

LAKES AT BELLA LAGO

**COMMUNITY DEVELOPMENT
DISTRICT**

August 26, 2025

**BOARD OF SUPERVISORS
PUBLIC HEARINGS AND
REGULAR MEETING
AGENDA**

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

Lakes at Bella Lago Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

August 19, 2025

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Lakes at Bella Lago Community Development District

Dear Board Members:

The Board of Supervisors of the Lakes at Bella Lago Community Development District will hold Public Hearings and a Regular Meeting on August 26, 2025 at 10:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date
 - A. Affidavit/Proof of Publication
 - B. Consideration of Resolution 2025-16, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Lakes at Bella Lago Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date
4. Consideration of Resolution 2025-17, Amending Resolution 2025-15 to Re-Set the Date, Time, and Location of the Public Hearing on Imposing a Special Assessment on Certain Property Within the District Generally Described as Lakes at Bella Lago Community Development District in Accordance With Chapters 170, 190 and 197, *Florida Statutes*, and Providing an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Proof/Affidavit of Publication

- B. Consideration of Resolution 2025-18, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
6. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
 - A. Affidavit of Publication
 - B. Mailed Notice to Property Owners
 - C. Consideration of Resolution 2025-19, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
7. Consideration of Fiscal Year 2026 Funding Agreements
 - A. Mattamy Jacksonville LLC
 - B. Meritage Homes of Florida, Inc.
8. Consideration of Special Districts Performance Measures and Standards Reporting FY2026
 - Authorization of Chair to Approve Findings Related to 2025 Special Districts Performance Measures and Standards Reporting
9. Consideration of Turner Pest Control Commercial Agreement/Set UP
10. Acceptance of Unaudited Financial Statements as of July 31, 2025
11. Approval of July 22, 2025 Regular Meeting Minutes
12. Staff Reports
 - A. District Counsel: *Kilinski / Van Wyk, LLC*
 - B. District Engineer (Interim): *England-Thims & Miller, Inc.*
 - C. Amenity and Field Operations: *Vesta*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 23, 2025 at 10:00 AM

○ QUORUM CHECK

SEAT 1	D.J. SMITH	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	JARRET O'LEARY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	MARTHA SCHIFFER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	MEGAN GERMINO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	ROSE BOCK	☐ IN PERSON	☐ PHONE	☐ NO

13. Board Members' Comments/Requests

14. Public Comments

15. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714 or Felix Rodriguez at (863) 510-8274.

Sincerely,



Ernesto Torres
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

3

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

3A

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared
Hugh Osteen, who on oath says that he is the publisher of
the "Clay Today" a newspaper published weekly at Fleming
Island in Clay County, Florida; that the attached copy of
advertisement
Being a Legal Notice

In the matter of Notice of Intent to use the Uniform
Method

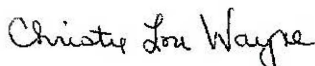
LEGAL: 158311

Was published in said newspaper in the issues:
7/31/2025, 8/7/2025, 8/14/2025 and 8/21/2025

Affiant Further says that said "Clay Today" is a newspaper
published at Fleming Island, in said Clay County, Florida, and
that the said newspaper Has heretofore been continuously
published in said Clay County, Florida, Weekly, and has been
entered as Periodical material matter at the post
Office in Orange Park, in said Clay County, Florida, for
period of one year next proceeding the first publication of
the attached copy of advertisement; and affiant further says
that he has neither paid nor promised any person, firm or
corporation any discount, rebate, commission or refund for
the purpose of securing this advertisement for publication in
the said newspaper.



Sworn to me and subscribed before me 08/21/2025



NOTARY PUBLIC, STATE OF FLORIDA

3513 US HWY 17 Fleming Island FL 32003
Telephone (904) 264-3200
FAX (904) 264-3285
E-Mail: legal@claytodayonline.com
Christie Wayne christic@osteenmediagroup.com

LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD

OF COLLECTION OF NON- AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Lakes at Bella Lago Community Development District ("District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on August 26, 2025, at 10:00 a.m. at the Holiday Inn & Suites, 620 Wells Road, Orange Park, Florida 32073. Such public hearing only affects the property recently added to the District made up of 20.03 acres +/- ("Expansion Parcel").

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments ("Uniform Method") to be levied by the District on properties to be located on the Expansion Parcel.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, which may consist of, among other things, stormwater management improvements, utilities, irrigation, landscape, roadways, and other lawful improvements or services within or without the boundaries of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing.

There may be occasions when Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 571-0010, 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 assistance in contacting the District Manager's Office.

A person who decides to appeal any decision made at the hearing with respect to any matter considered at the hearing 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 such appeal is to be based.

Ernesto Torres
District Manager
Legal 158311 Published 7/31/2025, 8/7/2025, 8/14/2025 and 8/21/2025 in Clay County's Clay Today newspaper

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2025-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lakes at Bella Lago Community Development District ("**District**") was established pursuant to the provisions of Chapter 190, *Florida Statutes*, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapters 170 and 197, *Florida Statutes*, for the acquisition, maintenance, construction, or reconstruction of assessable improvements authorized by Chapter 190, *Florida Statutes*; and

WHEREAS, the above-referenced assessments are non-ad valorem in nature and, therefore, may be levied and collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments ("**Uniform Method**"); and

WHEREAS, the District was established by the Board of County Commissioners for Clay County, Florida, by Ordinance 2023-7, adopted on January 24, 2023 ("**Establishing Ordinance**"); and

WHEREAS, the boundaries of the District were subsequently amended by Ordinance No. 2024-50, adopted on November 12, 2024 ("**Boundary Amendment Ordinance**"), adding approximately 20.03 acres of land to the District ("**Expansion Parcel**"); and

WHEREAS, the Board has previously adopted Resolution No. 2025-14, declaring the intent to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, over the Expansion Parcel as described therein; and

WHEREAS, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing on the District's intent to use the Uniform Method to be advertised weekly in a newspaper of general circulation within Clay County for four (4) consecutive weeks prior to such hearing; and

WHEREAS, the District has held a public hearing pursuant to Section 197.3632, *Florida Statutes*, where public and landowners were allowed to give testimony regarding the use of the Uniform Method; and

WHEREAS, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, for special assessments, including benefit and maintenance assessments, over all lands in the District, including specifically the Expansion Parcel as further described in **Exhibit A**.

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

SECTION 1. The Lakes at Bella Lago Community Development District ("District"), upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its need and intent to use the Uniform Method of collecting assessments imposed by the District over the lands described in **Exhibit A**, as provided in Chapters 170 and 190, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District's use of the Uniform Method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the Uniform Method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Clay County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 26th day of August, 2025.

ATTEST:

**LAKES AT BELLA LAGO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description of Expansion Parcel

Exhibit A
Legal Description of Expansion Parcel

A parcel of land situated in Section 26, Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the southwest corner of said Section 26; thence on the west line thereof. North 01 degree 59 minutes 29 seconds East. 5468.13 feet to the northwest corner of said Section 26; thence on the west line of Section 23, said Township 5 South, Range 25 East, North 01 degree 46 minutes 34 seconds East, 1648.49 feet to the south line of County Road No. 739-B; thence on said south line. South 89 degrees 25 minutes 37 seconds East. 1187.50 feet; thence continue on said south line, and along the arc of a curve concave northerly and having a radius of 1472.39 feet, an arc distance of 556.06 feet, said arc being subtended by a chord bearing and distance of North 79 degrees 45 minutes 14 seconds East. 552.77 feet; thence South 17 degrees 51 minutes 05 seconds East. 2109.02 feet; thence South 51 degrees 19 minutes 48 seconds East. 1777.15 feet; thence South 39 degrees 00 minutes 31 seconds West. 913.41 feet; thence South 04 degrees 30 minutes 42 seconds West. 719.64 feet; thence South 20 degrees 30 minutes 36 seconds West. 803.35 feet; thence South 14 degrees 47 minutes 57 seconds East. 603.80 feet to the point of beginning; thence South 58 degrees 02 minutes 45 seconds East. 761.92 feet; thence South 02 degrees 13 minutes 00 seconds West. 903.91 feet to the south line of said Section 26; thence on said south line, South 89 degrees 50 minutes 00 seconds West. 875.05 feet; thence North 11 degrees 22 minutes 59 seconds East. 1335.28 feet to the point of beginning; being 20.0 acres, more or less, in area.

Together with an easement for ingress, egress, utilities, and well access covering the following described portion of said Sections 23 and 26:

Commence at the southwest corner of said Section 26; thence on the west line thereof. North 01 degree 59 minutes 29 seconds East. 5468.13 feet to the northwest corner of said Section 26; thence on the west line of Section 23, said Township 5 South, Range 25 East. North 01 degree 46 minutes 34 seconds East. 1648.49 feet to the south line of County Road No. 739-B; thence on said south line, South 84 degrees 25 minutes 37 seconds East. 1187.50 feet; thence continue on said south line, and along the arc of a curve concave northerly and having a radius of 1472.39 feet, an arc distance of 556.06 feet to the point of beginning, said arc being subtended by a chord bearing and distance of North 79 degrees 45 minutes 14 seconds East. 552.77 feet; thence South 17 degrees 51 minutes 05 seconds East. 2109.02 feet; thence South 51 degrees 19 minutes 48 seconds East. 1777.15 feet; thence South 39 degrees 00 minutes 31 seconds West. 913.41 feet; thence South 04 degrees 30 minutes 42 seconds West. 719.64 feet; thence South 20 degrees 30 minutes 36 seconds West. 803.35 feet; thence South 14 degrees 47 minutes 57 seconds East. 603.80 feet; thence South 58 degrees 02 minutes 45 seconds East. 87.57 feet; thence North 14 degrees 47 minutes 57 seconds West. 437.68 feet; thence North 09 degrees 07 minutes 22 seconds West. 205.03 feet; thence North 18 degrees 05 minutes 58 seconds East. 486.86 feet; thence North 20 degrees 30 minutes 36 seconds East. 300.08 feet; thence North 04 degrees 30 minutes 42 seconds East. 709.44 feet; thence North 39 degrees 00 minutes 31 seconds East. 504.39 feet; thence North 45 degrees 00 minutes 36 seconds East. 300.58 feet; thence North 38 degrees 40 minutes 12 seconds East. 122.00 feet; thence North 51 degrees 19 minutes 48 seconds West. 1859.01 feet; thence North 17 degrees 51 minutes 05 seconds West. 2101.99 feet to the southerly line of said County Road No. 739-B; thence westerly along said southerly line and along the arc of a curve concave northerly and having a radius of 1472.39 feet, an arc distance of 30.07 feet to the point of beginning, said arc being subtended by a chord bearing and distance of South 68 degrees 20 minutes 58 seconds West.

