



Bella Collina
Community Development District
Amended Budget
FY 2018



Bella Collina
Community Development District

Table of Contents

1 _____ **Water & Sewer Fund**

2-6 _____ **Water & Sewer Narrative**

**Bella Collina
Community Development District
Amended Budget
Water & Sewer
Fiscal Year 2018**

Description	Actuals Thru 9/30/18	FY2018 Adopted Budget	Increase/ (Decrease)	FY2018 Amended Budget
Revenues				
Water Utility Revenue				
Monthly Potable Water & Irrigation Consumption	\$330,911	\$275,000	\$56,000	\$331,000
Monthly Wastewater Consumption	\$44,579	\$35,000	\$12,000	\$47,000
Special Assessments	\$137,983	\$135,907	\$0	\$135,907
Application Fees	\$1,075	\$0	\$1,075	\$1,075
Meter Fees	\$26,015	\$0	\$26,015	\$26,015
Grinder Pump Fees	\$53,095	\$0	\$53,095	\$53,095
Miscellaneous Revenue	(\$3,092)	\$500	(\$3,592)	(\$3,092)
Interest	\$1,316	\$150	\$1,166	\$1,316
Transfer In	\$7,663	\$0	\$7,663	\$7,663
Carry Forward Surplus	\$0	\$0	\$0	\$0
Total Revenues	\$599,544	\$446,557	\$153,422	\$599,979
Expenditures				
Administrative				
Engineering Fees	\$54,962	\$15,200	\$40,000	\$55,200
Attorney Fees	\$0	\$15,500	\$0	\$15,500
Trustee Fees	\$3,500	\$4,000	\$0	\$4,000
Arbitrage	\$0	\$600	\$0	\$600
Dissemination	\$3,000	\$3,000	\$0	\$3,000
Annual Audit	\$1,613	\$1,613	\$0	\$1,613
Management Fees	\$12,649	\$12,649	\$0	\$12,649
Tax Collector Fee	\$2,688	\$2,996	\$0	\$2,996
Other Current Charges	\$325	\$200	\$125	\$325
Dues, Licenses & Subscriptions	\$5,100	\$5,300	\$0	\$5,300
Total Administrative	\$83,837	\$61,058	\$40,125	\$101,183
Operations				
Field Management	\$12,000	\$12,000	\$0	\$12,000
Electricity	\$37,567	\$40,000	\$0	\$40,000
Telephone	\$3,738	\$4,500	\$0	\$4,500
Trash Removal	\$1,906	\$1,800	\$200	\$2,000
Insurance	\$16,968	\$18,750	\$0	\$18,750
Grinder Pump	\$82,713	\$0	\$83,897	\$83,897
Repairs & Maintenance	\$92,261	\$80,000	\$15,000	\$95,000
Water Plant Services (General Utilities)	\$34,413	\$42,407	\$0	\$42,407
Wastewater Plant Services (General Utilities)	\$76,920	\$96,500	\$0	\$96,500
Sludge Disposal	\$2,944	\$6,000	\$0	\$6,000
Contractual Services (Utility Technicians)	\$9,757	\$10,000	\$0	\$10,000
Fuel Expense	\$2,997	\$4,575	\$0	\$4,575
Landscape Maintenance	\$7,228	\$8,000	\$0	\$8,000
Pond Maintenance	\$1,092	\$1,200	\$0	\$1,200
Wastewater Testing & Analysis	\$23,749	\$21,000	\$3,000	\$24,000
Operating Systems Maintenance	\$3,200	\$6,500	\$0	\$6,500
Generator Maintenance	\$3,377	\$3,500	\$0	\$3,500
Lighting	\$0	\$15,000	\$0	\$15,000
New Meter Install	\$11,200	\$0	\$11,200	\$11,200
Contingency	\$0	\$0	\$0	\$0
Operating Reserve	\$0	\$0	\$0	\$0
Transfer Out - Capital Reserve	\$13,767	\$13,767	\$0	\$13,767
Total Operations	\$437,795	\$385,499	\$113,297	\$498,796
Total Expenditures	\$521,632	\$446,557	\$153,422	\$599,979
Excess Revenues (Expenditures)	\$77,912	\$0	\$0	\$0
Non Operating Revenues/(Expenditures)				
AFPI Fees - Water	\$10,030	\$0	\$10,030	\$10,030
AFPI Fees - Sewer	\$5,290	\$0	\$5,290	\$5,290
Connection Fees - Water	\$49,815	\$0	\$49,815	\$49,815
Connection Fees - Sewer	\$29,200	\$0	\$29,200	\$29,200
Principal Expense	(\$181,749)	\$0	(\$181,749)	(\$181,749)
Total Non Operating Revenues/(Expenditures)	(\$87,414)	\$0	(\$87,414)	(\$87,414)

*Less excess non-operating revenues.

NET SPECIAL ASSESSMENTS	\$135,907
ADD: DISCOUNTS (4%)	\$5,663
GROSS SPECIAL ASSESSMENTS	\$141,570
UNDEVELOPED LOTS	726
PER LOT SPECIAL ASSESSMENTS	\$195

Bella Collina
Community Development District
Water & Sewer Budget
Fiscal Year 2018

REVENUES:

Monthly Potable Water Consumption

Estimated water and irrigation revenue.

Monthly Wastewater Consumption

Estimated wastewater revenue.

Special Assessments

The District will levy non-ad valorem special assessments on all taxable property within the District to fund operating and maintenance expenditures for the fiscal year.

Miscellaneous Revenue

Represents any miscellaneous revenues.

Interest

The District will have funds invested in a money market fund throughout the fiscal year.

EXPENDITURES:

ADMINISTRATIVE:

Engineering Fees

The District's engineer, Boyd Civil Engineering, Inc., will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, reviewing invoices, etc.

