Hour			
Irrigation Repairs			
Parts			
Half Circle Nozzle	3	4.00	12.00
De Navarra--Clogged nozzle due to debris	1	59.00	59.00
Irrigation Repairs			
Labor-- 1 Hour @ $59.00/ Hour			
Irrigation Repairs			
Parts			
Full Circle Nozzle	2	4.00	8.00
Half Circle Nozzle	1	4.00	4.00
** June fuel surcharge due to rising fuel costs, but we're hopeful this will be short-lived.	0.025	705.00	17.63
Thank you for your understanding and support during this time!			
Come visit us at www.PinnacleLandscapes.com!!	**Total**		$722.63

Invoice

DATE	06/12/2026
INVOICE#	4078
TERMS	NET 30
DUE DATE	07/12/2026

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

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
1090687869	06/12/2026		Dead Fish pick up and removal (3-man crew)

Job Charges	Rate	Total
Work Order -Three-man crew pick up and disposal of dead fish-completed	$585.00	$585.00

CUSTOMER MESSAGE

Thank you for your business!

Invoice Total:	**$585.00**
Deposits (-):	**$0.00**
Payments (-):	**$0.00**
Total Due:	**$585.00**

Invoice

DATE	06/29/2026
INVOICE#	4098
TERMS	NET 30
DUE DATE	07/29/2026

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

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
1091517258	06/26/2026		Pick of Dead fish/removal 06/26/2026

Job Charges	Rate	Total
Pick of Dead fish/removal 06/26/2026	$195.00	$195.00

CUSTOMER MESSAGE

Thank you for your business!

Invoice Total:	**$195.00**
Deposits (-):	**$0.00**
Payments (-):	**$0.00**
Total Due:	**$195.00**

PREMIER LAKES

Invoice

DATE	07/01/2026
INVOICE#	4206
TERMS	NET 30
DUE DATE	07/31/2026

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

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			

Charges	Rate	Total
Annual Lake Maintenance	$1,100.00	$1,100.00

CUSTOMER MESSAGE

Thank you for your business!

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

Invoice

DATE	07/14/2026
INVOICE#	4233
TERMS	NET 30
DUE DATE	08/13/2026

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

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
1092495025	07/14/2026		Dead Fish Pickup July 8th Lakes 8 through 12 and July 10th Lake 9

Job Charges	Rate	Total
Dead Fish Pickup July 8th Lakes 8 through 12 and July 10th Lake 9	$195.00	$195.00

CUSTOMER MESSAGE

Thank you for your business!

Invoice Total:	**$195.00**
Deposits (-):	**$0.00**
Payments (-):	**$0.00**
Total Due:	**$195.00**

Invoice

DATE	07/15/2026
INVOICE#	4236
TERMS	NET 30
DUE DATE	08/14/2026

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

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
1092594177	07/15/2026		Deadfish kill pick up and removal 07/14/2025

Job Charges	Rate	Total
Deadfish kill pick up and removal 07/14/2025	$97.50	$97.50

CUSTOMER MESSAGE

Thank you for your business!

Invoice Total:	**$97.50**
Deposits (-):	**$0.00**
Payments (-):	**$0.00**
Total Due:	**$97.50**

Invoice

DATE	07/22/2026
INVOICE#	4244
TERMS	NET 30
DUE DATE	08/21/2026

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

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
1093071865	07/22/2026		Pick up and removal of Dead fish on 07/21/2026

Job Charges	Rate	Total
Pick up and removal of Dead fish on 07/21/2026	$130.00	$130.00

CUSTOMER MESSAGE

Thank you for your business!

Invoice Total:	**$130.00**
Deposits (-):	**$0.00**
Payments (-):	**$0.00**
Total Due:	**$130.00**

Invoice

DATE	07/22/2026
INVOICE#	4245
TERMS	NET 30
DUE DATE	08/21/2026

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

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
1093084465	07/20/2026		Pick-Up and Removal of Deadfish 07/20/026

Job Charges	Rate	Total
Pick-Up and Removal of Deadfish 07/20/026	$130.00	$130.00

CUSTOMER MESSAGE

Thank you for your business!

Invoice Total:	**$130.00**
Deposits (-):	**$0.00**
Payments (-):	**$0.00**
Total Due:	**$130.00**

Invoice

DATE	07/23/2026
INVOICE#	4246
TERMS	NET 30
DUE DATE	08/22/2026

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

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
1093185650	07/23/2026		Dead Fish Pickup & Removal 07/17/2026

Job Charges	Rate	Total
Dead Fish Pickup & Removal 07/17/2026	$97.50	$97.50

CUSTOMER MESSAGE

Thank you for your business!

