



Bellagio  
Community Development District

---

[www.bellagiodd.com](http://www.bellagiodd.com)

Eduardo Lavín, Chairman

Jorge Hernandez, Vice Chairman

Elizabeth Alamo, Assistant Secretary

Teresa Baluja, Assistant Secretary

Raisa Krause, Assistant Secretary

September 11, 2017



# Bellagio

## Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351

Phone: 954-721-8681 - Fax: 954-721-9202

September 5, 2017

**Board of Supervisors  
Bellagio  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Bellagio Community Development District** will be held on **September 11, 2017 at 9:00 a.m. at Aragon Clubhouse, 8700 West 35<sup>th</sup> Court, Hialeah, Florida.** Following is the advance agenda for this meeting:

1. Roll Call
2. Approval of the Minutes of the July 31, 2017 Meeting
3. Discussion on Pool Contract
4. Update on Status of Projects from Project Coordinator
5. Staff Reports
  - A. Attorney - Discussion on 2017 Legislative Session Memorandum
  - B. Engineer
  - C. Clubhouse-Discussion of Request from Homeowner to rent the Main Room Every Friday
  - D. Manager-Discussion of Financial Disclosure Report from the Commission on Ethics-*everyone has filed*
6. Supervisors Requests and Audience Comments
7. Financial Reports
  - A. Approval of Check Register
  - B. Balance Sheet and Income Statement
8. Adjournment

Enclosed for your review are the minutes from the July 31, 2017 meeting.

The third order of business is discussion on pool contract. Enclosed for your review is a proposal from 5 Star Pools, Inc.

The fifth order of business is staff reports. Enclosed under the attorney's report is a copy of the 2017 legislative session memorandum. Enclosed under the manager's report is the financial disclosure report from the Commission on Ethics indicating that all of the Supervisors have filed their annual forms.

The financials are also enclosed for your review. The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any other support documentation will be provided under separate cover as soon as it becomes available or presented at the meeting. I look forward to seeing you at the meeting, and in the meantime if you have any questions, please contact me.

Sincerely,



Luis Hernandez  
Manager

cc: Dennis Lyles  
Steve Sanford

George Graupera  
Tatiana Bravo

Jon Kessler

Vanessa Perez

**MINUTES OF MEETING  
BELLAGIO  
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Bellagio Community Development District was held on July 31, 2017 at 9:00 a.m. at the Aragon Clubhouse, 8700 West 35<sup>th</sup> Court, Hialeah, Florida.

Present and constituting a quorum were:

Eduardo Lavin	Chairman
Jorge Hernandez	Vice Chairman
Elizabeth Alamo	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Lisa Derryberry	GMS
Juliana Duque	Project Coordinator
Ginger Wald	District Counsel
Paula Villabonna	D-Essentials, Inc.

**Segment I:**

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Luis Hernandez called the meeting to order, called roll, and indicated the workshop would be held prior to discussing the rest of the agenda.

**Segment II: Workshop Section:**

~Update on Status of Projects from Project Coordinator

~Discussion and Update on Ongoing Projects

At this time, the workshop section was held to discuss these items.

**Segment III:**

**SEVENTH ORDER OF BUSINESS**

**Authorization of Approvals  
Requiring Board Action for Items  
Discussed During the Workshop**

There not being any actions requiring approvals, the next item followed.



**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the  
May 15, 2017 Meeting**

Mr. Luis Hernandez: So coming back to the regular meeting, since we don't have any items that need action from the workshop, the first item we have is Approval of the Minutes of the May 15, 2017 Meeting. This would be the time to make any changes, corrections, additions, or deletions. If there are none, then a motion to approve them would be in order.

On MOTION by Mr. Jorge Hernandez seconded by Mr. Lavin with all in favor the Minutes of the May 15, 2017 Meeting were approved.

Mr. Luis Hernandez: Before we move forward, I just need to pass out to the Supervisors a copy of the resignation the District has just received. It is a resignation from Mr. Eduardo Lavin to take effect as of November 1, 2017. Eduardo, I wish you the best in your endeavors and I hope that all of these steps helped you achieve for the benefit of the community. So at this point it would be appropriate for the Board to accept the resignation from Mr. Lavin, effective November 1, 2017.

On MOTION by Mr. Jorge Hernandez seconded by Ms. Alamo with all in favor Mr. Lavin's resignation was accepted; effective November 1, 2017.

Mr. Hernandez: I just need to indicate that you continue to be a Supervisor from here until then so nothing has changed as of yet.

**THIRD ORDER OF BUSINESS**

**Consideration of Engagement  
Letter with Grau & Associates to  
perform the Audit for Fiscal Year  
Ending September 30, 2017**

Mr. Luis Hernandez: Moving forward, the next item we have is Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2017. You will find a copy of the agreement behind Section III. This is the audit firm the Board has previously approved. I have reviewed this and the amount

that is stated on page 4 correlates with what was previously approved so based on those indications, a recommendation from staff would be a motion to approve the engagement letter with Grau & Associates for fiscal year ending September 30, 2017.

On MOTION by Mr. Jorge Hernandez seconded by Ms. Alamo with all in favor the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2017 was approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Second Amendment to Management Agreement between Bellagio CDD and Miami Management, Inc.**

Mr. Luis Hernandez: Moving forward, next we have Consideration of Second Amendment to Management Agreement between Bellagio CDD and Miami Management, Inc. What I have done on my side, I tried to quantify what that means, and the reason I am bringing this to you prior to adopting the budget is because this may affect the budget and provide some modifications. What they are asking for is an increase of \$435.11 per month and they are asking for the club attendants an increase from \$325.83 per month. Both combined come to be \$9,131.76.

Mr. Lavin: About that. I have been going back and forth. I personally don't want to put the assessments up for the CDD. If we could somehow do it without doing that through the HOA or something, I would, but what I am trying to say is I don't want to move forward with this increase through the CDD because this is going to put us up higher.

Mr. Jorge Hernandez: The goal is to not increase the taxes.

Mr. Lavin: Remember the struggle we had last year.

Mr. Luis Hernandez: When I received this, I asked you to call me. The recommendation I would make is I personally don't mind the increases that are being passed on to the employees. Now the part I am seeing here is you have an increase for management for \$5,525. I have negotiated with other management companies and they have agreed to only increase on the CDD side, the increase in salary for those

employees. So if you were to see a dollar increase in Martha's salary, it is roughly \$2,000. So where is the other \$3,200 going to? That is the part that if anyone were to ask we can find out.

Mr. Jorge Hernandez: That is what we spoke about. I don't agree with the way the contract is written because we already pay per home fee. I don't think the CDD should be paying those fees, too.

Mr. Luis Hernandez: Right. It is a duplication.

Ms. Wald: If you want to renegotiate the contract with them overall?

Mr. Jorge Hernandez: I don't want to fire them.

Mr. Lavin: We have employees that are paid through the HOA and we have employees that we pay through our taxes, including the purchase of the club and maintenance. What this is, it is Martha's proposal to increase the salary of the employees. My opinion is if we start with the salary increases we will either need to use reserves or increase our assessments.

Mr. Jorge Hernandez: We need our reserves for projects, not to give raises.

Mr. Lavin: Yes. And last year in November, we determined it would take a few years before we could get to that point. We have money, but there is going to be a gap and we are going to have cash flow issues so we need that money for then. It is not all the time, just during that timeframe and until we build reserves to fund that time, it is an issue. Eventually it won't be an issue.

Mr. Jorge Hernandez: Not only that, we are paying on the HOA what I call a profit even though they explain it as not a profit. We are already paying a profit and at the same time we are paying another profit for the same services from the CDD, which shouldn't be that way.

Mr. Luis Hernandez: So I think that what needs to be done at this point is not to accept this request.

Mr. Jorge Hernandez: I will motion not to accept it then.

Mr. Luis Hernandez: You don't need a motion for that.

Ms. Wald: They have asked for it, but you don't have to approve it.

Mr. Luis Hernandez: The only part I will be able to explain to you later on when we get to the budget is how I have been trying to build up that flexibility so you will have the option to negotiate whatever you are trying to negotiate.