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2025-15 TO RE-SET THE DATE, TIME, AND LOCATION OF THE PUBLIC HEARING ON IMPOSING A SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, *FLORIDA STATUTES*, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lakes at Bella Lago Community Development District ("**District**") was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure improvements; and

WHEREAS, on July 22, 2025, at a duly noticed public meeting, the District's Board of Supervisors ("**Board**") adopted Resolution No. 2025-15, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED EXPANSION IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE EXPANSION IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND PRELIMINARY ASSESSMENT ROLL; DECLARING SPECIAL ASSESSMENTS TO FUND THE DISTRICT'S PROPOSED BUDGET; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION AND NOTICES PURSUANT TO FLORIDA LAW; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, also on July 22, 2025, at a duly noticed public meeting, the District's Board adopted Resolution No. 2025-15, which, among other things, set a public hearing for the purpose of hearing comment and objections to the proposed special assessment program for District improvements on the Expansion Parcel as identified in the preliminary assessment roll, a copy of which is on file, for August 26, 2025 at 10:00 a.m. at the Holiday Inn and Suites 620 Wells Road Orange Park, Florida 32073; and

WHEREAS, mailed notices were not provided as required by Chapter 170, *Florida Statutes*, and the Board desires therefore to re-set the public hearing; and

WHEREAS, accordingly, the District now desires to amend Resolution No. 2025-15 to reschedule the date of the public hearing to the date and time set forth herein and provide mailed and published notice as required by Florida Law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE LAKES AT BELLA LAGO COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. PUBLIC HEARINGS DATE RE-SET. Resolution No. 2025-15 is hereby amended to reflect that the public hearing as declared therein is re-set to:

DATE: _____, 2025

TIME: 10:00 a.m., or as soon thereafter as the matter may be heard

LOCATION: Holiday Inn and Suites
620 Wells Road
Orange Park, Florida 32073

SECTION 2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Clay County (by two publications one week apart with the first publication at least twenty (20) days prior and the last publication shall be at least one (1) week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days' written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

SECTION 3. CONFLICTS. Except as otherwise provided herein, all of the provisions of Resolution 2025-15 continue in full force and effect.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED THIS 26TH DAY OF AUGUST 2025.

ATTEST:

**LAKES AT BELLA LAGO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

5

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

5A

Legal 158312 published 7/31 & 8/7/2025 in Clay County's Clay
Today Newsmagazine.

CLAY COUNTY LEGAL NOTICES

425 & 3354 PG 1918
Parcel ID No.: 190823-022256-000-00
Opening Bid Amount: \$64,895.89
Physical Address: 640 SHADY LN , KEYSTONE HEIGHTS
Classification: SINGLE FAMILY
Name In which assessed: MELISSA ANN LEONARD
Said property being in the County of Clay, State of Florida.
Unless said certificate shall be redeemed according to law, the property described in such certificate shall be sold to the highest bidder online on the 17th day of September, 2025 at 9:30 A.M at www.clay.realtaxdeed.com.
Dated this 3rd day of July, 2025
TARA S. GREEN
Clay County Clerk & Comptroller
Clay County, Florida
By: Tina Altman
Deputy Clerk
Legal 155714 Published 7/10/2025, 7/17/2025, 7/24/2025 and 7/31/2025 in Clay County's Clay Today newspaper

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN: JPL INVESTMENTS CORP AND OCEAN BANK, the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
Certificate No.: 202201405/2023
Legal Description: LOT 6 SUNRISE PARK 4TH ADD AS REC O R 3192 PG 1410
Parcel ID No.: 190823-022596-000-00
Opening Bid Amount: \$5,113.95
Physical Address: 7486 LAKEVIEW ST , KEYSTONE HEIGHTS
Classification: MOBILE HOME
Name in which assessed: DIVERSE INVESTMENTS LLC
Said property being in the County of Clay, State of Florida.
Unless said certificate shall be redeemed according to law, the property described in such certificate shall be sold to the highest bidder online on the 17th day of September, 2025 at 9:30 A.M at www.clay.realtaxdeed.com.
Dated this 3rd day of July, 2025
TARA S. GREEN
Clay County Clerk & Comptroller
Clay County, Florida
By: Tina Altman
Deputy Clerk
Legal 155711 Published 7/10/2025, 7/17/2025, 7/24/2025 and 7/31/2025 in Clay County's Clay Today newspaper

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN: FIG 20 LLC FBO SEC PTY, the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
Certificate No.: 202202512/2023
Legal Description: LOT 117 PLANTATION FARMS SOUTH AS REC O R 4619 PG 429
Parcel ID No.: 340724-006919-165-00
Opening Bid Amount: \$36,962.88
Physical Address: 5838 LISA LYNN , KEYSTONE HEIGHTS
Classification: MOBILE HOME
Name in which assessed: KATHLEEN M ALESSANDRIA
Said property being in the County of Clay, State of Florida.
Unless said certificate shall be redeemed according to law, the property described in such certificate shall be sold to the highest bidder online on the 3rd day of September, 2025 at 9:30 A.M at www.clay.realtaxdeed.com.
Dated this 30th day of June, 2025
TARA S. GREEN
Clay County Clerk & Comptroller
Clay County, Florida
By: Tina Altman
Deputy Clerk
Legal 155479 Published 7/10/2025, 7/17/2025, 7/24/2025 and 7/31/2025 in Clay County's Clay Today newspaper

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN: FIG 20 LLC FBO SEC PTY, the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
Certificate No.: 202202284/2023
Legal Description: PT OF E1/2 GOV LOT 1 S3178R23 AS REC O R 3814 PG 957
Parcel ID No.: 310823-004793-004-01
Opening Bid Amount: \$58,144.81
Physical Address: 8009 BREEZY POINT, MELROSE
Classification: MOBILE HOME
Name in which assessed: DAVID G JOINES. MICHELE L JOINES
Said property being in the County of Clay, State of Florida.
Unless said certificate shall be redeemed according to law, the property described in such certificate shall be sold to the highest bidder online on the 3rd day of September, 2025 at 9:30 A.M at www.clay.realtaxdeed.com.
Dated this 30th day of June, 2025
TARA S. GREEN
Clay County Clerk & Comptroller
Clay County, Florida

LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 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 Feed Mill Community Development District ("District") will hold the following public hearings and regular meeting:

DATE:	August 26, 2025
TIME:	10:00 AM
LOCATION:	Holiday Inn and Suites 620 Wells Road Orange Park, FL 32073

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, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapters 170, 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 FY 2026; 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. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed 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:

Lot Type*	Total # of Units / Acres	ERU Factor	Proposed Annual O&M Assessment**
SF 40'	23	0.8	\$851.06
SF 45'	0	0.9	\$171.73
SF 50'	133	1.0	\$1,063.83
SF 60'	156	1.323	\$1,407.45
Undeveloped Land	124.19	Per Acre	\$383.04

*Your lot type is provided on page 1 of this notice.
** Including collection costs and early payment discounts

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Clay County ("County") Tax Collect on the 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 public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2025. 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 District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W Boca Raton, Florida 33431, Ph: (561) 571-0010 ("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.

District Manager
Wrathell, Hunt and Associates, LLC

RESOLUTION 2025-15
A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES AT BEL-

LA LAGO COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED EXPANSION IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE EXPANSION IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; DECLARING SPECIAL ASSESSMENTS TO FUND THE DISTRICT'S PROPOSED BUDGET; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION AND NOTICES PURSUANT TO FLORIDA LAW; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Lakes at Bella Lago Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended, located entirely within Clay County, Florida; and

WHEREAS, the District was established by Ordinance No. 2023-7, adopted by the Board of County Commissioners of Clay County, Florida ("County"), on January 24, 2023, as amended by Ordinance No. 2024-50, adopted by the County on November 12, 2024 (together, "Ordinance"), amending the external boundaries of the District to include an additional 20.03 acres of land, more or less ("Expansion Parcel"); and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, and previously determined to finance, fund, plan, establish, acquire, install, equip, operate, extend, or construct certain improvements, including but not limited to: transportation facilities, utility facilities, recreational facilities, and other infrastructure projects, and services necessitated by the development of, and serving lands within and without the boundary of the District; and

WHEREAS, the District evidenced its intent to defray the cost of such improvements through the levy and collection of assessments against property within the District benefitted by such improvements ("Debt Assessments"), pursuant to Resolution Nos. 2023-25, 2023-30, and 2023-36 (together, "Assessment Resolutions") prior to the addition of the Expansion Parcel to the District boundary; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements described in the Supplement to the *Engineer's Report for the Lakes at Bella Lago Community Development District*, dated January 28, 2025 and attached hereto as Exhibit A, which amends and supplements the District's *Engineer's Report for the Lakes at Bella Lago Community Development District* dated February 6, 2023 and revised March 13, 2023, as supplemented from time to time (together, "Engineer's Report" and the improvements described therein as it relates to the Expansion Parcel, the "Expansion Improvements"); and

WHEREAS, the Engineer's Report details the scope and cost of public improvements necessary to serve the District, including the Expansion Improvements related to the Expansion Parcel; and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost of the Expansion Improvements by the levy of special assessments pursuant to Chapter 190, *Florida Statutes* ("Assessments") upon the Expansion Parcel; and

WHEREAS, the District is empowered by Chapters 170, 190, and 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Expansion Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the District lands including the Expansion Parcel, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Lakes at Bella Lago Community Development District Amended and Restated Master Special Assessment Methodology Report* dated January 28, 2025, attached hereto as Exhibit B, which amends the Master Special Assessment Methodology Report, dated March 9, 2023, as supplemented from time to time (together, "Assessment Report"), all of which are on file at the office of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office"); and

WHEREAS, the lands within the District including the Expansion Parcel benefit from the entire Capital Improvement Plan described in the Engineer's Report; and

WHEREAS, as set forth in the Assessment Report, the District hereby finds and determines as follows:

- (i) benefits from the Expansion Improvements will accrue to the property improved, including the Expansion Parcel;
- (ii) the amount of those benefits will exceed the amount of the Assessments, and
- (iii) the Assessments are fairly and reasonably allocated; and

WHEREAS, the District has also adopted its budget ("Adopted Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2025"), attached hereto as Exhibit C; and

WHEREAS, pursuant to resolutions adopted by the Board, as may amended and adopted each fiscal year, the District previously determined it is in the best interest of the District to fund the administrative, operations, and maintenance services (together, "Services") set forth in the Adopted Budget by levy of special assessments on lands within the District ("O&M Assessments"), pursuant to Chapters 170, 190, and 197, *Florida Statutes*; and

WHEREAS, the District hereby determines that the benefits would accrue to all properties within the District, including the Expansion Parcel, as outlined in the Adopted Budget, in an amount equal to or in excess of the O&M Assessments, and that such O&M Assessments would be fairly and reasonably allocated as set forth in the Adopted Budget; and

WHEREAS, the Board has considered the Adopted Budget, including the O&M Assessments, and desires to set the required public hearing to levy such O&M Assessments on the Expansion Parcel.