Invoice Total:	**$97.50**
Deposits (-):	**$0.00**
Payments (-):	**$0.00**
Total Due:	**$97.50**

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

Invoice

Date	Invoice #
7/2/2026	INV0000110605

Bill To:

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

Services for the month of	Terms	Client Number
July	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 #
7/15/2026	INV0000110808

Bill To:

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

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

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	$775.54	$775.54

Subtotal	$775.54
Total	$775.54

USA TODAY CO.

LocaliQ

JUL 2 0 2021

ACCOUNT NAME	ACCOUNT #	INV DATE
Bella Vida Community Development	1124859	06/30/26

INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL
0007778811	Jun 1- Jun 30, 2026	$265.64

PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*
$0.00	-$265.64	**$198.04**

BILLING ACCOUNT NAME AND ADDRESS

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

PAYMENT DUE DATE: JULY 31, 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

Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing.

Date	Description	Amount
6/1/26	Balance Forward	$609.02
6/10/26	PAYMENT - THANK YOU	-$410.98
6/10/26	PAYMENT - THANK YOU	-$10.14
6/10/26	PAYMENT - THANK YOU	-$255.50

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
6/2/26	12370451	FNP Fort Myers News-Press	Legal 1 Column	LSAR0529054	$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	$198.04
Service Fee 3.99%	$7.90
*Cash/Check/ACH Discount	-$7.90
*Payment Amount by Cash/Check/ACH	$198.04
Payment Amount by Credit Card	$205.94

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME	ACCOUNT NUMBER	INVOICE NUMBER	AMOUNT PAID
Bella Vida Community Development	1124859	0007778811	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
$265.64	$198.04	$0.00	$0.00	$0.00	-$265.64	**$198.04**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

USA TODAY Media Corp.
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY BY PHONE PLEASE CALL:
1-877-736-7612

TOTAL CREDIT CARD AMT DUE
$205.94

To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/

0001124859000000000000077788110001980467171

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

RECEIVED
JUN 16 2026

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 06/02/2026
FNP news-press.com 06/02/2026

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 06/02/2026

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:	12370451	# of Copies:
Customer No:	1124859	0
PO #:	LSAR0529054	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF AUDIT REVIEW COMMITTEE MEETING FOR THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

The Audit Review Committee for the Bella Vida Community Development District will hold an audit review committee meeting on June 10, 2026 at 5:00 p.m. at the Bella Vida Clubhouse, located at located at 3427 Malagrotta Circle, Cape Coral, Florida 33909. The Audit Review Committee will review, discuss and establish the evaluation criteria that the District will use to solicit audit services. A copy of the agenda for this 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, copies of the agenda, along with any meeting materials available in an electronic format, may be obtained at www.BellaVidacdd.org.

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 meeting. 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
Run Date: 06/02/2026

June 2 2026
LSAR0529054

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.porticocdd.org

Operation and Maintenance Expenditures
August 2026
For Board Approval

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

The total items being presented: **$15,727.76**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kilinski Van Wyk, PLLC	300152	15660	Legal Services 07/26	$ 679.00
Pinnacle Landscapes, Inc.	300149	18254	Landscape Maintenance 07/26	$ 6,574.86
Pinnacle Landscapes, Inc.	300149	18290	Irrigation Repairs 07/26	$ 858.69
Premier Lakes, Inc.	300150	4318	Annual Lake Maintenance 08/26	$ 1,100.00
Rizzetta & Company, Inc.	300148	INV0000111320	Accounting Services 08/26	$ 4,164.17
USA TODAY Media Corp	300151	0007822199	Legal Advertising 07/26	$ 2,351.04
Total Report				**$ 15,727.76**

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

INVOICE

Invoice # 15660
Date: 08/13/2026
Due On: 09/12/2026

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

Statement of Account

Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
($0.00	+	$679.00	) - (	$0.00	) =	**$679.00**