Mr. Lavin: Let me ask you this, in other CDDs you work with, how is the agreement built? Does it have the dollar amount?

Mr. Jorge Hernandez: The problem is in other communities they don't pay for half of management.

Mr. Luis Hernandez: So no action is required then at this point. I believe we have an understanding, but just let me know and I will be here to assist you with whatever we need to do with that process.

**FIFTH ORDER OF BUSINESS**

**Consideration of Estimates  
#3179T, #3180, #3181, and #3183  
from Southeast Landscaping II,  
Inc. for Landscaping Projects  
within the District**

Mr. Luis Hernandez: Moving on to the next item that we have is consideration of some estimates. Martha apologizes for not being able to be here today, but she provided us with four quotes and they are all interconnected and related. The first one, #3179T, is a maintenance item that is required and part of the annual services, but as you know, the contract we have is just bare bones and this is extra work. So the recommendation is to approve this one. It is only \$1,140 to do all of the tree trimming around the community. The next one, #3180, all of those items are necessary and if all of them were to be approved, then #3181 will not be necessary because #3180 and #3181 are contemplating if the District chose not to approve #3180, then #3181 is the minimum suggested to have done. So in other words, we have a cost of \$4,255 to do everything related to the club, or you can break it down in pieces saying the minimum requirement would be in the amount of \$1,776.

Mr. Jorge Hernandez: So if we approve #3179 and #3180 we would be good? Do we have the funds available to do these two things without taking us into negative?

Mr. Luis Hernandez: Yes. There is a line item specifically for plant replacement for \$9,000 and you will be underneath that amount.

On MOTION by Mr. Jorge Hernandez seconded by Mr. Lavin with all in favor Estimate #3179T and Estimate #3180 were approved.

Mr. Lavin: Does that include the dead trees?

Mr. Jorge Hernandez: There are three. All the trees that were near the repairs.

Mr. Lavin: Are the sprinklers working?

Mr. Jorge Hernandez: Yes. The sprinklers are working. The thing is when they went down to cut for the root barriers, they cut the roots so the trees didn't survive.

Mr. Luis Hernandez: One more item we need to present, it has been noticed and to my surprise despite all of the requirements of the City of Hialeah, this facility doesn't have smoke detectors.

Mr. Lavin: I don't understand why Lennar didn't invest the \$4,000 or \$5,000 in smoke detectors.

Mr. Jorge Hernandez: We have smoke detectors, they are HVAC smoke detectors. Actual smoke detection happens inside the air conditioning panel. If there is a fire in here, the smoke is going to go and travel. What that is for is so when it gets in there it doesn't end up in the other side of the building. It shuts off that section so it doesn't transfer. That is the cheaper way of doing a so-called simple residential building as opposed to a full-fledged commercial building.

Mr. Lavin: So all these areas are going to burn?

Mr. Jorge Hernandez: This isn't going to save us if there is a fire, so then what you will need to do is install fire sprinklers. You are opening up a can of worms that could end up feasibly costing thousands a year to something that has already been approved and is already here. That got approved by the city through Lennar so we don't have to worry about it.

Mr. Lavin: I get that.



Mr. Jorge Hernandez: So that was approved already, right?

Mr. Luis Hernandez: To bring everybody up-to-speed, what is being requested at this point is to install the fans outside, there needs to be some electrical work to separate the ones from the existing system. The proposal that is being presented is in the total amount of not-to-exceed \$3,200.

Mr. Jorge Hernandez: That is just for the electrical work.

Mr. Luis Hernandez: It does not include the fans?

Ms. Duque: No.

Mr. Jorge Hernandez: So it would be \$4,545.

Mr. Luis Hernandez: Okay. So including electrical work and the fans, the total estimated amount would not exceed \$4,545.

Mr. Jorge Hernandez: Do we have those funds available?

Mr. Luis Hernandez: Yes, it would be coming out of construction funds.

Ms. Wald: Do you want to go up to \$5,000?

Mr. Jorge Hernandez: Yes, let's do \$5,000 just in case.

On MOTION by Mr. Jorge Hernandez seconded by Mr. Lavin with all in favor the proposal for fans and electrical work was approved; not-to-exceed the amount of \$5,000.

**SIXTH ORDER OF BUSINESS**

**Public Hearing to Adopt the Fiscal Year 2018 Budget**

**A. Motion to Open the Public Hearing**

Mr. Luis Hernandez: Moving to the public hearing, the first action I will need from the Board would be a motion open the public hearing.

On MOTION by Mr. Jorge Hernandez seconded by Mr. Lavin with all in favor the public hearing was opened.

**B. Public Comment and Discussion**

Mr. Luis Hernandez: I just need to indicate that we don't have any audience, but before we move forward, I have included a copy of the proposed budget. Part of what I was indicating to you is we have left it so you have enough room for your negotiations

with the management company for the club. This combines the management company, clubhouse personnel, and the janitorial services, and at this point of your existing budget you have \$198,000 so you will be able to cover all those expenses if you so choose to move forward. The way that will work, you have it in your budget and if you spend it, fine. If you don't spend it, it carries forward for the next year. So at least you will have the funds if you choose to do so. We have a project that we are going to be undertaking for the pool, and we will need to maintain the operational reserves with the \$15,000 and still it is included within the budget with no increases. So with that being said, this is the same budget that was given previously. There are some rearrangements in the line items, but in the end, no one is going to be seeing any increase for what they paid the prior year and the District is able to provide the same services as it has been providing in the past.

Mr. Lavin: That money, are we going to have enough because the pool keeps breaking, and I see that is a major issue.

Mr. Luis Hernandez: Just to give a quick note, the vendor who built the pool already came to fix and patch it again. The part I am working on with them is a deal where they are going to be coming, empty it completely, and they are going to be putting in entirely new Diamond Brite. What will be the price of doing that? That is the part I have not been able to finalize. Part of what I need to know exactly is when you want to do it. The pool is going to be closed for two weeks.

Mr. Jorge Hernandez: When did he come?

Mr. Luis Hernandez: Last week.

Mr. Jorge Hernandez: It is getting to the point where it is cutting people because it is popping up.

Mr. Luis Hernandez: They can come fix it. They can send someone to fix it appropriately and patch that portion so we can get by through the summer. This is one of the main attractions in this community. I will call the vendor so that can be fixed and so we can get through the summer. I believe we should do it sometime in October or maybe November because it will be closed for two weeks so we can get it fixed once

and for all. The part that I think will be crucial is notifying homeowners that is going to be taking place so no one is complaining. It is something that is going to be planned for and the second part is what I am trying to do is for those periods of time where the vendor doesn't have as much to do, he will be able to give us the lowest possible price.

Mr. Jorge Hernandez: Here is another thing, too, I know it is going to be a lot of work on the pool deck, but it is not that far away. If Paula gets her permits, the work that she has to do in the pool section can possibly be done at the same time. Because she is going to have shut down the pumps at some point to be able to do what she needs to, so that means the pool is going to get closed then. So maybe we can coordinate it so we can combine all of that.

Ms. Alamo: Is the Diamond Brite going to have some kind of warranty on it?

Mr. Luis Hernandez: Right now he is doing it for warranty so he is not going to be charging us. The part he has agreed so far is that the materials will not be charged. We are only supposed to be charged for labor, but it depends how expensive it will be.

Mr. Jorge Hernandez: The other thing is if it wasn't done right, then the labor is also warrantied. So that is something that is still being worked out.

Mr. Luis Hernandez: So coming back to the issue we have on hand, this is the proposed budget. The debt portion is a fixed amount so there isn't anything for me to be explaining on that area, so unless anyone has any questions on the budget.

Mr. Jorge Hernandez: I have a question. When we get the money from the tax collector, isn't there something where we get extra money if they have extra money or something like that?

Ms. Wald: No. It is not extra money.

Mr. Jorge Hernandez: When they get a certain amount of money that is extra, don't they divide it amongst everybody that gets tax money?

Ms. Wald: No. This is a specific special assessment. It is a set amount of money. The only thing you will see as a homeowner is that discount. So if you pay early, like in November, you get a discount. If you wait until the January or March, you pay the full amount. So there isn't extra money. That is a different type of tax and not what this is.

