

### Unit Information

Unit Type: Special District      Year: 2021  
Unit Name: Bella Collina Community Development District      Unit Dependency: Independent  
Unit Status: Active

#### Location Information

Name: Mr. George Flint  
Title: District Manager/Secretary  
Phone: (407) 841-5524

Address:  
219 E. Livingston Street  
Orlando, FL 32801

#### Contact Information

Name: Ms. Teresa Viscarra  
Title: District Accountant  
Phone: (407) 347-4103  
Email: tviscarra@gmscfl.com

Address:  
219 E. Livingston Street  
Orlando, FL 32801

### AFR Details

#### Original AFR

AFR Status: Verified By DFS  
AFR Received Date: 6/8/2022  
Audit Received Date: 5/24/2022  
Submission Type: Electronic

### Long-Term Debt Information

Long-Term Debt: \$13,920,000

### Audit Information

Was an audit performed? Yes  
Audit Performed Date: 5/20/2022  
Auditor Name: Berger, Toombs, Elam, Gaines & Frank CPA's

Address:  
600 Citrus Avenue  
Suite 200  
Fort Pierce, FL 34950

### Certification

#### Chief Financial Officer

Name: George Flint  
Title: District Manager/Secretary

#### Chairman/Elected Official

Name: Randall Greene  
Title: Chairman

Have You Experienced a Financial Emergency in this year?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes, Have You Compiled With Section 218.503(2), Florida Statutes?

<input type="checkbox"/>	<input type="checkbox"/>
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Revenues Report for FYE 2021

Account Code	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Pension	Trust	Custodial	Component Units	Total
325100 - Special Assessments - Capital Improvement	199,033	0	1,486,025	0	0	136,801	0	0	0	0	0	1,821,859
343300 - Service Charge - Water Utility	0	0	0	0	0	1,069,365	0	0	0	0	0	1,069,365
361100 - Interest	614	0	201	0	0	248	0	0	0	0	0	1,063
369900 - Other Miscellaneous Revenues	0	0	0	0	0	510	0	0	0	0	0	510
Grand Total	199,647	0	1,486,226	0	0	1,206,924	0	0	0	0	0	2,892,797

Expenditures Report for FYE 2021

Account/Object Code	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Pension	Trust	Custodial	Component Units	Total
513.30 - Financial and Administrative - Operating Expenses	91,836	0	0	0	0	130,942	0	0	0	0	0	222,778
517.70 - Debt Service Payments - Debt Service	0	0	1,435,789	0	0	55,059	0	0	0	0	0	1,490,848
538.30 - Flood Control/Stormwater Control - Operating Expenses	50,444	0	0	0	0	769,266	0	0	0	0	0	819,710
Grand Total	142,280	0	1,435,789	0	0	955,267	0	0	0	0	0	2,533,336

Data Element Worksheet Report for FYE: 2021, Bella Collina  
Community Development District

Affiliates Report for FYE 2021

Supplemental Information Report for FYE 2021

Compensation

Total Employees	Total Employee Compensation Earned or Awarded	Total Contractors	Total Contractor Compensation Earned or Awarded
0	2,801	11	865,354

Construction Projects



Millage Rates

Special Assessments

Total Category	Unit Type	Rate
O&M	Rate	84.38 - 225.00
Debt Service	Rate	871.19 - 1742.38
Water & Sewer Standby Fees	Rate	195.00

Bonds

Bond Type	Series	Earliest Maturity Date	Latest Maturity Date	Total Outstanding Amount
Non-Ad Valorem	2004	05/01/2035	5/1/2035	13,345,000
Non-Ad Valorem	2016	11/01/2024	11/1/2024	1,215,000