BVCDD-01

Bella Vida CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	JK	07/03/2026	Prepare updated end of session bill summary and impacts on CDD operations and documents	0.20	$360.00	$72.00
Service	LG	07/14/2026	Finalize vacancy resolution and send for agenda.	0.20	$360.00	$72.00
Service	PC	07/15/2026	Correspond with District Manager regarding Fiscal Year 2027 budget appropriation and assessment resolutions.	0.10	$305.00	$30.50
Service	PC	07/23/2026	Analysis of draft agendas for August meetings of the Audit Committee and Board of Supervisors.	0.20	$305.00	$61.00
Service	LG	07/23/2026	Review draft agenda and status of legal action items.	0.20	$360.00	$72.00
Service	PC	07/30/2026	Analysis of agenda for August meeting of the Board of Supervisors including review of prior meeting minutes, Fiscal Year 2027 budget adoption matters, organizational matters, staff reports, and District	0.80	$305.00	$244.00

			financial statements.			
Service	PC	07/31/2026	Analysis of revised final agenda for August meeting of the Board of Supervisors including staff proposals and updated Fiscal Year 2027 budget.	0.30	$305.00	$91.50
Service	LG	07/31/2026	Prepare mid-year ethics training reminder for supervisors.	0.10	$360.00	$36.00
					Total	**$679.00**

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 #
7/31/2026	18254

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
July Landscape Maintenance		6,414.50	6,414.50
** With July's billing, we're temporarily adding a fuel surcharge due to rising fuel costs, but we're hopeful this will be short-lived. Thank you for your understanding and support during this time!	0.025	6,414.50	160.36
Come visit us at www.PinnacleLandscapes.com!!	**Total**		$6,574.86

Pinnacle Landscapes, Inc.

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

Invoice

Date	Invoice #
7/31/2026	18290

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	1	59.00	59.00
Irrigation Repairs			
Labor-- 1 Hour @ $59.00/ Hour			
Irrigation Repairs			
Parts			
Full Circle Nozzle	3	4.00	12.00
Left side of first entrance on Del Prado-- Broken sprinkler due to tree roots/ Clogged nozzles due to debris	4	59.00	236.00
Irrigation Repairs			
Labor-- 4 Hours @ $59.00/ Hour			
Irrigation Repairs			
Parts			
Hunter 6" Pop-up	1	16.00	16.00
Half Circle Nozzle	1	4.00	4.00
Full Circle Nozzle	2	4.00	8.00
1/2" Barb Elbow	1	4.00	4.00
Right side of second entrance on Del Prado--Clogged nozzles due to tree roots	1	59.00	59.00
Irrigation Repairs			
Labor-- 1 Hour @ $59.00/ Hour			
Irrigation Repairs			
Parts			
Side Strip Nozzles	1	4.00	4.00
Half Circle Nozzles	3	4.00	12.00
Full Circle Nozzle	2	4.00	8.00
Come visit us at www.PinnacleLandscapes.com!!		**Total**	

Pinnacle Landscapes, Inc.

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

Invoice

Date	Invoice #
7/31/2026	18290

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
Left side of second entrance on Del Prado-- Broken sprinklers due to tree roots/ Clogged nozzles due to debris	3.25	59.00	191.75
Irrigation Repairs			
Labor--3.25 Hours @ $59.00/ Hour			
Irrigation Repairs			
Parts			
Hunter 6" Pop-up	2	16.00	32.00
Full Circle Nozzle	2	9.00	18.00
Half Circle Nozzle	2	4.00	8.00
1/2" Barb Elbow	2	4.00	8.00
Barb Coupler	1	4.00	4.00
Funny Pipe	3	4.00	12.00
Garden Street-- Clogged nozzles due to debris	1	59.00	59.00
Irrigation Repairs			
Labor-- 1 Hour @ $59.00/ Hour			
Irrigation Repairs			
Parts			
Full Circle Nozzle	3	4.00	12.00
De Navarra--Clogged nozzle due to debris	1	59.00	59.00
Irrigation Repairs			
Labor-- 1 Hour @ $59.00/ Hour			
Irrigation Repairs			
Parts			
Full Circle Nozzle	3	4.00	12.00
Come visit us at www.PinnacleLandscapes.com!!	**Total**		

Pinnacle Landscapes, Inc.

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

Invoice

Date	Invoice #
7/31/2026	18290

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
** July fuel surcharge due to rising fuel costs, but we're hopeful this will be short-lived. Thank you for your understanding and support during this time!	0.025	837.75	20.94
Come visit us at www.PinnacleLandscapes.com!!	**Total**		$858.69

Invoice

DATE	08/01/2026
INVOICE#	4318
TERMS	NET 30
DUE DATE	08/31/2026

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

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			

Charges	Rate	Total
Annual Lake Maintenance	$1,100.00	$1,100.00

CUSTOMER MESSAGE

Thank you for your business!

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

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

Invoice

Date	Invoice #
8/2/2026	INV0000111320

Bill To:

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

Services for the month of	Terms	Client Number
August	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

USA TODAY CO.