Mr. Jorge Hernandez: Do we have in our budget this year going to the end of the year, in what shape are we? Do we have funds where all those past invoices that we have been holding off and stuff between the two from when we did the turnover, is there money we can start maybe transferring over between the HOA and the CDD?

Mr. Luis Hernandez: At this point, no. We don't have enough. The right time to be making that discussion would be January 2018.

Mr. Jorge Hernandez: Okay.

Mr. Luis Hernandez: Are there any other questions?

Mr. Jorge Hernandez: Regarding the Miami Management contract, I tried last year with you, and we got somewhere, but I personally felt it was too rushed because of the turnover and the buying of the CDD, I don't want to be the only one to negotiate that contract. Is it only supposed to be us, or can we have you there to guide us?

Ms. Wald: Well my suggestion would be that Luis and I or someone from my office, whether it is Mike or myself, can talk directly with Miami Management and negotiate something that we would bring to the Board as a collective body because you have to vote on it regardless.

Mr. Jorge Hernandez: We did it last year because we were buying the club.

Mr. Luis Hernandez: The part that needs to be said so the record reflects what you are saying is that the same company provides services for the HOA and the CDD. So at the time you were trying to undertake negotiations for the HOA, you were defining what was going to be the cost for the CDD. You as an individual will have powers as if the Board has given you those powers. The Board can appoint you to be the one to negotiate it. That is one way to do it. Others have chosen to give parameters they want to staff, then staff goes and negotiates with the entity and whatever they have to say, it needs to come back to the Board. The ability or flexibility it gives you to take that other route is that now you are going to be acting as a body and if they try to contact you individually, you have nothing to say aside from it needs to be presented to the Board. So you can have it so anything that is going to be through the CDD can be explained to us and then we can come back to you for you to give direction or not.

Mr. Jorge Hernandez: I think that is safer.

**C. Consideration of Resolution #2017-04 Annual Appropriation Resolution**

Mr. Luis Hernandez: Now the way we adopt the budget is through a resolution. What Resolution #2017-04 Annual Appropriation Resolution does is it takes the District's proposed budget and makes it the adopted budget. So with that being said, unless anyone has any other questions, a motion to approve Resolution #2017-04 would be in order at this time.

On MOTION by Mr. Jorge Hernandez seconded by Mr. Lavin with all in favor Resolution #2017-04 Annual Appropriation Resolution was approved.

**D. Consideration of Resolution #2017-05 Levy of Non Ad Valorem Assessments**

Mr. Luis Hernandez: The next item that we have is Resolution #2017-05 Levy of Non Ad Valorem Assessments. As I was indicating, the District has already set up all of the necessary steps so that the debt that will be levied is fixed for the entire 30 years of the bonds. It is the operations and maintenance that needs to be approved every year so by approving Resolution #2017-05 you are allowing the District to once again levy the operations and maintenance on Miami-Dade County's tax roll.

On MOTION by Mr. Jorge Hernandez seconded by Mr. Lavin with all in favor Resolution #2017-05 Levy of Non Ad Valorem Assessments was approved.

**E. Motion to Close the Public Hearing**

Mr. Luis Hernandez: Now a motion to close the public hearing would be in order.

On MOTION by Mr. Jorge Hernandez seconded by Mr. Lavin with all in favor the public hearing was closed.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Luis Hernandez: Moving forward, next we have Staff Reports. Ginger?

Ms. Wald: Nothing further to discuss.

Mr. Luis Hernandez: Awesome report.

**B. Engineer - Update on Conveyance of the Lift Station**

Mr. Luis Hernandez: The District Engineer is working on the conveyance of the lift station. I know Lennar has the lead on that one. It is my understanding that at this point, they are finalizing the conditions and any time soon, the entire piece of property is supposed to be conveyed. The lift station has already been conveyed and functioning since 2013. The other item they were having some concerns was with the drainage and I received an e-mail about that. First of all, George Graupera apologized that he is out-of-town, otherwise he would be here today. He sent me an e-mail saying the drainage system is completed and certified. There are no formal conveyance documents like water and sewer infrastructure, but all of the internal roads and the drainage system is currently owned and maintained by the Aragon HOA. That is how it was set up.

Ms. Alamo: Are we doing inspections and cleaning?

Mr. Jorge Hernandez: We are going through that right now because it is starting to flood.

Mr. Luis Hernandez: As far as the CDD is concerned, everything was said and done on November 2, 2015.

Mr. Jorge Hernandez: So the HOA owns it, not the CDD.

Mr. Luis Hernandez: The CDD paid for the improvements and the HOA is the ones who own it because these are private roads.

Mr. Jorge Hernandez: Maybe we can discuss that after this meeting how it works in other communities.

Ms. Duque: We can discuss that afterwards, yes.

**C. Clubhouse**

Mr. Luis Hernandez: In the absence of Martha, I am supposed to be presenting the clubhouse report. All of the services have been provided. She even gave me a list of all of the items that have been given. Fertilization was done, bulbs were ordered, and the latest item Martha and I have been working on is the maintenance company for the AC is asking for new filters to be installed. They only do it eight times and they need



extra filters. It comes to be that they will need 64 filters. They are charging \$4.50 per filter. I am checking on my side and I already have the dimensions and if it is better for the District to buy them directly, we can do that, then have them here onsite so they can replace them as they come here.

Mr. Jorge Hernandez: Just wait until we get the storage area. Otherwise where are we going to stick all of those filters now?

Mr. Luis Hernandez: Sure. All I am doing right now is checking because that seems kind of high, \$4.50 per filter. I think we can get a better deal just by going to Home Depot, but that is something we can easily resolve, and we don't need to have 64 on hand right now. I just need to make sure they have at least a couple months supply.

**D. Manager**

**1) Number of Registered Voters in the District - 594**

Mr. Luis Hernandez: As for Manager, we have three items. The first is the number of registered voters is 594. The reason and importance of that is that when the District has 250 registered voters and six years of establishment, the elections of the Supervisors is controlled by the Miami-Dade County Supervisor of Elections office. As of this point, the District has not met the six years.

Mr. Jorge Hernandez: But we already have the 250 registered voters.

Mr. Luis Hernandez: Yes, but it is both. It just means as soon as we meet the six year requirement, all of the elections will be controlled by the Miami-Dade County Supervisor of Elections office.

Mr. Lavin: When will that be?

Ms. Duque: Two more years.

Mr. Luis Hernandez: In reality, it is going to be 2020 because the CDD doesn't have general elections in odd years. They only take place during even years. So the next seats that are going to be up for that election will be in the year 2020, right now those are occupied by Elizabeth and Tery Baluja unless they resign before that.

Ms. Wald: Have we done the resolution to extend the terms?

Mr. Luis Hernandez: No, we haven't.

Ms. Wald: Then we will have to do that.

Mr. Luis Hernandez: Yes. We will have a landowners election this year, so we can do it at that time.

Ms. Wald: Under Chapter 190, you can extend your term if you are ending on an odd year, which you will be in 2019. So you can extend it to 2020 and be part of the general election then.

Mr. Jorge Hernandez: So all of us could extend the terms?

Mr. Luis Hernandez: There will be a landowners election this year and at that point the landowners will elect the seats occupied by Eduardo, Jorge, and Raisa.

Mr. Jorge Hernandez: So those three seats could be extended?

Mr. Luis Hernandez: No. The recommendation for those to have landowners, any property owner will have one vote per unit that they own so the homeowners will be coming and as long as they are property owners they will be able to vote. For the other two seats that end in 2019, what we recommend is to extend those until 2020.

Mr. Jorge Hernandez: So then they would be with the other ones.

Mr. Luis Hernandez: Correct. The importance that the community at this point has 594 registered voters, this information is typically useful when you go to the city because now you can tell them how many votes the community has.

