

**BELLAVIVA AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**BELLAVIVA AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
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**BELLAVIVA AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2026				
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 639,678				\$ 639,678
Allowable discounts (4%)	(25,587)				(25,587)
Assessment levy: on-roll - net	614,091	\$600,809	\$ 13,282	\$ 614,091	614,091
Landowner contribution	170,000	136,053	33,947	170,000	-
Total revenues	784,091	736,862	47,229	784,091	614,091
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	5,826	19,174	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	4,600	900	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	33	467	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	164	1,336	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,700	5,537	163	5,700	6,300
Contingencies/bank charges	500	487	13	500	567
Meeting room rental	1,750	-	1,750	1,750	1,750
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser & tax collector	25,587	11,995	13,592	25,587	25,587
Total professional & administrative	117,827	53,872	63,955	117,827	118,494

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COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2026				
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
Field operations					
<i>Management & administration</i>					
Contingency	10,000	18,532	-	18,532	94,068
O&M accounting services	4,500	750	3,750	4,500	4,500
Insurance: property	25,000	9,825	15,175	25,000	15,000
Management services	26,000	14,500	11,500	26,000	26,000
General administrative	2,000		2,000	2,000	2,000
<i>Grounds/bldg maintenance</i>					
General maintenance	6,500	1,795	4,705	6,500	6,500
Irrigation repairs	4,000	2,081	1,919	4,000	4,000
Landscape contract including mulch est.	172,680	74,327	98,353	172,680	78,828
Landscaping extras - replacement & annuals	6,000	530	5,470	6,000	6,000
Tree trimming	2,500	-	2,500	2,500	2,500
Pressure washing	5,000	-	5,000	5,000	5,000
Holiday decorations	3,000	2,500	500	3,000	3,000
Walkway maintenance/repair	3,500	-	3,500	3,500	3,500
Gazebo & picnic area maintenance/repair	3,500	-	3,500	3,500	3,500
Retaining wall maintenance/repair	5,000	-	5,000	5,000	5,000
Fence & handrail repairs/maintenance	2,000	-	2,000	2,000	2,000
<i>Recreational expenses - amenity</i>					
Pool maintenance contract	19,776	9,600	10,176	19,776	19,776
Pool/cabana janitorial contract	11,776	4,216	7,560	11,776	11,776
Pool equipment repairs/ furniture repairs	6,700	-	6,700	6,700	6,700
Pool/cabana general maintenance	5,000	5,320	-	5,320	5,000
Termite bond/pest control	1,200	-	1,200	1,200	1,200
Playground equip/maint/mulch (2 locations)	6,000	-	6,000	6,000	6,000
Access control systems/cameras	5,300	10,255	-	10,255	5,300
Pressure washing	1,000	620	380	1,000	1,000
Electric - amenity	10,000	2,207	7,793	10,000	10,000
Domestic water / sewer - amenity	8,500	15,002	-	15,002	9,000
Irrigation - amenity	-	-	-	-	6,000
Telephone/cable/internet - amenity	2,400	1,074	1,326	2,400	2,400
Pool permits/licenses	600	-	600	600	600
Trash/pet station debris removal	21,000	6,124	14,876	21,000	21,000
Landscape maintenance	10,000	7,200	2,800	10,000	14,832
Landscape seasonal (annuals & mulch)	3,600		3,600	3,600	3,600

**BELLAVIVA AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2026				
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
Utilities					
Electric - irrigation meters	1,000	721	279	1,000	1,000
Electric - street lights	36,000	11,389	24,611	36,000	36,000
Irrigation	35,000	23,414	11,586	35,000	20,000
Total field operations	466,032	221,982	264,359	486,341	442,580
Total expenditures	583,859	275,854	328,314	604,168	561,074
Excess/(deficiency) of revenues over/(under) expenditures	200,232	461,008	(281,085)	179,923	53,017
Fund balance - beginning (unaudited)	116,877	89,511	550,519	89,511	269,434
Fund balance - ending (projected)					
Committed					
Future repairs					
General	3,000	3,000	3,000	3,000	4,000
Monument signage/hardscape	9,000	9,000	9,000	9,000	12,000
Retaining wall	22,500	22,500	22,500	22,500	30,000
Fencing/handrails	36,000	36,000	36,000	36,000	48,000
Playground	21,000	21,000	21,000	21,000	28,000
Pool/cabana parking lot	24,999	24,999	24,999	24,999	33,332
Alleyway	10,200	10,200	10,200	10,200	13,600
Unassigned	190,410	423,820	142,735	142,735	153,519
Fund balance - ending	<u>\$ 317,109</u>	<u>\$ 550,519</u>	<u>\$ 269,434</u>	<u>\$ 269,434</u>	<u>\$ 322,451</u>

	Unit Type	Units	ERU	Total ERU	Cost per Unit*	On-Roll Assessment per Unit*
	TH	112	1.00	112.00	\$ 1,674.55	\$ 1,674.55
	SF 32'	15	1.00	15.00	1,674.55	1,674.55
	SF 35'	36	1.00	36.00	1,674.55	1,674.55
	SF 45'	113	1.00	113.00	1,674.55	1,674.55
	SF 50'	99	1.00	99.00	1,674.55	1,674.55
	Total	375		375.00		

	Life	Total to Amass	per yr
Future repairs			
General	ad infinitum	ad infinitum	1,000
Monument signage/hardscape	7	42,000	3,000
Retaining wall	10	150,000	7,500
Fencing/handrails	20	480,000	12,000
Playground	15	210,000	7,000
Pool/cabana parking lot	15	249,990	8,333
Alleyway	18	122,400	3,400
Total		1,254,390	42,233

**BELLAVIVA AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,300
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	567
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Meeting room rental	1,750
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser & tax collector	25,587
Total professional & administrative	<u>118,494</u>

**BELLAVIVA AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations

Management & administration

Contingency	94,068
O&M accounting services	4,500
Insurance: property	15,000
Management services	26,000
<i>General administrative</i>	2,000

Grounds/bldg maintenance	
General maintenance	6,500
Irrigation repairs	4,000
Landscape contract including mulch est.	78,828
Landscaping extras - replacement & annuals	6,000
Tree trimming	2,500
Pressure washing	5,000
Holiday decorations	3,000
Walkway maintenance/repair	3,500
Gazebo & picnic area maintenance/repair	3,500
Retaining wall maintenance/repair	5,000
<i>Fence & handrail repairs/maintenance</i>	2,000

Recreational expenses - amenity	
Pool maintenance contract	19,776
Pool/cabana janitorial contract	11,776
Pool equipment repairs/ furniture repairs	6,700
Pool/cabana general maintenance	5,000
Termite bond/pest control	1,200
Playground equip/maint/mulch (2 locations)	6,000
Access control systems/cameras	5,300
Pressure washing	1,000
Electric - amenity	10,000
Domestic water / sewer - amenity	9,000
Irrigation - amenity	6,000
Telephone/cable/internet - amenity	2,400
Pool permits/licenses	600
Trash/pet station debris removal	21,000
Landscape maintenance	14,832
Landscape seasonal (annuals & mulch)	3,600

Utilities

Electric - irrigation meters	1,000
Electric - street lights	36,000
Irrigation	20,000
Total field operations	442,580
Total expenditures	\$ 561,074