LocaliQ

ACCOUNT NAME		ACCOUNT #	INV DATE
Bella Vida Community Development		1124859	07/31/26
INVOICE #	**INVOICE PERIOD**	**CURRENT INVOICE TOTAL**	
0007822199	Jul 1- Jul 31, 2026	$2,351.04	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	**$2,351.04**	

BILLING ACCOUNT NAME AND ADDRESS

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

PAYMENT DUE DATE: AUGUST 31, 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

Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing.

Date	Description	Amount
7/1/26	Balance Forward	$198.04
7/1/26	PAYMENT - THANK YOU	-$198.04

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/9/26-7/16/26	FNP Fort Myers News-Press	12438339	Budget Public Hearing		2	2.0000 x 12 in	$1,802.86

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/1/26	12429853	FNP Fort Myers News-Press	Legal 1 Column	LSAR0543619	$289.30
7/24/26	12499484	FNP Fort Myers News-Press	Legal 1 Column	LSAR0560506	$258.88

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

JUL 27 2026

Kari Hardwick
Bella Vida Community Development
3434 Colwell AVE STE 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 , 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 07/09/2026, 07/16/2026

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 07/16/2026

Legal Clerk

Notary, State of WI, County of Brown

8-21-26

My commission expires

Publication Cost:	$1802.86	
Tax Amount:	$0.00	
Payment Cost:	$1802.86	
Order No:	12438339	# of Copies:
Customer No:	1124859	1
PO #:	Budget Public Hearing	

THIS IS NOT AN INVOICE!

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NICOLE JACOBS
Notary Public
State of Wisconsin

JUL 27 2026

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("**Board**") for the Bella Vida Community Development District ("**District**") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE: Monday, August 03, 2026
TIME: 5:00 p.m.
LOCATION: Bella Vida Clubhouse
3427 Malagrotta Circle
Cape Coral, Florida 33909

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"). The second public hearing is being held pursuant to Chapters 190, and 197 Florida Statutes, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (Including collection costs / early payment discounts)
Townhouse	130	.65	$480.71
Single Family	311	1	$739.55
Clubhouse	1	2	$1,479.10

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Lee County ("**County**") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

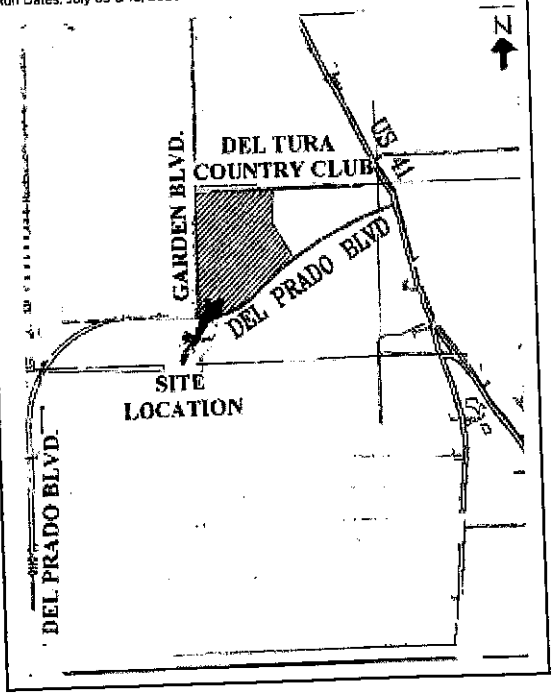
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, Ph: (239) 936-0913 ("**District Manager's Office**"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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 by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based.

Belinda Blandon
District Manager
Run Dates: July 09 & 16, 2026



USA TODAY CO.
LocaliQ

ACCOUNT NAME	ACCOUNT NUMBER	INVOICE PERIOD	INV DATE
Bella Vida Community Development	1124859	Jul 1- Jul 31, 2026	07/31/26

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	$2,351.04
Service Fee 3.99%	$93.81
*Cash/Check/ACH Discount	-$93.81
*Payment Amount by Cash/Check/ACH	$2,351.04
Payment Amount by Credit Card	$2,444.85

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME	ACCOUNT NUMBER	INVOICE NUMBER	AMOUNT PAID
Bella Vida Community Development	1124859	0007822199	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
$2,351.04	$0.00	$0.00	$0.00	$0.00	$0.00	**$2,351.04**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)	TO PAY BY PHONE PLEASE CALL:	TOTAL CREDIT CARD AMT DUE
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244	1-877-736-7612	$2,444.85
	To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/	