## **2) Consideration of Proposed Fiscal Year 2018 Meeting Schedule**

Mr. Luis Hernandez: Next we have Consideration of Proposed Fiscal Year 2018 Meeting Schedule. We currently have the meetings on Monday at the beginning of each month, but we are suggesting to shrink it so we have six meetings a year. Part of the problem is that people have been calling and questioning why we have it listed if we are going to be cancelling it, but the truth and the fact is that we have been meeting every other month so why not make that become a reality. As we have done in the past, we will have six meetings and if for any reason we don't have any matters to discuss, we can cancel a meeting, and if we need to have a special meeting, we can always coordinate and advertise that. Now the part would be for you to tell us when you want to have these meetings. Last time there was discussion to change the time.

Mr. Jorge Hernandez: I prefer to keep them in the morning.

Mr. Lavin: I don't know if I will still be here past November, but I have to take off from work when we meet in the morning. I know a lot of people I have talked to have asked why we don't have them at night at the same time as our other meetings so people can come to the meetings.

Mr. Luis Hernandez: It is often that will be deferring what the actual issues are going to be. A lot of people will come and ask about items that are HOA related, not CDD related and they will be confusing that. The meetings right now, we have said we will have them for an about an hour, but if we move them to nighttime, you can't necessary do that.

Mr. Jorge Hernandez: We have had very long discussions before and I think mornings are better. That is my opinion. I just think that knowing this community, if we move the meetings to nighttime, if our HOA Board meetings last three and a half hours, and now you add this meeting to that, you are going to have a six hour meeting. People will come to a CDD meeting thinking they can talk about the HOA, and go to the HOA meeting thinking it is the CDD so you will get conflicting issues on both sides.

Mr. Luis Hernandez: Yes.

Mr. Lavin: Okay. Then let's leave it the way it is.

Mr. Luis Hernandez: Okay so we will adopt it to say it will be here at the clubhouse at 9:00 a.m. on the first Monday of the months as follows: November 6<sup>th</sup>, January 8<sup>th</sup> which are exceptions because of the holiday, March 5<sup>th</sup>, May 7<sup>th</sup>, July 2<sup>nd</sup>, and September 10<sup>th</sup>, which is also an exception. With that being said, unless anyone has any reasons to make any changes, a motion to approve the proposed fiscal year meeting schedule as I just read would be in order, which will also be authorizing District staff to advertise it.

<p>On MOTION by Mr. Jorge Hernandez seconded by Ms. Alamo with all in favor the proposed fiscal year 2018 meeting schedule was approved as-presented.</p>
---

**3) Discussion of Financial Disclosure Report from the Commission on Ethics**

Mr. Luis Hernandez: Moving forward, Discussion of Financial Disclosure Report from the Commission on Ethics. Jorge still needs to file.

Ms. Wald: Jorge, have you sent it in yet?

Mr. Jorge Hernandez: No.

Ms. Wald: Get it in now. They are going to start fining soon.

Mr. Luis Hernandez: The deadline is July 1<sup>st</sup> and they can fine you \$25 a day for each day it isn't received. I can give you another copy if you need it.

Mr. Jorge Hernandez: I thought it wasn't due until September.

Ms. Wald: It is not extended to September. July 1<sup>st</sup> is the deadline. You will not get fined until September, but you still need to file it as soon as possible.

Mr. Luis Hernandez: That is what they have chosen to do in the past.

Ms. Duque: But that doesn't mean that they can't start.

Ms. Wald: Right. Technically you could be fined right now.

Mr. Luis Hernandez: What the law says is the deadline is July 1<sup>st</sup> and the individual could be fined \$25 per day not-to-exceed \$1,500 a year. In the past they usually give a grace period from July to August, but the part we always encourage people to do it as early as possible because what if they decide this year to go back to the rule. So at this point, if you are past the deadline and they start fining, you would have to pay \$25 a day as an individual. This is not an obligation of the CDD.

Ms. Wald: Yes. This is your own individual obligation.

Mr. Luis Hernandez: That is typically the reason why we remind you. I have had other Supervisors who have not done so and they have had to pay the fine and it is not pleasant. So please do so as soon as you can.

Mr. Jorge Hernandez: I may need your help later to fill it out.

Mr. Luis Hernandez: That is fine, I will help you.

Ms. Wald: We can take care of that after the meeting. That is allowed.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There not being any, the next item followed.

**TENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Approval of Check Register**

**B. Balance Sheet and Income Statement**

Mr. Luis Hernandez: Moving forward to the next item on our agenda, the Financial Reports, tab A contains the check register and tab B contains the balance sheet and income statement. Unless anyone has any questions in regards to the financials, a motion to approve them would be in order at this time.

Mr. Jorge Hernandez: How come Eddie Santiesteban is still listed?

Mr. Luis Hernandez: On the financial disclosure report? Because it doesn't get updated until next January. That is why Elizabeth isn't on there, either.

On MOTION by Mr. Jorge Hernandez seconded by Mr. Lavin with all in favor the check register and the balance sheet and income statement were approved.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Luis Hernandez: Unless anyone has any other business to discuss, a motion to adjourn would be in order.

On MOTION by Mr. Jorge Hernandez seconded by Mr. Lavin with all in favor the meeting was adjourned.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman



## Star Pools, Inc.

- Commercial
- Residential
- Repairs

Licensed & Insured  
Pool Service

P.O. Box 350541  
Pembroke Pines, FL 33084  
Office: (954) 665-1818 Fax: (954) 589-2646  
[5starpoolsinc@gmail.com](mailto:5starpoolsinc@gmail.com)

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATE FOR:

PROPOSAL SUBMITTED TO: Bellagio CDD	PHONE: (305) 200-5505
ATTN: Barbara Martinez Miami Management, Inc.	EMAIL: <a href="mailto:Bmartinez@miamimanagement.com">Bmartinez@miamimanagement.com</a>
ADDRESS:	DATE: 08/23/17

### Service Proposal

5 Star Pools, Inc. (hereinafter the "Company") hereby agrees to provide service for the following:

One pool - four times a week

One spa - four times a week

The service will include:

- Test and maintain chemicals according to health code specifications which includes chlorine, pH, alkalinity, calcium hardness and stabilizer
- Complete cleaning which includes vacuuming floors of all debris, brushing walls and steps, netting of water surface, cleaning all tiles and cleaning of filters to maintain proper water flow and maximum filtration







STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD  
2601 BLAIR STONE ROAD  
TALLAHASSEE FL 32399-0783

(850) 487-1395

CINELLI, MARCELLO  
5 STAR POOLS INC  
8291 NW 38TH STREET  
COOPER CITY FL 33024

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto [www.myfloridalicense.com](http://www.myfloridalicense.com). There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



DETACH HERE

RICK SCOTT, GOVERNOR

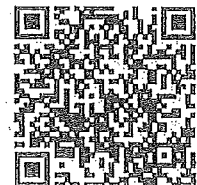
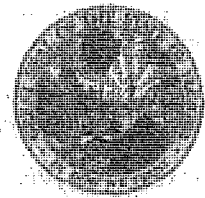
KEN LAWSON, SECRETARY

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
CONSTRUCTION INDUSTRY LICENSING BOARD

LICENSE NUMBER	CPC057313
----------------	-----------

The SERVICE POOL/SPA CONTRACTOR  
Named below IS CERTIFIED  
Under the provisions of Chapter 489 FS.  
Expiration date: AUG 31, 2018

CINELLI, MARCELLO  
5 STAR POOLS INC  
8291 NW 38TH STREET  
COOPER CITY FL 33024



ISSUED: 07/31/2016



DISPLAY AS REQUIRED BY LAW

SEQ # L1607310003733



## MEMORANDUM

TO: District Manager

FROM: Michael J. Pawelczyk, Esq.   
Vanessa T. Steinerts, Esq. 

DATE: August 8, 2017

RE: 2017 Legislative Session, Recently Approved Legislation

---

Attached please find copies of a couple laws recently adopted by the Florida Legislature and enacted into law, and which have some applicability to special districts. These new laws are summarized below:

1. Chapter 2017-21, Laws of Florida. This act relates to public records laws and the award of attorney fees to the requesting party be assessed against an agency if a civil action is filed against the agency to enforce the provisions of Chapter 119, Florida Statutes. However, before attorney fees may be imposed against the agency, the court must find that the agency unlawfully refused to permit a public record to be inspected or copied and that the agency's custodian of public records received written notice of the public record request at least five (5) business days before the civil action was filed. The exception to the five (5) day notice requirement is if the agency does not prominently post the contact information for the agency's custodian of public records (a) in the agency's primary administrative building in which public records are routinely created, sent, received, maintained, and requested and (b) on the agency's website. It is important for each district to post the contact information for the agency's custodian of public records at the office of the district manager, the clubhouse or recreation facility (if any), and on the district website.