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

- AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.
- DECLARING DEBT ASSESSMENTS.** The Board hereby declares that it has determined to undertake all or a portion of the Expansion Improvements and to defray all or a portion of the cost thereof by the Debt Assessments and is as set forth in the Assessment Report attached as Exhibit B.
- DESIGNATING THE NATURE AND LOCATION OF EXPANSION IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Expansion Improvements are described in Exhibit A and as set forth in the Engineer's Report, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
- DECLARING THE TOTAL ESTIMATED COST OF THE EXPANSION IMPROVEMENTS, THE PORTION TO BE PAID BY DEBT ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE DEBT ASSESSMENTS ARE TO BE PAID.**

A. The total estimated construction cost of the Capital Improvement Plan is \$44,384,476.00, which includes \$4,921,200.00 of Expansion Improvements related to the Expansion Parcel ("Estimated Expansion Cost").

B. The Debt Assessments on the District lands including the Expansion Parcel will defray approximately \$61,050,000, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Expansion Cost, as well as other financing-related costs, capitalized interest, and a debt service reserve as set forth in Exhibit B.

C. The manner in which the Debt Assessments shall be apportioned and paid is set forth in the Assessment Report attached as Exhibit B, as may be modified by supplemental assessment resolutions. Commencing with the years in which the Debt Assessments are certified for collection, the Debt Assessments shall each be paid in not more than thirty (30) annual installments. The Debt Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Debt Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **DESIGNATING THE LANDS UPON WHICH THE DEBT ASSESSMENTS SHALL BE LEVIED.** The Assessments shall be levied, within the District, on all lots and lands in the Expansion Parcel adjoining and contiguous or bounding and abutting upon such Expansion Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Expansion Improvements and the estimated cost of the Expansion Improvements, all of which are open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the maximum assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. **DECLARING O&M ASSESSMENTS.** Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, the O&M Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Adopted Budget attached hereto as Exhibit C. The nature of, and plans and specifications for, the Services to be funded by the O&M Assessments are described in the Adopted Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the District Records Office. The O&M Assessments shall be levied within the District on all benefitted lots and lands, including the Expansion Parcel, and shall be apportioned, all as described in the Adopted Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District Records Office. The O&M Assessments shall be paid in one or more installments pursuant to a bill issued by the District pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, *Florida Statutes*.

9. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, among other provisions of Florida law, there are hereby declared two (2) public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS
DATE: August 26, 2025
TIME: 10:00 a.m.
LOCATION: Holiday Inn & Suites
620 Wells Road
Orange Park, Florida 32073

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District Expansion Improvements as identified in the Engineer's Report and the preliminary assessment roll, a copy of which is on file at the District Records Office, and to hear comment and objections on the proposed O&M Assessments to be levied upon the Expansion Parcel. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Clay County (by two (2) publications one (1) week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of the hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

10. **ASSESSMENT RESOLUTIONS REMAIN IN EFFECT.** This Resolution is intended to supplement the Assessment Resolutions relating to the District's levy of special assessments on certain lands within the boundaries of the District benefitting from the Capital Improvement Plan, including the Expansion Improvements. As such, all such prior resolutions, including but not limited to the Assessment Resolutions, remain in full force and effect.

11. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Clay County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

13. **SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

14. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 22 nd day of July, 2025.	
ATTEST:	LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT
<u>/s/ Ernesto Torres</u> Secretary/Assistant Secretary	<u>/s/ Martha Schiffer</u> Chair/Vice Chair, Board of Supervisors
Exhibit A:	Supplement to the Engineer's Report for the Lakes at Bella Lago CDD, dated January 28, 2025
Exhibit B:	Lakes at Bella Lago Community Development District Amended and Restated Master Special Assessment Methodology Report dated January 28, 2025
Exhibit C:	Adopted Budget for Fiscal Year 2026

Legal 158312 published 7/31 & 8/7/2025 in Clay County's Clay Today Newspaper.

CLAY COUNTY LEGAL NOTICES

to the highest bidder online on the **1st day of October, 2025 at 9:30 A.M at www. clay.realtaxdeed.com.**
Dated this 17th day of July, 2025
TARA S. GREEN
Clay County Clerk & Comptroller
Clay County, Florida
By: Tina Altman
Deputy Clerk
Legal 157138 Published 7/24/2025, 7/31/2025, 8/7/2025 and 8/14/2025 in Clay County's Clay Today newspaper

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN: RAJEN-DRA INC., the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
Certificate No.: 202201506/2023
Legal Description: LOT 3 BLK 13 HIGHRIIDGE ESTATES AS REC O R 2364 PG 811 & 2847 PG 1344FJ
Parcel ID No.: 200823-002572-000-00
Opening Bid Amount: \$2,485.78
Physical Address: 7213 PRINCETON ST , KEYSTONE HEIGHTS
Classification: VACANT RESIDENTIAL W/ SPEC. FEATURES OR YARD ITEMS
Name in which assessed: RONDA K PETERS
Said property being in the County of Clay, State of Florida.
Unless said certificate shall be redeemed according to law, the property described in such certificate shall be sold to the highest bidder online on the **1st day of October, 2025 at 9:30 A.M at www. clay.realtaxdeed.com.**
Dated this 17th day of July, 2025
TARA S. GREEN
Clay County Clerk & Comptroller
Clay County, Florida
By: Tina Altman
Deputy Clerk
Legal 157133 Published 7/24/2025, 7/31/2025, 8/7/2025 and 8/14/2025 in Clay County's Clay Today newspaper

NOTICE OF ACTION FOR SUPPLEMENT PETITION TO MODIFY

IN THE CIRCUIT COURT OF THE 4TH JUDICIAL CIRCUIT, IN AND FOR CLAY COUNTY, FLORIDA
CASE# 2013DR-1953
Division
Justice Barnes,
Petitioner
and
Jessica Rivas,
Respondent.
TO: Jessica Rivas
Respondent's last known address: 11990 Beach Blvd Apt 303, Jacksonville, FL 32246
YOU ARE NOTIFIED that an action for Supplement Petition to Modify has been filed against you and that you are required to serve a copy of your written defenses, If any, to it on Justice Barnes whose address is 12050 Cone St, New Port Richey, FL 34654, on or before August 28, 2025, and file the original with the clerk of this Court at 825 North Orange Ave, Green Cove Springs, FL 32043, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
Dated: July 14, 2025.
CLERK OF THE CIRCUIT COURT
By: Chelsey Mason
Deputy Clerk
Legal 156891 Published 7/24/2025, 7/31/2025, 8/7/2025 and 8/14/2025 in Clay County's Clay Today newspaper

NOTICE OF MEETINGS RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Ridge-wood Trails Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2026 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida 32068 on the first Wednesday of each month as follows or otherwise noted:
November 5, 2025
January 7, 2026
March 4, 2026
May 6, 2026
July 1, 2026
September 2, 2026
The meetings are open to the public and

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 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 Feed Mill Community Development District (“**District**”) will hold the following public hearings and regular meeting:

DATE: August 26, 2025
TIME: 10:00 AM
LOCATION: Holiday Inn and Suites
620 Wells Road
Orange Park, FL 32073

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, 2025, and ending September 30, 2026 (“**FY 2026**”). The second public hearing is being held pursuant to Chapters 170, 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 FY 2026; 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.

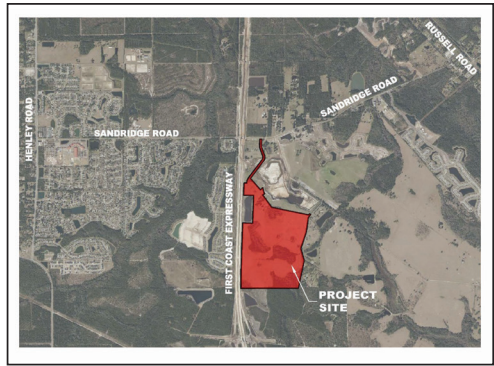
Description of Assessments
The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed 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:

Lot Type*	Total # of Units / Acres	ERU Factor	Proposed Annual O&M Assessment**
SF 40'	23	0.8	\$851.06
SF 45'	0	0.9	\$171.73
SF 50'	133	1.0	\$1,063.78
SF 60'	156	1.323	\$1,407.45
Undeveloped Land	124.19	Per Acre	\$383.04

*Your lot type is provided on page 1 of this notice.
** Including collection costs and early payment discounts

The proposed O&M Assessments as stated include collection costs and/ or early payment discounts imposed on assessments collected by the Clay County (“**County**”) Tax Collect on the 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 public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2025. 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 District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W Boca Raton, Florida 33431, Ph: (561) 571-0010 (“**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.