0001124859000000000000007822199002351046717 8

JUL 13 2026

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Kari Hardwick
Not specified
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 07/01/2026
FNP news-press.com 07/01/2026

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 07/01/2026

Legal Clerk

Notary, State of WI, County of Brown

8-21-26
My commission expires

Publication Cost:	$289.30	
Tax Amount:	$0.00	
Payment Cost:	$289.30	
Order No:	12429853	# of Copies:
Customer No:	1124859	1
PO #:	LSAR0543619	

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NICOLE JACOBS
Notary Public
State of Wisconsin

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

JUL 13 2026

The Bella Vida Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the Lee County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed and transmitted to the State of Florida, with time for review by the District before, no later than June 30, 2027.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 173, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one electronic copy via jump drive or other electronic device of their proposal to the offices of the District Manager, Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912; Ph: (239) 936-0913 ("District Manager"), in an envelope marked on the outside "Auditing Services, Bella Vida Community Development District." Proposals must shipped via UPS, FedEx, or DHL and be received by 3:00 p.m. on Friday, July 24, 2026, at the office of the District Manager. Please direct all questions regarding this Notice in writing to the District Manager.

The District reserves the right to reject any and all proposals. Additionally, there is no express or implied obligation for the District to reimburse proposers for any expenses associated with the preparation and submittal of the proposals in response to this request.

Belinda Blandon
District Manager
Run Date: 7/1/2026
July 1 2026
LSAR0543619

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

AUG - 3 2021

Jaquelyn Mata-Valencia
Jaquelyn Mata-Valencia
3434 Colwell Ave., Ste 200
Tampa FL 33614

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 07/24/2026
FNP news-press.com 07/24/2026

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 07/24/2026

Legal Clerk

Notary, State of WI, County of Brown

8-21-26

My commission expires

Publication Cost:	$258.88	
Tax Amount:	$0.00	
Payment Cost:	$258.88	
Order No:	12499484	# of Copies:
Customer No:	1124859	1
PO #:	LSAR0560506	

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NICOLE JACOBS
Notary Public
State of Wisconsin

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS' MEETING

AUG - 3 2021

The Audit Committee for the Bella Vida Community Development District will hold an Audit Committee meeting on Monday, August 03, 2026 at 5:00 p.m. at the Bella Vida Clubhouse, located at 3427 Malagrotta Circle, Cape Coral, Florida 33909. The Audit Committee will review, discuss and evaluate the proposals submitted in response to the RFP for Audit Services. At the conclusion of the Audit Committee meeting, the District's Board of Supervisors will hold its regular meeting, where the Board may consider any other business that may properly come before it. A copy of the agendas may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (239) 936-0913 ("District Manager's Office"), during normal business hours. Additionally, copies of the agendas, along with any meeting materials available in an electronic format, may be obtained at www.bellavidacdd.org.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. 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 Manager's Office.

Any person who decides to appeal any decision made by the Board or the Committee with respect to any matter considered at the meetings is advised that person will need a record of 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 such appeal is to be based.

Belinda Blandon
District Manager
Run Date: 07/24/2026
July 24 2026
LSAR0560506

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.porticocdd.org

Operation and Maintenance Expenditures
September 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2026 through September 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$15,276.72**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kilinski Van Wyk, PLLC	300155	15900	Legal Services 08/26	$ 1,894.96
Pinnacle Landscapes, Inc.	300154	18315	August Landscape Maintenance 08/26	$ 6,568.04
Pinnacle Landscapes, Inc.	300154	18357	Irrigation Repairs 08/26	$ 769.26
Premier Lakes, Inc.	300156	4474	Annual Lake Maintenance 09/26	$ 1,100.00
Rizzetta & Company, Inc.	300153	INV0000112130	Administrative Services 09/26	$ 4,164.17
School Now	300157	INV-SN-1584	School Now CDD ADA-PDF 09/26	$ 395.91
School Now	300157	INV-SN-1597	School Now CDD ADA-PDF 09/26	$ 384.38
Total Report				**$ 15,276.72**

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

INVOICE

Invoice # 15900
Date: 09/14/2026
Due On: 10/14/2026

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

Statement of Account

Outstanding Balance		New Charges		Payments Received		**Total Amount Outstanding**
($0.00	+	$1,894.96	) - (	$0.00	) =	**$1,894.96**