An exception to the award of attorney fees occurs if the court determines that the complainant requested to inspect or copy a public record or participated in the civil action for an improper purpose, including making the public record request or bringing forward the civil action primarily to cause a violation of Chapter 119, Florida Statutes, or for a frivolous purpose. In those instances, the court may award attorney fees to the agency.

This legislation became effective on May 23, 2017.

2. Chapter 2017-113, Laws of Florida. This act relates to public works projects and prohibits state and political subdivisions, including a special taxing district or water management district, that contract for public works projects from imposing certain requirements on certain contractors, subcontractors, or material suppliers or carriers. The act defines a public works project as an activity of which fifty (50%) percent or more of the cost will be paid from state-appropriated funds that were appropriated at the time of the competitive solicitation and which consists of a specified construction activity by a political

subdivision. Except as required by State or Federal law, a political subdivision may not require, in a contract for a public works project, that a contractor pay employees a predetermined amount of wages or prescribe any wage; provide employees a specified type, amount, or rate of employee benefits; control, limit, or expand staffing; or recruit, train, or hire employees from a designated, restricted, or single source. In addition, this act prohibits restricting bidders who are qualified, licensed or certified as required by law from submitting bids on a public works project.

This new legislation became effective on July 1, 2017.

Should you have any questions regarding these newly enacted laws please do not hesitate to contact this office.

CHAPTER 2017-21

Committee Substitute for  
Committee Substitute for Senate Bill No. 80

An act relating to public records; amending s. 119.12, F.S.; revising the circumstances under which a court must assess and award the reasonable costs of enforcement against an agency in a civil action to enforce ch. 119, F.S.; specifying circumstances under which a complainant is not required to provide certain written notice of a public records request; requiring a court to determine whether a complainant requested to inspect or copy a public record or participated in a civil action for an improper purpose; prohibiting the assessment and award of the reasonable costs of enforcement to a complainant who acted with an improper purpose; requiring the court to assess and award reasonable costs against the complainant if he or she is found to have acted with an improper purpose; defining the term "improper purpose"; providing for construction and applicability; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 119.12, Florida Statutes, is amended to read:

119.12 Attorney ~~Attorney's~~ fees.—

(1) ~~If a civil action is filed against an agency to enforce the provisions of this chapter and if the court determines that such agency unlawfully refused to permit a public record to be inspected or copied, the court shall assess and award, against the agency responsible, the reasonable costs of enforcement, including reasonable attorney attorneys' fees, against the responsible agency if the court determines that:~~

(a) The agency unlawfully refused to permit a public record to be inspected or copied; and

(b) The complainant provided written notice identifying the public record request to the agency's custodian of public records at least 5 business days before filing the civil action, except as provided under subsection (2). The notice period begins on the day the written notice of the request is received by the custodian of public records, excluding Saturday, Sunday, and legal holidays, and runs until 5 business days have elapsed.

(2) The complainant is not required to provide written notice of the public record request to the agency's custodian of public records as provided in paragraph (1)(b) if the agency does not prominently post the contact information for the agency's custodian of public records in the agency's primary administrative building in which public records are routinely created, sent, received, maintained, and requested and on the agency's website, if the agency has a website.



(3) The court shall determine whether the complainant requested to inspect or copy a public record or participated in the civil action for an improper purpose. If the court determines there was an improper purpose, the court may not assess and award the reasonable costs of enforcement, including reasonable attorney fees, to the complainant, and shall assess and award against the complainant and to the agency the reasonable costs, including reasonable attorney fees, incurred by the agency in responding to the civil action. For purposes of this subsection, the term "improper purpose" means a request to inspect or copy a public record or to participate in the civil action primarily to cause a violation of this chapter or for a frivolous purpose.

(4) This section does not create a private right of action authorizing the award of monetary damages for a person who brings an action to enforce the provisions of this chapter. Payments by the responsible agency may include only the reasonable costs of enforcement, including reasonable attorney fees, directly attributable to a civil action brought to enforce the provisions of this chapter.

Section 2. This act applies only to public records requests made on or after the effective date of this act.

Section 3. This act shall take effect upon becoming a law.

Approved by the Governor May 23, 2017.

Filed in Office Secretary of State May 23, 2017.

CHAPTER 2017-113

Committee Substitute for  
Committee Substitute for House Bill No. 599

An act relating to public works projects; creating s. 255.0992, F.S.; providing definitions; prohibiting the state and political subdivisions that contract for public works projects from imposing restrictive conditions on certain contractors, subcontractors, or material suppliers or carriers; prohibiting the state and political subdivisions from restricting qualified bidders from submitting bids; providing applicability; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 255.0992, Florida Statutes, is created to read:

255.0992 Public works projects; prohibited governmental actions.—

(1) As used in this section, the term:

(a) "Political subdivision" means a separate agency or unit of local government created or established by law or ordinance and the officers thereof. The term includes, but is not limited to, a county; a city, town, or other municipality; or a department, commission, authority, school district, taxing district, water management district, board, public corporation, institution of higher education, or other public agency or body thereof authorized to expend public funds for construction, maintenance, repair, or improvement of public works.

(b) "Public works project" means an activity of which 50 percent or more of the cost will be paid from state-appropriated funds that were appropriated at the time of the competitive solicitation and which consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof that is owned in whole or in part by any political subdivision.

(2)(a) Except as required by federal or state law, the state or any political subdivision that contracts for a public works project may not require that a contractor, subcontractor, or material supplier or carrier engaged in such project:

1. Pay employees a predetermined amount of wages or prescribe any wage rate;
2. Provide employees a specified type, amount, or rate of employee benefits;
3. Control, limit, or expand staffing; or

4. Recruit, train, or hire employees from a designated, restricted, or single source.

(b) The state or any political subdivision that contracts for a public works project may not prohibit any contractor, subcontractor, or material supplier or carrier able to perform such work who is qualified, licensed, or certified as required by state law to perform such work from submitting a bid on the public works project. This paragraph does not apply to vendors listed under ss. 287.133 and 287.134.

(3) This section does not apply to contracts executed under chapter 337.

Section 2. This act shall take effect July 1, 2017.

Approved by the Governor June 14, 2017.

Filed in Office Secretary of State June 14, 2017.



# Search for Financial Disclosure Filers

was filed

## Search Results

In the table below, organization names are linked to coordinator contact information. Supervisor of Election and Commission on Ethics links display the relevant contact information.

If you filed a form and no date appears in the "Filing Requirement Fulfilled" column, then the Supervisor of Elections or Commission on Ethics has not yet recorded receipt of your form. Generally, forms are recorded within a few days of receipt. If you are concerned about the status of your form, please use the contact information under "Statutory Filing Requirement."

Section 112.31445, Florida Statutes, requires that all CE Form 6 Full and Public Disclosure of Financial Interests, other than those of Judges and Judges of compensation claims, be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. For persons other than those who have filed as candidates with the Department of State, this process may take up to 5 business days. Processing times for Form 6 disclosures filed with the Department of State at qualifying may exceed 5 business days. Those forms may be available for viewing on the Department of State website before they are available here.

Once we have logged in a Form 6, the status will contain the date received and the message "Form Available Soon!" When the Form 6 becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form."