District Manager
Wrathell, Hunt and Associates, LLC

RESOLUTION 2025-15
A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES AT BEL-

LA LAGO COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED EXPANSION IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE EXPANSION IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; DECLARING SPECIAL ASSESSMENTS TO FUND THE DISTRICT'S PROPOSED BUDGET; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION AND NOTICES PURSUANT TO FLORIDA LAW; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Lakes at Bella Lago Community Development District (“**District**”) is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended, located entirely within Clay County, Florida; and

WHEREAS, the District was established by Ordinance No. 2023-7, adopted by the Board of County Commissioners of Clay County, Florida (“**County**”), on January 24, 2023, as amended by Ordinance No. 2024-50, adopted by the County on November 12, 2024 (together, “**Ordinance**”), amending the external boundaries of the District to include an additional 20.03 acres of land, more or less (“**Expansion Parcel**”); and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, and previously determined to finance, fund, plan, establish, acquire, install, equip, operate, extend, or construct certain improvements, including but not limited to: transportation facilities, utility facilities, recreational facilities, and other infrastructure projects, and services necessitated by the development of, and serving lands within and without the boundary of the District; and

WHEREAS, the District evidenced its intent to defray the cost of such improvements through the levy and collection of assessments against property within the District benefitted by such improvements (“**Debt Assessments**”), pursuant to Resolution Nos. 2023-25, 2023-30, and 2023-36 (together, “**Assessment Resolutions**”) prior to the addition of the Expansion Parcel to the District boundary; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements described in the Supplement to the *Engineer's Report for the Lakes at Bella Lago Community Development District*, dated January 28, 2025 and attached hereto as Exhibit A, which amends and supplements the District's *Engineer's Report for the Lakes at Bella Lago Community Development District* dated February 6, 2023 and revised March 13, 2023, as supplemented from time to time (together, “**Engineer's Report**” and the improvements described therein as it relates to the Expansion Parcel, the “**Expansion Improvements**”); and

WHEREAS, the Engineer's Report details the scope and cost of public improvements necessary to serve the District, including the Expansion Improvements related to the Expansion Parcel; and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost of the Expansion Improvements by the levy of special assessments pursuant to Chapter 190, *Florida Statutes* (“**Assessments**”) upon the Expansion Parcel; and

WHEREAS, the District is empowered by Chapters 170, 190, and 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Expansion Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the District lands including the Expansion Parcel, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Lakes at Bella Lago Community Development District Amended and Restated Master Special Assessment Methodology Report* dated January 28, 2025, attached hereto as **Exhibit B**, which amends the Master Special Assessment Methodology Report, dated March 9, 2023, as supplemented from time to time (together, “**Assessment Report**”), all of which are on file at the office of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District Records Office**”); and

WHEREAS, the lands within the District including the Expansion Parcel benefit from the entire Capital Improvement Plan described in the Engineer's Report; and

WHEREAS, as set forth in the Assessment Report, the District hereby finds and determines as follows:

- (i) benefits from the Expansion Improvements will accrue to the property improved, including the Expansion Parcel;
- (ii) the amount of those benefits will exceed the amount of the Assessments, and
- (iii) the Assessments are fairly and reasonably allocated; and

WHEREAS, the District has also adopted its budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2025**”), attached hereto as **Exhibit C**; and

WHEREAS, pursuant to resolutions adopted by the Board, as may amended and adopted each fiscal year, the District previously determined it is in the best interest of the District to fund the administrative, operations, and maintenance services (together, “**Services**”) set forth in the Adopted Budget by levy of special assessments on lands within the District (“**O&M Assessments**”), pursuant to Chapters 170, 190, and 197, *Florida Statutes*; and

WHEREAS, the District hereby determines that the benefits would accrue to all properties within the District, including the Expansion Parcel, as outlined in the Adopted Budget, in an amount equal to or in excess of the O&M Assessments, and that such O&M Assessments would be fairly and reasonably allocated as set forth in the Adopted Budget; and

WHEREAS, the Board has considered the Adopted Budget, including the O&M Assessments, and desires to set the required public hearing to levy such O&M Assessments on the Expansion Parcel.

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

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARING DEBT ASSESSMENTS.** The Board hereby declares that it has determined to undertake all or a portion of the Expansion Improvements and to defray all or a portion of the cost thereof by the Debt Assessments and is as set forth in the Assessment Report attached as Exhibit B.

3. **DESIGNATING THE NATURE AND LOCATION OF EXPANSION IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Expansion Improvements are described in **Exhibit A** and as set forth in the Engineer's Report, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. **DECLARING THE TOTAL ESTIMATED COST OF THE EXPANSION IMPROVEMENTS, THE PORTION TO BE PAID BY DEBT ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE DEBT ASSESSMENTS ARE TO BE PAID.**

A. The total estimated construction cost of the Capital Improvement Plan is **\$44,384,476.00**, which includes **\$4,921,200.00** of Expansion Improvements related to the Expansion Parcel (“**Estimated Expansion Cost**”).

B. The Debt Assessments on the District lands including the Expansion Parcel will defray approximately **\$61,050,000**, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Expansion Cost, as well as other financing-related costs, capitalized interest, and a debt service reserve as set forth in **Exhibit B**.

C. The manner in which the Debt Assessments shall be apportioned and paid is set forth in the Assessment Report attached as **Exhibit B**, as may be modified by supplemental assessment resolutions. Commencing with the years in which the Debt Assessments are certified for collection, the Debt Assessments shall each be paid in not more than thirty (30) annual installments. The Debt Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Debt Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **DESIGNATING THE LANDS UPON WHICH THE DEBT ASSESSMENTS SHALL BE LEVIED.** The Assessments shall be levied, within the District, on all lots and lands in the Expansion Parcel adjoining and contiguous or bounding and abutting upon such Expansion Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Expansion Improvements and the estimated cost of the Expansion Improvements, all of which are open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the maximum assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. **DECLARING O&M ASSESSMENTS.** Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, the O&M Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Adopted Budget attached hereto as **Exhibit C**. The nature of, and plans and specifications for, the Services to be funded by the O&M Assessments are described in the Adopted Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the District Records Office. The O&M Assessments shall be levied within the District on all benefitted lots and lands, including the Expansion Parcel, and shall be apportioned, all as described in the Adopted Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District Records Office. The O&M Assessments shall be paid in one or more installments pursuant to a bill issued by the District pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, *Florida Statutes*.

9. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, among other provisions of Florida law, there are hereby declared two (2) public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS
DATE: August 26, 2025
TIME: 10:00 a.m.
LOCATION: Holiday Inn & Suites
620 Wells Road
Orange Park, Florida 32073

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District Expansion Improvements as identified in the Engineer's Report and the preliminary assessment roll, a copy of which is on file at the District Records Office, and to hear comment and objections on the proposed O&M Assessments to be levied upon the Expansion Parcel. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Clay County (by two (2) publications one (1) week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of the hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

10. **ASSESSMENT RESOLUTIONS REMAIN IN EFFECT.** This Resolution is intended to supplement the Assessment Resolutions relating to the District's levy of special assessments on certain lands within the boundaries of the District benefitting from the Capital Improvement Plan, including the Expansion Improvements. As such, all such prior resolutions, including but not limited to the Assessment Resolutions, remain in full force and effect.

11. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Clay County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

13. **SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

14. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 22 nd day of July, 2025.	
ATTEST:	LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT
<u>/s/ Ernesto Torres</u> Secretary/Assistant Secretary	<u>/s/ Martha Schiffer</u> Chair/Vice Chair, Board of Supervisors
Exhibit A:	Supplement to the Engineer's Report for the Lakes at Bella Lago CDD, dated January 28, 2025
Exhibit B:	<i>Lakes at Bella Lago Community Development District Amended and Restated Master Special Assessment Methodology Report</i> dated January 28, 2025
Exhibit C:	Adopted Budget for Fiscal Year 2026

Legal 158312 published 7/31 & 8/7/2025 in Clay County's Clay Today Newspaper.

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

5B

RESOLUTION 2025-18

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2025, submitted to the Board of Supervisors ("**Board**") of the Lakes at Bella Lago Community Development District ("**District**") a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Lakes at Bella Lago Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$1,218,108 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 651,350
DEBT SERVICE FUND – SERIES 2023-1 AND SERIES 2023-2	\$ 566,758
TOTAL ALL FUNDS	\$ 1,218,108

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate

change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

Pursuant to Section 189.016(7), *Florida Statutes*, the District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 26TH DAY OF AUGUST, 2025.

ATTEST:

Secretary/Assistant Secretary

**LAKES AT BELLA LAGO COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit A: Adopted Budget for Fiscal Year 2026

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
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**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 389,988
Allowable discounts (4%)	-				(15,600)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	374,388
Assessment levy: off-roll	-	-	-	-	47,569
Landowner contribution	559,934	85,371	481,720	567,091	229,393
Total revenues	559,934	85,371	481,720	567,091	651,350
EXPENDITURES					
Professional & administrative					
Supervisors	2,400	215	2,185	2,400	2,400
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	18,907	6,093	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	4,800	700	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	5,500	8,493	-	8,493	5,500
Telephone	200	100	100	200	200
Postage	500	83	417	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	1,034	716	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	300	5,500	6,350
Contingencies/bank charges	750	543	207	750	750
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	210	-	210	210
Property appraiser & tax collector	-	-	-	-	7,800
EMMA software service	-	-	-	-	2,000
Total professional & administrative	100,190	65,215	37,968	103,183	110,840
Field operations					
Landscape maintenance					
Maintenance contract	154,000	44,356	109,644	154,000	154,000
Plant replacement	7,500	-	7,500	7,500	7,500
Irrigation repairs	5,000	2,971	2,029	5,000	5,000
Repair/maintenance/pressure washing	2,500	-	2,500	2,500	2,500
Electric	400	-	400	400	400
Stormwater management	5,196	2,165	3,031	5,196	5,196
Field operations management	12,500	-	12,500	12,500	12,500
On-site management	-	475	-	475	-
Utilities					
Electric/irrigation pump	18,000	-	18,000	18,000	18,000
Road signage repair	3,000	-	3,000	3,000	3,000
Total field operations	208,096	49,967	158,604	208,571	208,096

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
Amenity center					
Utilities					
Internet & cable	9,566	-	9,566	9,566	9,566
Electric	65,000	1,762	63,238	65,000	65,000
Potable water	5,000	-	5,000	5,000	5,000
Reclaim water	45,000	17,222	27,778	45,000	45,000
Trash removal	2,916	-	2,916	2,916	2,916
Security					
Alarm monitoring	-	-	-	-	600
Management contracts					
Facility maintenance	22,500	6,250	16,250	22,500	11,275
Facility management mileage			-	-	3,600
Landscape seasonal (annuals & pine straw)	5,500	-	5,500	5,500	5,500
Landscape contingency	5,500	-	5,500	5,500	5,500
Pool maintenance	-	-	-	-	14,495
Pool repairs	7,000	-	7,000	7,000	7,000
Pool chemicals	18,000	-	18,000	18,000	12,000
Janitorial services	4,500	-	4,500	4,500	8,495
Janitorial supplies	1,500	-	1,500	1,500	1,500
Facility maintenance	6,000	-	6,000	6,000	6,000
Holiday decorations	12,666	-	12,666	12,666	10,000
Office supplies	1,000	-	1,000	1,000	1,000
Security equipment monitoring	-	-	-	-	10,000
Insurance: property	40,000	-	40,000	40,000	27,367
O&M accounting	-	-	-	-	5,600
Total amenity center	<u>251,648</u>	<u>25,234</u>	<u>226,414</u>	<u>251,648</u>	<u>257,414</u>
Total expenditures	<u>559,934</u>	<u>140,416</u>	<u>422,986</u>	<u>563,402</u>	<u>576,350</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(55,045)	58,734	3,689	75,000
Fund balance - beginning (unaudited)	<u>-</u>	<u>(3,689)</u>	<u>(58,734)</u>	<u>(3,689)</u>	<u>-</u>
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	75,000
Unassigned	-	(58,734)	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (58,734)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 75,000</u>