BVCDD-01

Bella Vida CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	08/03/2026	Review agenda package and analyze legal implications of agenda items.	0.30	$360.00	$108.00
Service	PC	08/03/2026	Attend 08/03/2026 meeting of the Audit Committee and Board of Supervisors.	4.60	$305.00	$1,403.00
Expense	KB	08/03/2026	Travel: Mileage - PC.	214.00	$0.76	$162.64
Expense	KB	08/03/2026	Travel: Tolls - PC.	1.00	$2.32	$2.32
Service	PC	08/04/2026	Draft notices of intent to award auditing services contract.	0.40	$305.00	$122.00
Service	MB	08/18/2026	Research application of HB 967 (electronic payments).	0.10	$305.00	$30.50
Service	LG	08/18/2026	Prepare memorandum regarding implementation of HB 967 (electronic payments).	0.10	$360.00	$36.00
Service	PC	08/31/2026	Confer with staff regarding Fiscal Year 2027 annual meeting schedule.	0.10	$305.00	$30.50

Total **$1,894.96**

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 #
8/31/2026	18315

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
August Landscape Maintenance		6,414.50	6,414.50
** With August's billing, we're temporarily adding a fuel surcharge due to rising fuel costs, but we're hopeful this will be short-lived. Thank you for your understanding and support during this time!	0.025	6,141.50	153.54
Come visit us at www.PinnacleLandscapes.com!!		**Total**	$6,568.04

Pinnacle Landscapes, Inc.

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

Invoice

Date	Invoice #
8/31/2026	18357

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	1	59.00	59.00
Irrigation Repairs			
Labor-- 1 Hour @ $59.00/ Hour			
Irrigation Repairs			
Parts			
Full Circle Nozzle	1	4.00	4.00
Half Circle Nozzle	2	4.00	8.00
Left side of first entrance on Del Prado-- Broken sprinkler due to tree roots/	2	59.00	118.00
Clogged nozzles due to debris			
Irrigation Repairs			
Labor-- 2 Hours @ $59.00/ Hour			
Irrigation Repairs			
Parts			
Rainbird 6" Pop-up	1	18.50	18.50
Half Circle Nozzle	1	4.00	4.00
Full Circle Nozzle	3	4.00	12.00
Right side of second entrance on Del Prado--Clogged nozzles due to tree	1	59.00	59.00
roots			
Irrigation Repairs			
Labor-- 1 Hour @ $59.00/ Hour			
Irrigation Repairs			
Parts			
Side Strip Nozzles	2	4.00	8.00
Half Circle Nozzles	1	4.00	4.00
Full Circle Nozzle	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 #
8/31/2026	18357

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
Left side of second entrance on Del Prado-- Broken sprinklers due to tree roots/ Clogged nozzles due to debris Irrigation Repairs Labor-- 4 Hours @ $59.00/ Hour Irrigation Repairs Parts	4	59.00	236.00
Hunter 6" Pop-up	2	16.00	32.00
Full Circle Nozzle	2	9.00	18.00
Half Circle Nozzle	5	4.00	20.00
1/2" Barb Elbow	2	4.00	8.00
Garden Street-- Clogged nozzles due to debris Irrigation Repairs Labor-- 1 Hour @ $59.00/ Hour Irrigation Repairs Parts	1	59.00	59.00
Full Circle Nozzle	3	4.00	12.00
De Navarra--Clogged nozzle due to debris Irrigation Repairs Labor-- 1 Hour @ $59.00/ Hour Irrigation Repairs Parts	1	59.00	59.00
Full Circle Nozzle	2	4.00	8.00
** With August's billing, we're temporarily adding a fuel surcharge due to rising fuel costs, but we're hopeful this will be short-lived. Thank you for your understanding and support during this time!	0.025	750.50	18.76
Come visit us at www.PinnacleLandscapes.com!!	**Total**		$769.26

Invoice

DATE	09/01/2026
INVOICE#	4474
TERMS	NET 30
DUE DATE	10/01/2026

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

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			

Charges	Rate	Total
Annual Lake Maintenance	$1,100.00	$1,100.00

CUSTOMER MESSAGE

Thank you for your business!

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

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

Invoice

Date	Invoice #
9/2/2026	INV0000112130

Bill To:

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

Services for the month of	Terms	Client Number
September	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-1584
Invoice Date:	9/1/2026
Due Date:	10/1/2026
PO#:	

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		$241.41
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	$154.50

	Subtotal:	$395.91
Subscription start: 10/1/2026	Tax Total:	
Subscription end: 9/30/2027	Total:	$395.91
	Amount Paid:	$0.00
Direct Deposit Instruction:	**Amount Due:**	**$395.91**

Click Here to pay with Credit Card

Check Remittance:

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

Questions? Contact accounts receivable at ar@schoolstatus.com. Please include your invoice number on your payment. Click here to view our W-9.