Attorney Fees

The District's legal counsel will be providing general legal services to the District, e.g., attendance and preparation for monthly meetings, reviewing operating and maintenance contracts, etc. The District has contracted Latham, Shuker, Eden & Beaudine, LLP.

Trustee Fees

The District issued Series 2016 Utility System Capital Appreciation Bonds, which are held with a Trustee at Regions Bank. The amount of the trustee fees is based on the agreement between Regions Bank and the District.

Bella Collina
Community Development District
Water & Sewer Budget
Fiscal Year 2018

Arbitrage

The District had contracted with an independent certified public accountant, to annually calculate the District's Arbitrage Rebate Liability on the Series 2016 Utility System Capital Appreciation Bonds. The District hired Grau & Associates to calculate the rebate liability and submit a report to the District.

Dissemination

The District is required by the Securities and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services-CF, LLC, the District's bond underwriter, to provide this service.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted Berger, Toombs, Elam, Gaines & Frank.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Tax Collector Fee

The District has contracted with the Lake County Tax Collector to collect the Special Assessments.

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the fiscal year.

Dues, Licenses & Subscriptions

The District is required to pay annual fees to the Florida Department of Environmental Protection and the Florida Rural Water Association. These are the only expenses under this category for the District.

Bella Collina
Community Development District
 Water & Sewer Budget
 Fiscal Year 2018

OPERATIONS:

Field Management

The District currently has a contract with Governmental Management Services – Central Florida, LLC, to provide field management services. Services include onsite inspections to Water Treatment Plant, Waste Water Treatment Plant and Hillcrest Treatment Plant, meetings with utility system vendors and emails.

Electricity

This item represents utility service costs for electricity as provided by Duke Energy.

Account#	Address	Monthly	Annual
24375 51063	17447 Cavallo Dr. Streetlighting	\$275	\$3,300
52815 07181	17500 Cavallo Dr. Water Treatment Plant	\$525	\$6,300
65008 90457	17510 Cavallo Dr. Waste Water Treatment Plant	\$1,425	\$17,100
72264 33555	15340 Pendio Dr. Well 1	\$125	\$1,500
08607 10318	15601 Vetta Dr. Hillcrest Treatment Plant	\$650	\$7,800
27855 69531	15900 Pendio Dr. Well 2	\$125	\$1,500
	Contingency		\$2,500
TOTAL			\$40,000

Telephone

This is for service for the water and wastewater plants phone lines as provided by Centurylink.

Account#	Address	Monthly	Annual
407-469-2585-206	17500 Cavallo Drive Water Treatment Plant	\$55	\$660
407-469-3353-077	17510 Cavallo Drive Waste Water Treatment Facility	\$65	\$780
407-469-9411-606	15601 Vetta Drive Hill Crest Water Treatment Plant	\$255	\$3,060
TOTAL			\$4,500

Trash Removal

To record the expenses related to trash and rubbish removal of miscellaneous items, dumpster contract service and hauling of miscellaneous items. The District has the following utility account with Waste Management

Description	Monthly	Annually
Waste Management	\$160	\$1,920
Contingency		\$80
TOTAL		\$2,000

Bella Collina
Community Development District
 Water & Sewer Budget
 Fiscal Year 2018

Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance.

Repairs and Maintenance

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year, which include but are not limited to the following:

Description	Fee
Sewer - Plant CL2 Ventilation	\$2,700
Sewer - Tank Leak Repairs	\$7,800
Water - PIL/HC Sight Glass Repair	\$3,813
Water - Paint Wells	\$3,500
Water - Paint High Service Pumps	\$4,500
Water - Wells Service	\$6,500
Sewer - Filter Retro Fit	\$7,700
Water - Plant Air Compressor Repairs	\$3,800
Contingency	\$54,687
TOTAL	\$95,000

Water Plant Services

Contracted yearly cost to operate the District's water plant. The District currently has a contract with General Utilities to provide this service.

Wastewater Plant Services

Contracted yearly cost to operate the District's wastewater plant. The District currently has a contract with General Utilities to provide this service

Sludge Disposal

Estimated cost of sludge disposal when requirements have been met.

Description	Fee
Biosolids Removal/Hauling	\$4,200
Solid Waste Dumpster	\$1,800
TOTAL	\$6,000

Contractual Services

Services provided on as needed basis for plant operations.

Fuel Expense

Estimated amount of fuel to be purchase for the District's backup generators.

Bella Collina
Community Development District
 Water & Sewer Budget
 Fiscal Year 2018

Landscape Maintenance

The District currently has a contract with The Club at Bella Collina to maintain the landscape areas surrounding the water plant.

Description	Monthly	Annually
The Club at Bella Collina	\$633	\$7,590
Contingency		\$410
TOTAL		\$8,000

Pond Maintenance

Contracted yearly cost to maintain the District's Waste Water Treatment Plant Pond.

Description	Monthly	Annually
Applied Aquatic Management, Inc.	\$91	\$1,092
Contingency		\$108
TOTAL		\$1,200

Wastewater Testing & Analysis

Represents estimated costs incurred during the fiscal year for testing and analysis of the wastewater treatment facility per the FDEP permit #FLA 297631-005.

Operating Systems Maintenance

Represents estimated costs incurred during the fiscal year for maintenance of mechanical, electrical and computer operating systems.

Generator Maintenance

Represents estimated costs incurred during the fiscal year for semi-annual service on four generators located at Well #1, Pine Island Water Plant, Pine Island Sewer Plant and the Hillcrest Water Plant.

Lighting

Represents estimated costs for any lighting supplies and repairs to the water treatment plants, wastewater treatment plants and wells.

Transfer Out – Capital Reserve

Funds transferred out to the Water & Sewer Fund's Capital Reserve for any capital outlay expenses.