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 2,400
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
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.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
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	1,750
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	6,350
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser & tax collector	7,800
EMMA software service	2,000

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures (continued)

Field operations

Landscape maintenance	
Maintenance contract	154,000
Plant replacement	7,500
Irrigation repairs	5,000
Repair/maintenance/pressure washing	2,500
Electric	400
Stormwater management	5,196
Field operations management	12,500

Utilities

Electric/irrigation pump	18,000
Road signage repair	3,000

Amenity center

Utilities	
Internet & cable	9,566
Electric	65,000
Potable water	5,000
Reclaim water	45,000
Trash removal	2,916
Security	
Alarm monitoring	600
Management contracts	
Facility maintenance	11,275
Facility management mileage	3,600
Landscape seasonal (annuals & pine straw)	5,500
Landscape contingency	5,500
Pool maintenance	14,495
Pool repairs	7,000
Pool chemicals	12,000
Janitorial services	8,495
Janitorial supplies	1,500
Facility maintenance	6,000
Holiday decorations	10,000
Office supplies	1,000
Insurance: property	27,367
O&M accounting	5,600
Total expenditures	<u>\$ 576,350</u>

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023-1 AND SERIES 2023-2
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll - Series 2023-1	\$ 272,287				\$ 272,287
Assessment levy: on-roll - Series 2023-2	-				318,086
Allowable discounts (4%)	(10,891)				(23,615)
Net assessment levy - on-roll	261,396	\$ 259,828	\$ 1,568	\$ 261,396	566,758
Assessment levy: off-roll - Series 2023-2	299,001	224,250	74,751	299,001	-
Interest	-	11,744	-	11,744	-
Total revenues	560,397	495,822	76,319	572,141	566,758
EXPENDITURES					
Debt service					
Principal - Series 2023-1	50,000	-	50,000	50,000	55,000
Principal - Series 2023-2	55,000	-	55,000	55,000	60,000
Principal prepayment - Series 2023-1	-	25,000	-	25,000	-
Interest - Series 2023-1	203,463	101,731	101,732	203,463	199,575
Interest - Series 2023-2	241,688	121,191	120,497	241,688	238,938
Tax collector	5,446	5,196	250	5,446	11,807
Total expenditures	555,597	253,118	327,479	580,597	565,320
Excess/(deficiency) of revenues over/(under) expenditures	4,800	242,704	(251,160)	(8,456)	1,438
Fund balance:					
Beginning fund balance (unaudited)	597,760	533,313	776,017	533,313	524,857
Ending fund balance (projected)	<u>\$602,560</u>	<u>\$ 776,017</u>	<u>\$ 524,857</u>	<u>\$ 524,857</u>	<u>526,295</u>
Use of fund balance:					
Debt service reserve account balance (required) - Series 2023-1					(127,975)
Debt service reserve account balance (required) - Series 2023-2					(149,500)
Interest expense - November 1, 2026 - Series 2023-1					(98,413)
Interest expense - November 1, 2026 - Series 2023-2					(117,969)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 32,438</u>

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			99,787.50	99,787.50	3,455,000.00
05/01/26	55,000.00	5.000%	99,787.50	154,787.50	3,400,000.00
11/01/26			98,412.50	98,412.50	3,400,000.00
05/01/27	55,000.00	5.000%	98,412.50	153,412.50	3,345,000.00
11/01/27			97,037.50	97,037.50	3,345,000.00
05/01/28	60,000.00	5.000%	97,037.50	157,037.50	3,285,000.00
11/01/28			95,537.50	95,537.50	3,285,000.00
05/01/29	60,000.00	5.000%	95,537.50	155,537.50	3,225,000.00
11/01/29			94,037.50	94,037.50	3,225,000.00
05/01/30	65,000.00	5.000%	94,037.50	159,037.50	3,160,000.00
11/01/30			92,412.50	92,412.50	3,160,000.00
05/01/31	70,000.00	5.000%	92,412.50	162,412.50	3,090,000.00
11/01/31			90,662.50	90,662.50	3,090,000.00
05/01/32	70,000.00	5.000%	90,662.50	160,662.50	3,020,000.00
11/01/32			88,912.50	88,912.50	3,020,000.00
05/01/33	75,000.00	5.000%	88,912.50	163,912.50	2,945,000.00
11/01/33			87,037.50	87,037.50	2,945,000.00
05/01/34	80,000.00	5.750%	87,037.50	167,037.50	2,865,000.00
11/01/34			84,737.50	84,737.50	2,865,000.00
05/01/35	85,000.00	5.750%	84,737.50	169,737.50	2,780,000.00
11/01/35			82,293.75	82,293.75	2,780,000.00
05/01/36	90,000.00	5.750%	82,293.75	172,293.75	2,690,000.00
11/01/36			79,706.25	79,706.25	2,690,000.00
05/01/37	95,000.00	5.750%	79,706.25	174,706.25	2,595,000.00
11/01/37			76,975.00	76,975.00	2,595,000.00
05/01/38	100,000.00	5.750%	76,975.00	176,975.00	2,495,000.00
11/01/38			74,100.00	74,100.00	2,495,000.00
05/01/39	105,000.00	5.750%	74,100.00	179,100.00	2,390,000.00
11/01/39			71,081.25	71,081.25	2,390,000.00
05/01/40	115,000.00	5.750%	71,081.25	186,081.25	2,275,000.00
11/01/40			67,775.00	67,775.00	2,275,000.00
05/01/41	120,000.00	5.750%	67,775.00	187,775.00	2,155,000.00
11/01/41			64,325.00	64,325.00	2,155,000.00
05/01/42	125,000.00	5.750%	64,325.00	189,325.00	2,030,000.00
11/01/42			60,731.25	60,731.25	2,030,000.00
05/01/43	135,000.00	5.750%	60,731.25	195,731.25	1,895,000.00
11/01/43			56,850.00	56,850.00	1,895,000.00
05/01/44	145,000.00	6.000%	56,850.00	201,850.00	1,750,000.00
11/01/44			52,500.00	52,500.00	1,750,000.00
05/01/45	150,000.00	6.000%	52,500.00	202,500.00	1,600,000.00
11/01/45			48,000.00	48,000.00	1,600,000.00
05/01/46	160,000.00	6.000%	48,000.00	208,000.00	1,440,000.00
11/01/46			43,200.00	43,200.00	1,440,000.00
05/01/47	170,000.00	6.000%	43,200.00	213,200.00	1,270,000.00
11/01/47			38,100.00	38,100.00	1,270,000.00

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/48	180,000.00	6.000%	38,100.00	218,100.00	1,090,000.00
11/01/48			32,700.00	32,700.00	1,090,000.00
05/01/49	195,000.00	6.000%	32,700.00	227,700.00	895,000.00
11/01/49			26,850.00	26,850.00	895,000.00
05/01/50	205,000.00	6.000%	26,850.00	231,850.00	690,000.00
11/01/50			20,700.00	20,700.00	690,000.00
05/01/51	215,000.00	6.000%	20,700.00	235,700.00	475,000.00
11/01/51			14,250.00	14,250.00	475,000.00
05/01/52	230,000.00	6.000%	14,250.00	244,250.00	245,000.00
11/01/52			7,350.00	7,350.00	245,000.00
05/01/53	245,000.00	6.000%	7,350.00	252,350.00	-
11/01/53			-	-	-
Total	3,455,000.00		3,692,125.00	7,147,125.00	

LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023-2 (Assessment Area Two) AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			119,468.75	119,468.75	4,125,000.00
05/01/26	60,000.00	5.000%	119,468.75	179,468.75	4,065,000.00
11/01/26			117,968.75	117,968.75	4,065,000.00
05/01/27	60,000.00	5.000%	117,968.75	177,968.75	4,005,000.00
11/01/27			116,468.75	116,468.75	4,005,000.00
05/01/28	65,000.00	5.000%	116,468.75	181,468.75	3,940,000.00
11/01/28			114,843.75	114,843.75	3,940,000.00
05/01/29	70,000.00	5.000%	114,843.75	184,843.75	3,870,000.00
11/01/29			113,093.75	113,093.75	3,870,000.00
05/01/30	70,000.00	5.000%	113,093.75	183,093.75	3,800,000.00
11/01/30			111,343.75	111,343.75	3,800,000.00
05/01/31	75,000.00	5.000%	111,343.75	186,343.75	3,725,000.00
11/01/31			109,468.75	109,468.75	3,725,000.00
05/01/32	80,000.00	5.000%	109,468.75	189,468.75	3,645,000.00
11/01/32			107,468.75	107,468.75	3,645,000.00
05/01/33	85,000.00	5.000%	107,468.75	192,468.75	3,560,000.00
11/01/33			105,343.75	105,343.75	3,560,000.00
05/01/34	90,000.00	5.750%	105,343.75	195,343.75	3,470,000.00
11/01/34			102,756.25	102,756.25	3,470,000.00
05/01/35	95,000.00	5.750%	102,756.25	197,756.25	3,375,000.00
11/01/35			100,025.00	100,025.00	3,375,000.00
05/01/36	100,000.00	5.750%	100,025.00	200,025.00	3,275,000.00
11/01/36			97,150.00	97,150.00	3,275,000.00
05/01/37	105,000.00	5.750%	97,150.00	202,150.00	3,170,000.00
11/01/37			94,131.25	94,131.25	3,170,000.00
05/01/38	110,000.00	5.750%	94,131.25	204,131.25	3,060,000.00
11/01/38			90,968.75	90,968.75	3,060,000.00
05/01/39	120,000.00	5.750%	90,968.75	210,968.75	2,940,000.00
11/01/39			87,518.75	87,518.75	2,940,000.00
05/01/40	125,000.00	5.750%	87,518.75	212,518.75	2,815,000.00
11/01/40			83,925.00	83,925.00	2,815,000.00
05/01/41	130,000.00	5.750%	83,925.00	213,925.00	2,685,000.00
11/01/41			80,187.50	80,187.50	2,685,000.00
05/01/42	140,000.00	5.750%	80,187.50	220,187.50	2,545,000.00
11/01/42			76,162.50	76,162.50	2,545,000.00
05/01/43	150,000.00	5.750%	76,162.50	226,162.50	2,395,000.00
11/01/43			71,850.00	71,850.00	2,395,000.00
05/01/44	160,000.00	6.000%	71,850.00	231,850.00	2,235,000.00
11/01/44			67,050.00	67,050.00	2,235,000.00
05/01/45	170,000.00	6.000%	67,050.00	237,050.00	2,065,000.00
11/01/45			61,950.00	61,950.00	2,065,000.00
05/01/46	180,000.00	6.000%	61,950.00	241,950.00	1,885,000.00
11/01/46			56,550.00	56,550.00	1,885,000.00
05/01/47	190,000.00	6.000%	56,550.00	246,550.00	1,695,000.00
11/01/47			50,850.00	50,850.00	1,695,000.00

LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023-2 (Assessment Area Two) AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/48	200,000.00	6.000%	50,850.00	250,850.00	1,495,000.00
11/01/48			44,850.00	44,850.00	1,495,000.00
05/01/49	215,000.00	6.000%	44,850.00	259,850.00	1,280,000.00
11/01/49			38,400.00	38,400.00	1,280,000.00
05/01/50	225,000.00	6.000%	38,400.00	263,400.00	1,055,000.00
11/01/50			31,650.00	31,650.00	1,055,000.00
05/01/51	240,000.00	6.000%	31,650.00	271,650.00	815,000.00
11/01/51			24,450.00	24,450.00	815,000.00
05/01/52	255,000.00	6.000%	24,450.00	279,450.00	560,000.00
11/01/52			16,800.00	16,800.00	560,000.00
05/01/53	270,000.00	6.000%	16,800.00	286,800.00	290,000.00
11/01/53			8,700.00	8,700.00	290,000.00
05/01/54	290,000.00	6.000%	8,700.00	298,700.00	-
11/01/54					
Total	4,125,000.00		4,602,787.50	8,727,787.50	

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments - Phase 1

Series 2023-1 (AA1)

		FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Product/Parcel	Units				
SF 40'	34	851.06	1,359.73	2,210.79	1,359.73
SF 50'	133	1,063.83	1,699.67	2,763.50	1,699.67
Total	167				

On-Roll Assessments - Phases 1

Series 2023-2 (AA2)

		FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Product/Parcel	Units				
SF 60'	156	1,407.45	2,039.01	3,446.46	1,916.67
Total	156				

Off-Roll - Phase 2

		FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Product/Parcel	Units				
SF 40'	72	171.73	-	171.73	n/a
SF 50'	131	171.73	-	171.73	n/a
Total	203				

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

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LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

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CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared **High (Victor), who on oath says that he is the publisher of the "Clay Today"** a newspaper published weekly at **Fleming Island** in **Clay County, Florida**, that the attached copy of advertisement being a **Legal Notice**

In the matter of **Hearing 2025 Budget**

LEGAL: 158112

Was published in said newspaper on the date:

" 31, 23 and 8 " 2025

Affect Further says that said "Clay Today" is a newspaper published at **Fleming Island**, in said **Clay County, Florida**, and that said newspaper has been and is being continuously published in said **Clay County, Florida**, and has been entered as Periodical entered matter at the post office at **Orange Park**, in said **Clay County, Florida**, for period of one year prior to the first publication of the attached copy of advertisement, and affirms further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or reward for the purpose of securing this advertisement for publication in the said newspaper.

High (Victor)

Served to me and subscribed before me on 08/07/2025

Christine Wayne



NOTARY PUBLIC, STATE OF FLORIDA

1515 US HWY 17 Fleming Island FL 32033

Telephone 904-264-1200

FAX 904-264-1285

E-Mail info@claytodayonline.com

Clayton Wayne clayton@claytodayonline.com

LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE PROPOSED EXPANSION IMPROVEMENTS; 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") of the Bell Lago Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: August 26, 2025
TIME: 10:00 AM
LOCATION: No. 401 Highway 5, Suite 620 W. Road, Orange Park, FL 32073

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objection on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapter 190, Florida Statutes, to consider the proposed plan of operations and maintenance special assessments ("O&M Assessments") for the fiscal year beginning October 1, 2025, and ending September 30, 2026, to consider the adoption of an assessment roll, and to consider the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will proceed to 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 proposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative operations, and maintenance budget, pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the proposed levy to be imposed and levied from the O&M Assessments, are set forth in the Proposed Budget. A geographic description of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The basis on which the schedule of the proposed O&M Assessments, which are subject to change at the next hearing.

Lot Type	Number of Lots	Area (Acres)	Proposed Annual O&M Assessment**
SP-AP	1	0.8	\$415.00
SP-AP	1	0.8	\$131.00
SP-AP	1	0.8	\$131.00
SP-AP	1	0.8	\$131.00
Undeveloped Land	1,325.20	Per Acre	\$848.00

*Your lot area is provided on page 1 of the notice.

**Including collection costs and apply general discounts

The proposed O&M Assessments as stated include collection costs and/or any payment of source assessed on assessments collected by the Clay County ("County") Tax Collector on the lot. Moreover, pursuant to Section 97.3632(4), Florida Statutes, the amount paid to the County for the "maximum" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments that is not for not be held. If, however, the O&M Assessments are proposed to be increased or reduced in any way, then Section 97.3632(4), Florida Statutes, shall apply. Note the O&M Assessments do not include debt service assessments on any debt issued by the District.

For Fiscal Year 2026, the District intends to have the County Tax Collector collect the assessments on behalf of the District on the property, and will directly collect the assessments imposed on the benefiting benefited property by sending out a pre-notice or during November 2025. It is important to pay your assessment on time to avoid any late fees or penalties to be assessed against the property which may result in loss of the lot or for debt to be assessed against the property. The District's decision to collect assessments on the lot or by direct bill does not preclude the District from attempting 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 Chapter 190, Florida Statutes. 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 District Manager, 401 Highway 5, Suite 620 W. Road, Orange Park, FL 32073. The District Manager's Office is located at 401 Highway 5, Suite 620 W. Road, Orange Park, FL 32073. The public hearings and meeting will be continued to a date, time, and place to be specified on the record of the hearings or meeting. There may be delays on when staff or board members may participate by teleconference.

Any person requesting a copy of the assessment roll 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 calling 1-800-955-8771, TTY: 1-800-955-8770 (voice), or by 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 thirty (30) days of publication of this notice. Each person who wishes to appear at 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.

By: District Manager
Walter H. Hunt, Jr., Esq., L.L.C.

RESOLUTION 2025-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT

LA LAGO COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED EXPANSION IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE EXPANSION IMPROVEMENTS; THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAN AND A PRELIMINARY ASSESSMENT ROLL; DECLARING SPECIAL ASSESSMENTS TO FUND THE DISTRICT'S PROPOSED BUDGET; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION AND NOTICES PURSUANT TO FLORIDA LAW; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Lakes at Bella Lago Community Development District ("District") is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, is a non-profit, located entirely within Clay County, Florida; and

WHEREAS, the District was established by Ordinance No. 2023-37, adopted by the Board of County Commissioners of Clay County, Florida ("County"), on January 24, 2023, as amended by Ordinance No. 2024-50 adopted by the County on November 12, 2024 together ("Ordinance"), amending the external boundaries of the District to include an additional 2073 acres and more or less ("Expansion Parcel"); and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, and previously determined by Finance, Fund, plan, establish, acquire, install, equip, operate, extend or construct certain improvements, including but not limited to transportation facilities, utility facilities, recreational facilities, and other infrastructure projects, and services necessitated by the development of and serving lands within and without the boundary of the District; and

WHEREAS, the District evidenced its intent to pay the cost of such improvements through the levy and collection of assessments on "not subject" lands within the District, including the Expansion Parcel, pursuant to Resolution No. 2023-20, 2023-30, and 2023-36 together ("Assessment Resolutions") prior to the addition of the Expansion Parcel to the District on October 1, 2023; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby adopted, amended, or extended, equi, acquire, operate, and/or maintain the infrastructure improvements described in the Supplement to the Engineer's Report for the Lakes at Bella Lago Community Development District, dated January 28, 2025, and attached hereto as Exhibit A, which amends and supplements the District's Engineer's Report for the Lakes at Bella Lago Community Development District, dated February 4, 2023, and dated March 14, 2023, as supplemented from time to time together, "Engineer's Report" and the improvements described herein, it is hereby declared that the "Expansion Improvement" is hereby adopted and approved as the District's "Expansion Improvement"; and

WHEREAS, the Engineer's Report details the scope and cost of such improvements necessary to bring the District, including the Expansion Parcel, into compliance with the Expansion Parcel, and

WHEREAS, it is the best interest of the District to pay a portion of the cost of the Expansion improvements by the levy of special assessments pursuant to Chapter 190, Florida Statutes ("Assessments") upon the Expansion Parcel; and

WHEREAS, the District is empowered by Chapters 170, 190, and 97, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend or construct certain improvements, including but not limited to transportation facilities, utility facilities, recreational facilities, and other infrastructure projects, and services necessitated by the development of and serving lands within and without the boundary of the District; and

WHEREAS, the District hereby determines that the benefits will accrue to the District lands including the Expansion Parcel, the amount of those benefits, and that special assessments will be made in proportion to the benefits received by the lands within the District, including the Expansion Parcel, pursuant to Resolution No. 2023-20, 2023-30, and 2023-36 together, "Assessment Resolutions" and the improvements described herein, it is hereby declared that the "Expansion Improvement" is hereby adopted and approved as the District's "Expansion Improvement"; and

WHEREAS, the lands within the District, including the Expansion Parcel, benefits from the certain Capital Improvements Plan described in the Engineer's Report; and

WHEREAS, as set forth in the Assessment Report, the District hereby finds and determines as to be:

(1) benefits from the Expansion Improvements will accrue to the property improved, including the Expansion Parcel;
(2) the amount of those benefits will exceed the amount of the Assessments;
(3) the Assessments are fairly and reasonably allocated; and

WHEREAS, the District has adopted its budget ("Adopted Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"), attached hereto as Exhibit C; and

WHEREAS, pursuant to resolutions adopted by the Board, as may be amended and adopted each fiscal year, the District previously determined it is in the best interest of the District to fund the administrative, operations, and maintenance services together, "Services" set forth in the Adopted Budget by levy of special assessments on lands within the District ("O&M Assessments"), pursuant to Chapters 170, 190, and 97, Florida Statutes; and

WHEREAS, the District hereby determines that the benefits would accrue to a property within the District, including the Expansion Parcel, as outlined in the Adopted Budget, in an amount equal to or in excess of the O&M Assessments; and that such O&M Assessments may be fairly and reasonably allocated as set forth in the Adopted Budget; and

WHEREAS, the Board has considered the Adopted Budget, including the O&M Assessments, and desires to set the required public hearing to levy such O&M Assessments on the Expansion Parcel.