INVOICE

Bella Vida CDD
Ft. Myers FL 33912
United States

Invoice #	INV-SN-1597
Invoice Date:	9/1/2026
Due Date:	10/1/2026
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

	Subtotal:	$384.38
Subscription start: 10/1/2025	Tax Total:	
Subscription end: 9/30/2026	Total:	$384.38
	Amount Paid:	$0.00
Direct Deposit Instruction:	**Amount Due:**	**$384.38**

Check Remittance:

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

Questions? Contact accounts receivable at ar@schoolstatus.com. Please include your invoice number on your payment. Click here to view our W-9.

Tab 4

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

Proposal

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

PROPOSAL # 3758
DATE 09/01/2026
EXPIRATION DATE 11/30/2026

PROJECT MANAGER	PROJECT NO.	PROJECT NAME
donnb@eteflorida.com	130101.2	BELLA VIDA CDD TRIMMING

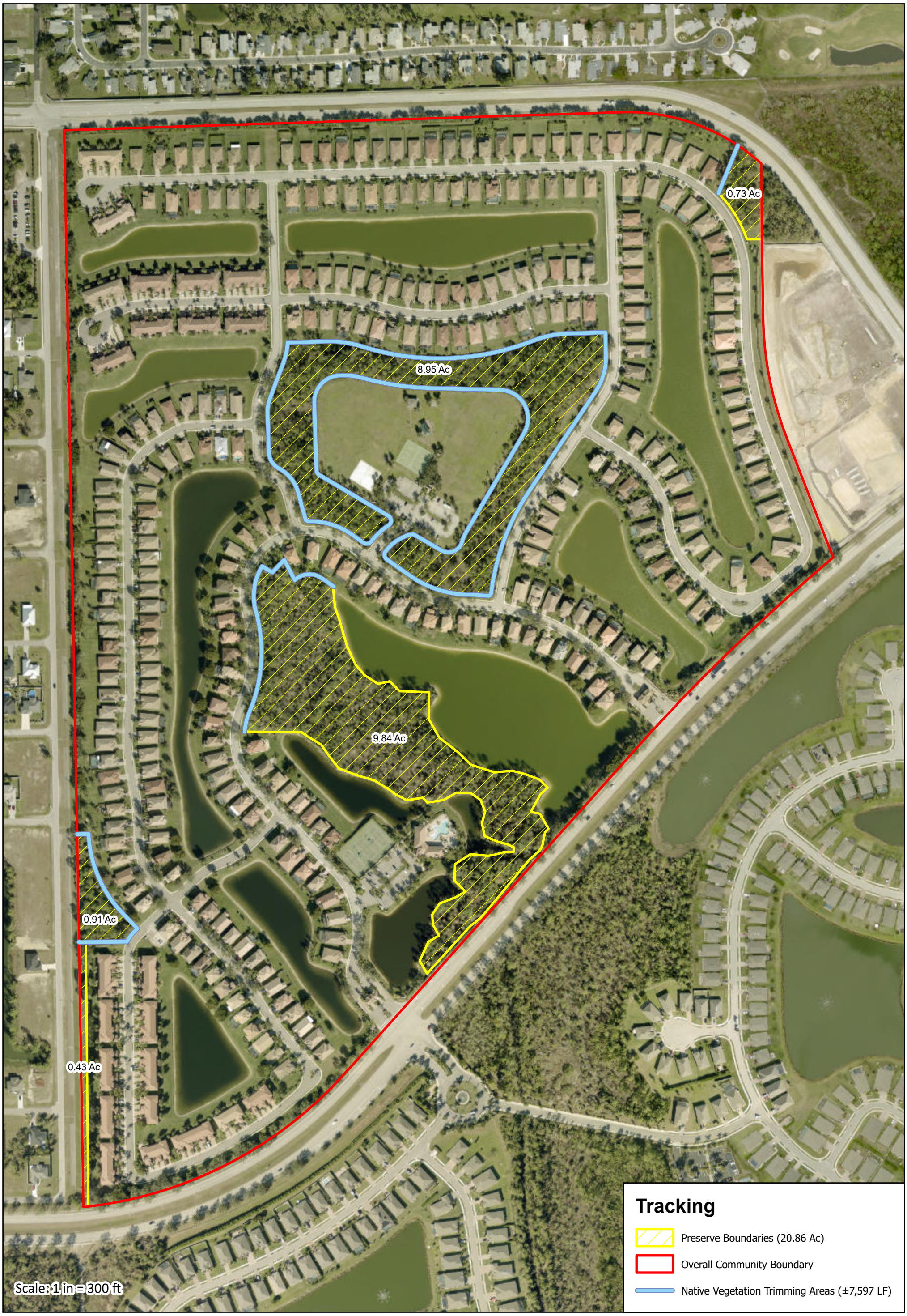
DATE	ACTIVITY	QTY	RATE	AMOUNT
	Ecosystem Restoration/ Maint Tasks:Vegetation Removal & Trimming Bella Vida CDD Native Vegetation Trimming & Removal: Selective native vegetation trimming will be performed within 7,597LF of the designated preserve perimeter. The intentions of the proposed maintenance trimming shall be limited to the perimeter of the preserves, as shown on the attached exhibit where overhanging vegetation interferes with routine maintenance of the berm. The trimming activities shall consist of selectively removing overhanging vegetation and shall not result in a complete vegetative trim along the vertical plane. Vegetation trimming will be conducted by an experience ETE preserve maintenance supervisor in conjunction with a scheduled exotic maintenance events for the preserves and shall not be conducted more than twice per year. Trimmed debris will be removed from the edges of the preserves. This task does include selective debris removal and disposal.	1	14,449.00	14,449.00
	Ecosystem Restoration/ Maint Tasks:Debris Removal Services Horticultural Debris Disposal: All cut vegetation from the selective trimming will be removed and properly disposed of.	1	3,000.00	3,000.00