Your Search for "Bellagio Community Development District - Board of Supervisors" returned the following results:

Coordinator: **Rich Hans**

Narrow results to a particular subgroup:

- All Suborganizations
- Board of Supervisors
- Employees

Governmental Management Services  
5385 N. Nob Hill Rd  
Sunrise, FL, 33351  
(954) 721-8681  
[rhans@gmssf.com](mailto:rhans@gmssf.com)

Filer ID	Form Year	Full Name	Organizations	Statutory Filing Requirement	Filing Requirement Fulfilled	Filing History
222343	2016	Baluja, Teresa A.	<ul style="list-style-type: none"> <li>Baywinds Community Development District-Board of Supervisors</li> <li>Bellagio Community Development District-Board of Supervisors</li> <li>Bonterra Community Development District-Board of Supervisors</li> <li>Centre Lake Community Development District-Board of Supervisors</li> <li>Century Gardens at Tamiami Community Development District-Board of Supervisors</li> <li>Coco Palms Community Development District-Board of Supervisors</li> <li>Copper Creek Community Development District-Board of Supervisors</li> <li>Crestview West Community Development District-Board of Supervisors</li> <li>Grand Bay at Doral Community Development District-Board of Supervisors</li> <li>Interlaken Community Development District-Board of Supervisors</li> <li>Landmark at Doral Community Development District-Board of Supervisors</li> <li>Palm Glades Community Development District-Board of Supervisors</li> <li>Venetian Parc Community Development District-Board of Supervisors</li> </ul>	Form 1 with <a href="#">Miami-Dade County SOE</a>	☑ 05/09/2017	<a href="#">View Filing History</a>
265313	2016	Hernandez, Jorge	<ul style="list-style-type: none"> <li>Bellagio Community Development District-Board of Supervisors</li> </ul>	Form 1 with <a href="#">Miami-Dade County SOE</a>	☑ 08/02/2017	<a href="#">View Filing History</a>
259767	2016	Krause, Raisa	<ul style="list-style-type: none"> <li>Baywinds Community Development District-Board of Supervisors</li> <li>Bellagio Community Development District-Board of Supervisors</li> <li>Crestview West Community Development District-Board of Supervisors</li> <li>Grand Bay at Doral Community Development District-Board of Supervisors</li> </ul>	Form 1 with <a href="#">Miami-Dade County SOE</a>	☑ 05/09/2017	<a href="#">View Filing History</a>
265314	2016	Lavin, Eduardo	<ul style="list-style-type: none"> <li>Bellagio Community Development District-Board of Supervisors</li> </ul>	Form 1 with <a href="#">Miami-Dade County SOE</a>	☑ 07/03/2017	<a href="#">View Filing History</a>
265315	2016	Santiesteban, Eduardo	<ul style="list-style-type: none"> <li>Bellagio Community Development District-Board of Supervisors</li> </ul>	Form 1 with <a href="#">Miami-Dade County SOE</a>	☑ 05/01/2017	<a href="#">View Filing History</a>

[Search Again](#)

## General Information about Filing Financial Disclosure

- [Brochure: A Guide to the Sunshine Amendment and Code of Ethics \(PDF\)](#)
- [Financial Disclosure Laws](#)
- [The Commission on Ethics Rules on Financial Disclosure](#)
- [Forms and Detailed Instructions](#)

For assistance with financial disclosure, you may wish to contact the Commission's Financial Disclosure Coordinator, Kimberly Holmes, at [disclosure@leg.state.fl.us](mailto:disclosure@leg.state.fl.us) or (850) 488-7864. Address correspondence to P.O. Drawer 15709 Tallahassee, FL 32317-5709.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

# Bellagio Community Development District

## Summary of Invoices

September 11, 2017

<b>Fund</b>	<b>Date</b>		<b>Amount</b>
<i>General</i>	8/16/17	390-400	\$ 22,567.53
<i>General</i>	8/24/17	401-408	\$ 10,617.58
<i>General</i>	8/31/17	409-411	\$ 1,921.00
<b>Total Invoices for Approval</b>			<b>\$ 35,106.11</b>





\*\*\* CHECK DATES 07/22/2017 - 08/31/2017 \*\*\*

BELLAGIO CDD - GENERAL FUND  
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/16/17	00031	7/24/17	26755	201707	330	57200	46000			*	1,750.00		
			GET SET OF SURVEYS										
		7/24/17	26756	201707	330	57200	46000			*	575.00		
			RMV PAVERS AROUND POOL										
ORTIZ CONSTRUCTION SERVICES												2,325.00	000399
8/16/17	00018	8/09/17	50498356	201708	330	57200	44000			*	103.02		
			AUG 2017 - COPIER LEASE										
RICOH USA, INC.												103.02	000400
8/24/17	00027	8/08/17	1A29749	201708	330	57200	52000			*	105.44		
			SUPPLIES-AUG 17										
		8/17/17	1A29783	201708	330	57200	52000			*	63.94		
			SUPPLIES-AUG 17										
ALL GREEN CHEMICAL, INC.												169.38	000401
8/24/17	00007	7/31/17	143480	201707	310	51300	31500			*	1,638.00		
			LEGAL SVCS-7/31/17										
BILLING, COCHRAN, LYLES, MAURO &												1,638.00	000402
8/24/17	00019	8/15/17	192476-0	201708	330	57200	43100			*	585.12		
			3700 W 4TH AVE-WATER SVC										
CITY OF HIALEAH												585.12	000403
8/24/17	00020	8/10/17	84956002	201708	330	57200	41500			*	523.53		
			SERVICE THRU-AUG 17										
COMCAST												523.53	000404
8/24/17	00021	8/16/17	99723-67	201708	330	57200	43000			*	1,251.66		
			8700 W 35TH CT CLUBHOUSE										
FPL												1,251.66	000405
8/24/17	00002	8/01/17	54	201708	310	51300	34000			*	2,500.00		
			MANAGEMENT FEES-AUG 17										
		8/01/17	54	201708	310	51300	35100			*	41.67		
			COMPUTER TIME-AUG 17										
		8/01/17	54	201708	310	51300	31300			*	166.67		
			DISSEM AGNT SVCS-AUG 17										
		8/01/17	54	201708	310	51300	49500			*	41.67		
			WEBSITE ADMIN-AUG 17										
		8/01/17	54	201708	310	51300	51000			*	17.50		
			OFFICE SUPPLIES-AUG 17										
		8/01/17	54	201708	310	51300	42000			*	8.28		
			POSTAGE-AUG 17										
		8/01/17	54	201708	310	51300	42500			*	124.10		
			COPIES-AUG 17										
GMS-SF, LLC												2,899.89	000406

BELL --BELLAGIO-- IARAUJO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/24/17	00034	8/09/17	8917	201708 330-57200-46500	INSTLLED LGHTS/RPLCE FANS MBI ELECTRIC	*	3,200.00	3,200.00	000407
8/24/17	00063	8/02/17	7070501	201708 330-57200-49000	8700 W 35TH CT CLUBHOUSE LESTER SALICETTI	*	350.00	350.00	000408
8/31/17	00058	8/08/17	537916	201708 330-57200-46000	FOURTH QUARTER MAINT AA ADVANCE AIR, INC.	*	257.00	257.00	000409
8/31/17	00025	8/01/17	1895	201708 330-57200-46100	AUG 2017 CLEANING/MAINT ELITE POOL & SPA SERVICES	*	1,200.00	1,200.00	000410
8/31/17	00053	7/01/17	31908	201707 330-57200-52000	KEY FOBS - 07/01/2017 TOTAL ENTRY CONTROL VIDEO & ACCESS	*	464.00	464.00	000411
							TOTAL FOR BANK A	35,106.11	
							TOTAL FOR REGISTER	35,106.11	

**Bellagio**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
July 31, 2017

	<u>General</u>	<u>Major Funds</u> Debt Service	<u>Capital Projects</u>	<u>Totals</u> Governmental Funds
<b>ASSETS:</b>				
Cash	\$104,384	---	---	\$104,384
Investments:				
<b>Series 2013</b>				
Reserve	---	\$333,600	---	\$333,600
Revenue	---	\$418,558	---	\$418,558
Construction	---	---	\$41	\$41
<b>Series 2016</b>				
Reserve	---	\$200,990	---	\$200,990
Revenue	---	\$277,004	---	\$277,004
Interest	---	\$2	---	\$2
Acq & Construction	---	---	\$72,442	\$72,442
COI	---	---	\$938	\$938
Acquisition	---	---	\$75	\$75
<b>TOTAL ASSETS</b>	<u>\$104,384</u>	<u>\$1,230,155</u>	<u>\$73,497</u>	<u>\$1,408,036</u>
<b>LIABILITIES:</b>				
Accounts Payable	\$8,551	---	---	\$8,551
Fica Payable	\$61	---	---	\$61
<b>FUND BALANCES:</b>				
Restricted for Debt Service	---	\$1,230,155	---	\$1,230,155
Restricted for Capital Projects	---	---	\$73,497	\$73,497
Unassigned	\$95,772	---	---	\$95,772
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<u>\$104,384</u>	<u>\$1,230,155</u>	<u>\$73,497</u>	<u>\$1,408,036</u>