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

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 97, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARING DEBT ASSESSMENTS.** The Board hereby declares that it has determined that the District is authorized to pay the cost of the Expansion improvements to be paid by a portion of the cost thereof by the Debt Assessments and is set forth in the Assessment Report attached as Exhibit B.

3. **DESIGNATING THE NATURE AND LOCATION OF EXPANSION IMPROVEMENTS.** The nature and general location of and plans and specifications for the Expansion improvements are described in Exhibit A and as set forth in the Engineer's Report, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

4. **DECLARING THE TOTAL ESTIMATED COST OF THE EXPANSION IMPROVEMENTS, THE PORTION TO BE PAID BY DEBT ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE DEBT ASSESSMENTS ARE TO BE PAID.**

A. The total estimated construction cost of the Capital Improvement Plan is \$44,384,476.00, which includes \$4,931,200.00 of Expansion improvements related to the Expansion Parcel ("Estimated Expansion Cost").

B. The Debt Assessments on the District lands, including the Expansion Parcel, will be levied upon the Expansion Parcel, and the amount of the Estimated Expansion Cost, as well as other financing-related costs, capitalized interest, and debt service reserve as set forth in Exhibit B.

C. The manner in which the Debt Assessments shall be apportioned and paid is set forth in the Assessment Report attached as Exhibit B, as may be modified by fundamental assessment roll(s). Comments with the year in which the Debt Assessments are certified for collection, the Debt Assessments shall each be paid not more than thirty (30) annual installments. The Debt Assessments may be paid at the same time and in the same manner as are all other taxes and collected pursuant to Chapter 197, Florida Statutes, provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Debt Assessments is not available to the District in any year or "deferred" by the District to be collected, the Debt Assessments may be collected as otherwise permitted by law, including but not limited to by direct bill. The decision to collect Debt Assessments by any direct bill method, e.g., on the tax bill, or by direct bill does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right to select a direct bill or select a collection method in any given year regardless of past practices.

5. **DESIGNATING THE LANDS UPON WHICH THE DEBT ASSESSMENTS SHALL BE LEVIED.** The Assessments shall be levied within the District on all lands and lands in the Expansion Parcel adjoining and contiguous or bounding and abutting upon such Expansion Improvements or specially identified hereby and further designated by the assessment roll heretofore provided for.

6. **ASSESSMENT PLAN.** Pursuant to Section 170.04, Florida Statutes, there shall be an Assessment Plan, an assessment plan showing the area to be assessed, which contains a plan and legend on which the Expansion improvements and the estimated cost of the Expansion improvements, of which are open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of the assessment, the amount of the assessment against each lot or parcel of land, and the maximum assessment against each lot or parcel of land, and the maximum assessment against each lot or parcel of land, which assessment may be revised, amended, or corrected, as hereafter adopted and approved as the District's preliminary assessment roll.

8. **DECLARING O&M ASSESSMENTS.** Pursuant to Chapters 170, 190, and 97, Florida Statutes, the O&M Assessments that the cost of the "Expansion Improvement" is the total estimated construction cost of the Expansion Improvement, as set forth in the Adopted Budget, attached hereto as Exhibit C. The nature of the plan and specifications for the "Expansion Improvement" are described in the Engineer's Report, which is on file at the District Records Office. The O&M Assessments shall be levied within the District on all lands and lands in the Expansion Parcel adjoining and contiguous or bounding and abutting upon such Expansion Improvements or specially identified hereby and further designated by the assessment roll heretofore provided for. The O&M Assessments shall be levied within the District on all lands and lands in the Expansion Parcel adjoining and contiguous or bounding and abutting upon such Expansion Improvements or specially identified hereby and further designated by the assessment roll heretofore provided for. The O&M Assessments shall be levied within the District on all lands and lands in the Expansion Parcel adjoining and contiguous or bounding and abutting upon such Expansion Improvements or specially identified hereby and further designated by the assessment roll heretofore provided for.

9. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 97, Florida Statutes, among other provisions of Florida law, there are hereby declared that public hearings to be held as to be:

NOTICE OF PUBLIC HEARINGS

DATE: August 26, 2025
TIME: 10:00 AM
LOCATION: No. 401 Highway 5, Suite 620 W. Road, Orange Park, FL 32073

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the Engineer's Report and the preliminary assessment roll, a copy of which is on file at the District Records Office, and to hear comment and objections to the proposed O&M Assessments to be levied upon the Expansion Parcel, as identified on the map attached hereto as Exhibit B, and the comments in writing or orally at the hearings at the District Records Office.

Notice of said public hearings shall be advertised in accordance with Chapters 170 and 197, Florida Statutes, and the District Manager's report authorized and directed to place said notice in a newspaper of general circulation within Clay County, Florida, two (2) publications one (1) week prior to the first publication of the preliminary assessment roll, and to provide such notice by mail of the time and place of the hearing to the owners of a property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the area to be improved and not to be improved, and information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District.

10. **ASSESSMENT RESOLUTIONS REMAIN IN EFFECT.** This Resolution is intended to supplement the Assessment Resolutions relating to the District's levy of special assessments on certain lands within the boundaries of the District benefiting from the Capital Improvement Plan, including the Expansion improvements. As such, all such prior resolutions, including but not limited to the Assessment Resolutions, remain in full force and effect.

11. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (2) times a week for two (2) weeks in a newspaper of general circulation within Clay County and to provide such notice as may be required by law ordered in the past practice of the District.

12. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are to the extent of such conflict, considered and repealed.

13. **SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired, unless it clearly appears that such other section or part of a section of this Resolution is so wholly or necessarily dependent on the section or part of a section so declared to be invalid or unconstitutional.

14. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

Passed and Approved this 27th day of July, 2025.

ATTEST: **LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT**

By: **Walter H. Hunt, Jr., Esq., L.L.C.**
Secretary/Assistant Secretary

By: **Walter H. Hunt, Jr., Esq., L.L.C.**
Chairman of the Board of Supervisors

Exhibit A: Supplement to the Engineer's Report for the Lakes at Bella Lago CDD, dated January 28, 2025.
Exhibit B: Letter to Bella Lago Community Development District Amended and Revised Master Special Assessment Roll and Engineer's Report dated January 28, 2025.
Exhibit C: Adopted Budget for Fiscal Year 2026.

Legal 158131 published 7/31 & 8/7/2025 in Clay County's Clay Today Newspaper.

CLAY COUNTY LEGAL NOTICES

425 & 3354 PG 1918
Parcel ID No.: 190823-022256-000-00
Opening Bid Amount: \$64,895.89
Physical Address: 640 SHADY LN , KEYSTONE HEIGHTS
Classification: SINGLE FAMILY
Name In which assessed: MELISSA ANN LEONARD
Said property being in the County of Clay, State of Florida.
Unless said certificate shall be redeemed according to law, the property described in such certificate shall be sold to the highest bidder online on the 17th day of September, 2025 at 9:30 A.M at www.clay.realtaxdeed.com.
Dated this 3rd day of July, 2025
TARA S. GREEN
Clay County Clerk & Comptroller
Clay County, Florida
By: Tina Altman
Deputy Clerk
Legal 155714 Published 7/10/2025, 7/17/2025, 7/24/2025 and 7/31/2025 in Clay County's Clay Today newspaper

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN: JPL INVESTMENTS CORP AND OCEAN BANK, the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
Certificate No.: 202201405/2023
Legal Description: LOT 6 SUNRISE PARK 4TH ADD AS REC O R 3192 PG 1410
Parcel ID No.: 190823-022596-000-00
Opening Bid Amount: \$5,113.95
Physical Address: 7486 LAKEVIEW ST , KEYSTONE HEIGHTS
Classification: MOBILE HOME
Name in which assessed: DIVERSE INVESTMENTS LLC
Said property being in the County of Clay, State of Florida.
Unless said certificate shall be redeemed according to law, the property described in such certificate shall be sold to the highest bidder online on the 17th day of September, 2025 at 9:30 A.M at www.clay.realtaxdeed.com.
Dated this 3rd day of July, 2025
TARA S. GREEN
Clay County Clerk & Comptroller
Clay County, Florida
By: Tina Altman
Deputy Clerk
Legal 155711 Published 7/10/2025, 7/17/2025, 7/24/2025 and 7/31/2025 in Clay County's Clay Today newspaper

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN: FIG 20 LLC FBO SEC PTY, the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
Certificate No.: 202202512/2023
Legal Description: LOT 117 PLANTATION FARMS SOUTH AS REC O R 4619 PG 429
Parcel ID No.: 340724-006919-165-00
Opening Bid Amount: \$36,962.88
Physical Address: 5838 LISA LYNN , KEYSTONE HEIGHTS
Classification: MOBILE HOME
Name in which assessed: KATHLEEN M ALESSANDRIA
Said property being in the County of Clay, State of Florida.
Unless said certificate shall be redeemed according to law, the property described in such certificate shall be sold to the highest bidder online on the 3rd day of September, 2025 at 9:30 A.M at www.clay.realtaxdeed.com.
Dated this 30th day of June, 2025
TARA S. GREEN
Clay County Clerk & Comptroller
Clay County, Florida
By: Tina Altman
Deputy Clerk
Legal 155479 Published 7/10/2025, 7/17/2025, 7/24/2025 and 7/31/2025 in Clay County's Clay Today newspaper

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN: FIG 20 LLC FBO SEC PTY, the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
Certificate No.: 202202284/2023
Legal Description: PT OF E1/2 GOV LOT 1 S3178R23 AS REC O R 3814 PG 957
Parcel ID No.: 310823-004793-004-01
Opening Bid Amount: \$58,144.81
Physical Address: 8009 BREEZY POINT, MELROSE
Classification: MOBILE HOME
Name in which assessed: DAVID G JOINES. MICHELE L JOINES
Said property being in the County of Clay, State of Florida.
Unless said certificate shall be redeemed according to law, the property described in such certificate shall be sold to the highest bidder online on the 3rd day of September, 2025 at 9:30 A.M at www.clay.realtaxdeed.com.
Dated this 30th day of June, 2025
TARA S. GREEN
Clay County Clerk & Comptroller
Clay County, Florida

LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 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 Feed Mill Community Development District ("District") will hold the following public hearings and regular meeting:

DATE:	August 26, 2025
TIME:	10:00 AM
LOCATION:	Holiday Inn and Suites 620 Wells Road Orange Park, FL 32073

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, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapters 170, 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 FY 2026; 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. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed 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:

Lot Type*	Total # of Units / Acres	ERU Factor	Proposed Annual O&M Assessment**
SF 40'	23	0.8	\$851.06
SF 45'	0	0.9	\$171.73
SF 50'	133	1.0	\$1,063.83
SF 60'	156	1.323	\$1,407.45
Undeveloped Land	124.19	Per Acre	\$383.04

*Your lot type is provided on page 1 of this notice.
** Including collection costs and early payment discounts

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Clay County ("County") Tax Collect on the 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 public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2025. 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 District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W Boca Raton, Florida 33431, Ph: (561) 571-0010 ("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.