Earth Tech Environmental LLC will provide the above-listed environmental services within the designated locations at Bella Vida CDD. If you agree to these terms please send a signed copy of this estimate to donnb@eteflorida.com for work to be scheduled.

SUBTOTAL	17,449.00
TAX (0%)	0.00
TOTAL	**$17,449.00**

Accepted By

Accepted Date



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

Project	Map Type	Date
Bella Vida CDD Lee County, Florida	Aerial Map	9/1/2026

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

Proposal

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

PROPOSAL # 3797
DATE 09/29/2026

PROJECT MANAGER	PROJECT NO.	PROJECT NAME
donnb@eteflorida.com	161018.0	2027 BELLA VIDA CDD

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Ecosystem Restoration/ Maint Tasks:Preserve Maintenance Task 1.0 2027 Semiannual Preserve Maintenance: Earth Tech Environmental LLC will perform two (2) maintenance events in 2027 within ± 20.86 AC of the preserve area located at Bella Vida. This task will include treating all FISC category I & II exotic/nuisance species and selected invasive species within the designated areas. Eradication methods will consist of (1) cutting and stump treatment of all woody exotic/nuisance species; (2) frill and/or girdle of any woody exotic/nuisance species greater than 4" DBH; (3) foliar treatment of all saplings and/or herbaceous exotic/nuisance species; and (4) hand pulling of exotic/nuisance saplings. All treated vegetation will remain within the project boundaries. A qualified project manager licensed to apply herbicide in aquatic areas, ROW, and natural areas will supervise all work.	2	2,850.00	5,700.00
	Ecosystem Restoration/ Maint Tasks:Nuisance Vegetation Control Task 1.1 2027 Semiannual Native Vine Treatments: Earth Tech Environmental LLC will perform two (2) semiannual native vine treatments within the designated preserve areas at Bella Vida. The work will target native vines along the preserve perimeters and climbing native trees and shrubs. Eradication methods will consist of foliar treatment and hand pulling of targeted native vines. All treated vegetation will remain within the project boundaries. A qualified project manager licensed to apply herbicide in aquatic areas, ROW, and natural areas will supervise all work.	2	600.00	1,200.00

Earth Tech Environmental LLC will provide the above-listed environmental services within the designated areas at Bella Vida CDD. If you agree to these services please send a signed copy of this proposal to donnb@eteflorida.com for work to be scheduled.

SUBTOTAL	6,900.00
TAX (0%)	0.00
TOTAL	**$6,900.00**

Accepted By

Accepted Date

" Land, Water and the Environment ... Protecting what's important "

Office : 239-304-0030 Fax: 239-324-0054

Tab 5

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, 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 the City of Cape Coral, Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	Scott Brizendine
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	Belinda Blandon
Assistant Secretary	Melissa Dobbins

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

PASSED AND ADOPTED this 17th day of November 2026.

ATTEST**:**

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chairperson,
Board of Supervisors