**Bellagio**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**General Fund**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending July 31, 2017

	ADOPTED BUDGET	PRORATED THRU 07/31/17	ACTUAL THRU 07/31/17	VARIANCE
<b>Revenues</b>				
Maintenance Assessments	\$452,878	\$452,878	\$433,331	(\$19,547)
Facility Rental Fees	\$0	\$0	\$3,430	\$3,430
Replacement Keys	\$0	\$0	\$1,365	\$1,365
Misc. Income	\$0	\$0	\$1,782	\$1,782
<b>TOTAL REVENUES</b>	<b>\$452,878</b>	<b>\$452,878</b>	<b>\$439,907</b>	<b>(\$12,971)</b>
<b>Expenditures</b>				
<i>Administrative</i>				
Supervisor Fees	\$8,000	\$6,667	\$3,000	\$3,667
FICA Expense	\$612	\$510	\$230	\$281
Engineering	\$5,000	\$4,167	\$660	\$3,507
Arbitrage	\$650	\$650	\$650	\$0
Dissemination	\$2,000	\$1,667	\$1,667	(\$0)
Attorney	\$13,800	\$11,500	\$17,141	(\$5,641)
Assessment Roll	\$2,000	\$2,000	\$2,000	\$0
Auditing	\$5,400	\$5,400	\$5,400	\$0
Trustee Fees	\$7,000	\$7,000	\$7,000	\$0
Management Fees	\$30,000	\$25,000	\$25,000	\$0
Computer Time	\$500	\$417	\$417	(\$0)
Telephone	\$105	\$88	\$16	\$72
Postage	\$750	\$625	\$193	\$432
Printing & Binding	\$1,500	\$1,250	\$734	\$516
Insurance	\$6,188	\$6,188	\$6,188	\$0
Legal Advertising	\$2,000	\$1,667	\$86	\$1,581
Other Current Charges	\$500	\$500	\$364	\$136
Website Compliance	\$500	\$417	\$417	(\$0)
Office Supplies	\$150	\$125	\$77	\$48
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Discounts and Collections	\$22,644	\$18,870	\$19,022	(\$152)
<b>TOTAL ADMINISTRATIVE</b>	<b>\$109,474</b>	<b>\$94,881</b>	<b>\$90,435</b>	<b>\$4,446</b>
<i>Clubhouse</i>				
Water	\$7,200	\$6,000	\$2,977	\$3,023
Landscape Maintenance	\$14,400	\$12,000	\$10,125	\$1,875
Management Fees - Front Desk & Director	\$175,000	\$145,833	\$99,747	\$46,086
Pool Attendants	\$0	\$0	\$34,915	(\$34,915)
Security	\$0	\$0	\$1,260	(\$1,260)
Access Control	\$2,000	\$1,667	\$2,105	(\$438)
Telephone	\$2,400	\$2,000	\$0	\$2,000
Cable/Internet Services	\$3,120	\$2,600	\$5,259	(\$2,659)
Electric	\$21,600	\$18,000	\$12,924	\$5,076
Office Supplies/Clubhouse Supplies	\$2,400	\$2,000	\$5,197	(\$3,197)
Insurance	\$20,000	\$20,000	\$13,615	\$6,385

**Bellagio**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**General Fund**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending July 31, 2017

	ADOPTED BUDGET	PRORATED THRU 07/31/17	ACTUAL THRU 07/31/17	VARIANCE
Repairs & Maintenance	\$2,400	\$2,000	\$9,672	(\$7,672)
Pool & Spa Maintenance	\$14,400	\$12,000	\$17,264	(\$5,264)
Pool & Spa Permit	\$600	\$500	\$375	\$125
Pool & Spa Repairs	\$2,400	\$2,000	\$0	\$2,000
Janitorial Services	\$24,000	\$20,000	\$24,161	(\$4,161)
Janitorial Supplies	\$3,600	\$3,000	\$0	\$3,000
Fitness Equipment Maintenance	\$1,500	\$1,250	\$700	\$550
Fitness Equipment Repair	\$2,000	\$1,667	\$0	\$1,667
Contingencies	\$9,225	\$7,688	\$7,628	\$59
Refuse Service	\$2,400	\$2,000	\$2,113	(\$113)
Special Events	\$3,000	\$2,500	\$2,621	(\$121)
Alarm Monitoring	\$1,500	\$1,250	\$0	\$1,250
Air Conditioning Maint Contract	\$3,500	\$2,917	\$0	\$2,917
Landscape Replacement	\$9,000	\$7,500	\$0	\$7,500
Pest Control	\$1,200	\$1,000	\$0	\$1,000
Replacements	\$4,559	\$3,799	\$1,346	\$2,453
Operating Reserve	\$10,000	\$8,333	\$0	\$8,333
	<b><u>\$343,404</u></b>	<b><u>\$289,503</u></b>	<b><u>\$254,004</u></b>	<b><u>\$35,499</u></b>
	<b><u>\$452,878</u></b>	<b><u>\$384,384</u></b>	<b><u>\$344,439</u></b>	<b><u>\$39,945</u></b>
EXCESS REVENUES (EXPENDITURES)	<b>\$0</b>		<b>\$95,468</b>	
FUND BALANCE - Beginning	<b>\$0</b>		<b>\$304</b>	
FUND BALANCE - Ending	<b>\$0</b>		<b>\$95,772</b>	

**Bellagio**  
**COMMUNITY DEVELOPMENT DISTRICT**

**DEBT SERVICE FUND - SERIES 2013**

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2017

	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 07/31/17</u>	<u>ACTUAL THRU 07/31/17</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Special Assessments	\$638,923	\$638,923	\$669,578	\$30,655
Interest Income	\$0	\$0	\$2,923	\$2,923
<b><i>TOTAL REVENUES</i></b>	<u>\$638,923</u>	<u>\$638,923</u>	<u>\$672,501</u>	<u>\$33,578</u>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2013</u></b>				
Interest Expense - 11/1	\$271,500	\$271,500	\$271,500	\$0
Principal Expense - 11/1	\$120,000	\$120,000	\$120,000	\$0
Interest Expense - 05/1	\$267,900	\$267,900	\$267,900	\$0
<b><i>TOTAL EXPENDITURES</i></b>	<u>\$659,400</u>	<u>\$659,400</u>	<u>\$659,400</u>	<u>\$0</u>
Excess Revenues (Expenditures)	<u>(\$20,477)</u>		<u>\$13,101</u>	
FUND BALANCE - Beginning	\$441,568		\$739,057	
FUND BALANCE - Ending	<u>\$421,091</u>		<u>\$752,159</u>	

**Bellagio**  
**COMMUNITY DEVELOPMENT DISTRICT**

**DEBT SERVICE FUND - SERIES 2016**

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2017

	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 07/31/17</u>	<u>ACTUAL THRU 07/31/17</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Special Assessments	\$401,151	\$401,151	\$403,414	\$2,263
Interest Income	\$0	\$0	\$1,731	\$1,731
<b>TOTAL REVENUES</b>	<u>\$401,151</u>	<u>\$401,151</u>	<u>\$405,145</u>	<u>\$3,994</u>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2016</u></b>				
Interest Expense - 11/1	\$146,575	\$146,575	\$146,575	\$0
Principal Expense - 11/1	\$0	\$0	\$0	\$0
Interest Expense - 05/1	\$128,075	\$128,075	\$128,075	\$0
<b>TOTAL EXPENDITURES</b>	<u>\$274,650</u>	<u>\$274,650</u>	<u>\$274,650</u>	<u>\$0</u>
EXCESS REVENUES (EXPENDITURES)	<u>\$126,501</u>		<u>\$130,495</u>	
FUND BALANCE - Beginning	\$146,754		\$347,501	
FUND BALANCE - Ending	<u>\$273,255</u>		<u>\$477,996</u>	



# Bellagio

## COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND - SERIES 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending July 31, 2017

	ADOPTED BUDGET	PRORATED THRU 07/31/17	ACTUAL THRU 07/31/17	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$0	\$0
<b><i>TOTAL REVENUES</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b><i>TOTAL EXPENDITURES</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$41	
FUND BALANCE - Ending	\$0		\$41	

# Bellagio

## COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND - SERIES 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending July 31, 2017

	ADOPTED BUDGET	PRORATED THRU 07/31/17	ACTUAL THRU 07/31/17	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$391	\$391
<b>TOTAL REVENUES</b>	\$0	\$0	\$391	\$391
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$71,718	(\$71,718)
Cost of Issuance	\$0	\$0	\$645	(\$645)
<b>TOTAL EXPENDITURES</b>	\$0	\$0	\$72,363	(\$72,363)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$71,972)	
FUND BALANCE - Beginning	\$0		\$145,427	
FUND BALANCE - Ending	\$0		\$73,455	

# BELLAGIO

## COMMUNITY DEVELOPMENT DISTRICT

Bond Issue:	<b><u>Series 2013 Special Assessment Bonds</u></b>	
Original Issue Amount:	<b>\$8,730,000</b>	
Interest Rate:	6.00%	\$2,250,000.00
Maturity Date:	November 1, 2027	
Interest Rate:	6.50%	\$6,480,000.00
Maturity Date:	November 1, 2043	
Reserve Fund Requirement:	Lesser of: <b>(i) Max Annual Debt Service for Bonds Outstanding</b> (ii) 125% of Average Debt Service for Bonds Outstanding (iii) 10% of Original proceeds	
Bonds outstanding - 9/30/14	\$8,730,000	
Less: 11/1/2014	(\$105,000)	
11/1/2015	(\$115,000)	
11/1/2016	(\$120,000)	
Current Bonds Outstanding:	<b><u>\$8,390,000</u></b>	

Bond Issue:	<b><u>Series 2016 Special Assessment Bonds</u></b>	
Original Issue Amount:	<b>\$6,950,000</b>	
Interest Rate:	2.00%	\$1,575,000.00
Maturity Date:	November 1, 2026	
Interest Rate:	3.75%	\$980,000.00
Maturity Date:	November 1, 2031	
Interest Rate:	4.00%	\$1,180,000.00
Maturity Date:	November 1, 2026	
Interest Rate:	4.13%	\$3,215,000.00
Maturity Date:	November 1, 1946	
Reserve Fund Requirement:	50% of Max Annual Debt Service	
Bonds outstanding - 3/25/16	\$6,950,000	
Current Bonds Outstanding:	<b><u>\$6,950,000</u></b>	

# Bellagio

Community Development District  
Tax Collections  
Fiscal Year Ending September 30, 2017

On Roll Assessments:

Date Received	Gross Tax Received	Discounts/ Penalties	Commissions	Interest	Net Amount Received	\$ 411,927.11	\$ 665,823.24	\$ 401,151.47	\$ 1,478,901.81	Net Gross
						\$433,607.48	\$ 700,866.57	\$ 422,264.70	\$ 1,556,738.75	
						General Fund 27.85%	Debt Ser 2013 45.02%	Debt Ser 2016 27.12%	Total 100.00%	
12/1/2016	\$ 129,314.32	\$ 5,120.82	\$ 1,293.12	\$ -	\$ 122,900.38	\$ 34,232.16	\$ 55,331.55	\$ 33,336.67	\$ 122,900.38	
12/2/2016	\$ 68,129.38	\$ 2,712.47	\$ 681.28	\$ -	\$ 64,735.63	\$ 18,031.19	\$ 29,144.93	\$ 17,559.51	\$ 64,735.63	
12/14/2016	\$ 1,112,832.99	\$ 44,068.05	\$ 11,128.36	\$ -	\$ 1,057,636.58	\$ 294,589.66	\$ 476,163.47	\$ 286,883.46	\$ 1,057,636.58	
12/22/2016	\$ 18,594.17	\$ 683.82	\$ 185.95	\$ -	\$ 17,724.40	\$ 4,936.88	\$ 7,979.78	\$ 4,807.74	\$ 17,724.40	
12/23/2016	\$ 27,053.55	\$ 912.11	\$ 270.54	\$ -	\$ 25,870.90	\$ 7,205.97	\$ 11,647.46	\$ 7,017.47	\$ 25,870.90	
1/7/2017	\$ 40,673.85	\$ 1,207.98	\$ 406.74	\$ -	\$ 39,059.13	\$ 10,879.37	\$ 17,584.99	\$ 10,594.77	\$ 39,059.13	
1/27/2017	\$ -	\$ -	\$ -	\$ 116.57	\$ 116.57	\$ 32.47	\$ 52.48	\$ 31.62	\$ 116.57	
2/10/2017	\$ 30,435.15	\$ 656.53	\$ 304.33	\$ -	\$ 29,474.29	\$ 8,209.65	\$ 13,269.76	\$ 7,994.89	\$ 29,474.29	
3/16/2017	\$ 45,749.47	\$ 506.82	\$ 457.50	\$ -	\$ 44,785.15	\$ 12,474.27	\$ 20,162.93	\$ 12,147.95	\$ 44,785.15	
4/21/2017	\$ 30,678.65	\$ (786.14)	\$ 306.79	\$ -	\$ 31,158.00	\$ 8,678.62	\$ 14,027.79	\$ 8,451.59	\$ 31,158.00	
5/5/2017	\$ -	\$ -	\$ -	\$ 22.78	\$ 22.78	\$ 6.35	\$ 10.26	\$ 6.18	\$ 22.78	
5/26/2017	\$ 16,051.32	\$ (481.55)	\$ 165.33	\$ -	\$ 16,367.54	\$ 4,558.95	\$ 7,368.91	\$ 4,439.69	\$ 16,367.54	
6/16/2017	\$ 20,206.14	\$ (606.18)	\$ 208.12	\$ -	\$ 20,604.20	\$ 5,739.01	\$ 9,276.31	\$ 5,588.88	\$ 20,604.20	
6/30/2017	\$ 16,225.68	\$ (730.15)	\$ 169.56	\$ -	\$ 16,786.27	\$ 4,675.58	\$ 7,557.42	\$ 4,553.27	\$ 16,786.27	
7/19/2017	\$ -	\$ -	\$ -	\$ 58.77	\$ 58.77	\$ 58.77	\$ -	\$ -	\$ 58.77	
					\$ -	\$ -	\$ -	\$ -	\$ -	
					\$ -	\$ -	\$ -	\$ -	\$ -	
<b>TOTALS</b>	<b>\$ 1,555,944.67</b>	<b>\$ 53,264.58</b>	<b>\$ 15,577.62</b>	<b>\$ 198.12</b>	<b>\$ 1,487,300.59</b>	<b>\$ 414,308.87</b>	<b>\$ 669,578.03</b>	<b>\$ 403,413.69</b>	<b>\$ 1,487,300.59</b>	100.57%

	v# 10 To Debt Service	v# 60 To Debt Service	Check Number
12/6/2016	\$ 560,653.45	\$ 337,787.78	236/237
12/15/2016	\$ 7,979.79	\$ 4,807.73	245/246
2/14/2017	\$ 29,218.94	\$ 17,604.11	279/280
3/23/2017	\$ 33,432.69	\$ 20,142.84	303/304
4/7/2017	\$ 52.48	\$ 31.62	314/315
6/28/2017	\$ 30,683.26	\$ 18,486.34	366/367
7/21/2017	\$ 7,557.42	\$ 4,553.27	379/380
	\$ 669,578.03	\$ 403,413.69	
Bal to Transfer	\$ 0.00	\$ (0.00)	