District Manager
Wrathell, Hunt and Associates, LLC

RESOLUTION 2025-15
A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES AT BEL-

LA LAGO COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED EXPANSION IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE EXPANSION IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; DECLARING SPECIAL ASSESSMENTS TO FUND THE DISTRICT'S PROPOSED BUDGET; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION AND NOTICES PURSUANT TO FLORIDA LAW; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Lakes at Bella Lago Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended, located entirely within Clay County, Florida; and

WHEREAS, the District was established by Ordinance No. 2023-7, adopted by the Board of County Commissioners of Clay County, Florida ("County"), on January 24, 2023, as amended by Ordinance No. 2024-50, adopted by the County on November 12, 2024 (together, "Ordinance"), amending the external boundaries of the District to include an additional 20.03 acres of land, more or less ("Expansion Parcel"); and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, and previously determined to finance, fund, plan, establish, acquire, install, equip, operate, extend, or construct certain improvements, including but not limited to: transportation facilities, utility facilities, recreational facilities, and other infrastructure projects, and services necessitated by the development of, and serving lands within and without the boundary of the District; and

WHEREAS, the District evidenced its intent to defray the cost of such improvements through the levy and collection of assessments against property within the District benefitted by such improvements ("Debt Assessments"), pursuant to Resolution Nos. 2023-25, 2023-30, and 2023-36 (together, "Assessment Resolutions") prior to the addition of the Expansion Parcel to the District boundary; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements described in the Supplement to the *Engineer's Report for the Lakes at Bella Lago Community Development District*, dated January 28, 2025 and attached hereto as Exhibit A, which amends and supplements the District's *Engineer's Report for the Lakes at Bella Lago Community Development District* dated February 6, 2023 and revised March 13, 2023, as supplemented from time to time (together, "Engineer's Report" and the improvements described therein as it relates to the Expansion Parcel, the "Expansion Improvements"); and

WHEREAS, the Engineer's Report details the scope and cost of public improvements necessary to serve the District, including the Expansion Improvements related to the Expansion Parcel; and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost of the Expansion Improvements by the levy of special assessments pursuant to Chapter 190, *Florida Statutes* ("Assessments") upon the Expansion Parcel; and

WHEREAS, the District is empowered by Chapters 170, 190, and 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Expansion Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the District lands including the Expansion Parcel, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Lakes at Bella Lago Community Development District Amended and Restated Master Special Assessment Methodology Report* dated January 28, 2025, attached hereto as Exhibit B, which amends the Master Special Assessment Methodology Report, dated March 9, 2023, as supplemented from time to time (together, "Assessment Report"), all of which are on file at the office of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office"); and

WHEREAS, the lands within the District including the Expansion Parcel benefit from the entire Capital Improvement Plan described in the Engineer's Report; and

WHEREAS, as set forth in the Assessment Report, the District hereby finds and determines as follows:

- (i) benefits from the Expansion Improvements will accrue to the property improved, including the Expansion Parcel;
- (ii) the amount of those benefits will exceed the amount of the Assessments, and
- (iii) the Assessments are fairly and reasonably allocated; and

WHEREAS, the District has also adopted its budget ("Adopted Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2025"), attached hereto as Exhibit C; and

WHEREAS, pursuant to resolutions adopted by the Board, as may amended and adopted each fiscal year, the District previously determined it is in the best interest of the District to fund the administrative, operations, and maintenance services (together, "Services") set forth in the Adopted Budget by levy of special assessments on lands within the District ("O&M Assessments"), pursuant to Chapters 170, 190, and 197, *Florida Statutes*; and

WHEREAS, the District hereby determines that the benefits would accrue to all properties within the District, including the Expansion Parcel, as outlined in the Adopted Budget, in an amount equal to or in excess of the O&M Assessments, and that such O&M Assessments would be fairly and reasonably allocated as set forth in the Adopted Budget; and

WHEREAS, the Board has considered the Adopted Budget, including the O&M Assessments, and desires to set the required public hearing to levy such O&M Assessments on the Expansion Parcel.

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

- AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.
- DECLARING DEBT ASSESSMENTS.** The Board hereby declares that it has determined to undertake all or a portion of the Expansion Improvements and to defray all or a portion of the cost thereof by the Debt Assessments and is as set forth in the Assessment Report attached as Exhibit B.
- DESIGNATING THE NATURE AND LOCATION OF EXPANSION IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Expansion Improvements are described in Exhibit A and as set forth in the Engineer's Report, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
- DECLARING THE TOTAL ESTIMATED COST OF THE EXPANSION IMPROVEMENTS, THE PORTION TO BE PAID BY DEBT ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE DEBT ASSESSMENTS ARE TO BE PAID.**

A. The total estimated construction cost of the Capital Improvement Plan is \$44,384,476.00, which includes \$4,921,200.00 of Expansion Improvements related to the Expansion Parcel ("Estimated Expansion Cost").

B. The Debt Assessments on the District lands including the Expansion Parcel will defray approximately \$61,050,000, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Expansion Cost, as well as other financing-related costs, capitalized interest, and a debt service reserve as set forth in Exhibit B.

C. The manner in which the Debt Assessments shall be apportioned and paid is set forth in the Assessment Report attached as Exhibit B, as may be modified by supplemental assessment resolutions. Commencing with the years in which the Debt Assessments are certified for collection, the Debt Assessments shall each be paid in not more than thirty (30) annual installments. The Debt Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Debt Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **DESIGNATING THE LANDS UPON WHICH THE DEBT ASSESSMENTS SHALL BE LEVIED.** The Assessments shall be levied, within the District, on all lots and lands in the Expansion Parcel adjoining and contiguous or bounding and abutting upon such Expansion Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Expansion Improvements and the estimated cost of the Expansion Improvements, all of which are open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the maximum assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. **DECLARING O&M ASSESSMENTS.** Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, the O&M Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Adopted Budget attached hereto as Exhibit C. The nature of, and plans and specifications for, the Services to be funded by the O&M Assessments are described in the Adopted Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the District Records Office. The O&M Assessments shall be levied within the District on all benefitted lots and lands, including the Expansion Parcel, and shall be apportioned, all as described in the Adopted Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District Records Office. The O&M Assessments shall be paid in one or more installments pursuant to a bill issued by the District pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, *Florida Statutes*.

9. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, among other provisions of Florida law, there are hereby declared two (2) public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS
DATE: August 26, 2025
TIME: 10:00 a.m.
LOCATION: Holiday Inn & Suites
620 Wells Road
Orange Park, Florida 32073

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District Expansion Improvements as identified in the Engineer's Report and the preliminary assessment roll, a copy of which is on file at the District Records Office, and to hear comment and objections on the proposed O&M Assessments to be levied upon the Expansion Parcel. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Clay County (by two (2) publications one (1) week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of the hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

10. **ASSESSMENT RESOLUTIONS REMAIN IN EFFECT.** This Resolution is intended to supplement the Assessment Resolutions relating to the District's levy of special assessments on certain lands within the boundaries of the District benefitting from the Capital Improvement Plan, including the Expansion Improvements. As such, all such prior resolutions, including but not limited to the Assessment Resolutions, remain in full force and effect.

11. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Clay County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

13. **SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

14. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 22 nd day of July, 2025.	
ATTEST:	LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT
<u>/s/ Ernesto Torres</u> Secretary/Assistant Secretary	<u>/s/ Martha Schiffer</u> Chair/Vice Chair, Board of Supervisors
Exhibit A:	Supplement to the Engineer's Report for the Lakes at Bella Lago CDD, dated January 28, 2025
Exhibit B:	Lakes at Bella Lago Community Development District Amended and Restated Master Special Assessment Methodology Report dated January 28, 2025
Exhibit C:	Adopted Budget for Fiscal Year 2026

Legal 158312 published 7/31 & 8/7/2025 in Clay County's Clay Today Newspaper.

CLAY COUNTY LEGAL NOTICES

to the highest bidder online on the **1st day of October, 2025 at 9:30 A.M at www. clay.realtaxdeed.com.**
Dated this 17th day of July, 2025
TARA S. GREEN
Clay County Clerk & Comptroller
Clay County, Florida
By: Tina Altman
Deputy Clerk
Legal 157138 Published 7/24/2025, 7/31/2025, 8/7/2025 and 8/14/2025 in Clay County's Clay Today newspaper

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN: RAJEN-DRA INC., the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
Certificate No.: 202201506/2023
Legal Description: LOT 3 BLK 13 HIGHRIIDGE ESTATES AS REC O R 2364 PG 811 & 2847 PG 1344FJ
Parcel ID No.: 200823-002572-000-00
Opening Bid Amount: \$2,485.78
Physical Address: 7213 PRINCETON ST , KEYSTONE HEIGHTS
Classification: VACANT RESIDENTIAL W/ SPEC. FEATURES OR YARD ITEMS
Name in which assessed: RONDA K PETERS
Said property being in the County of Clay, State of Florida.
Unless said certificate shall be redeemed according to law, the property described in such certificate shall be sold to the highest bidder online on the **1st day of October, 2025 at 9:30 A.M at www. clay.realtaxdeed.com.**
Dated this 17th day of July, 2025
TARA S. GREEN
Clay County Clerk & Comptroller
Clay County, Florida
By: Tina Altman
Deputy Clerk
Legal 157133 Published 7/24/2025, 7/31/2025, 8/7/2025 and 8/14/2025 in Clay County's Clay Today newspaper

NOTICE OF ACTION FOR SUPPLEMENT PETITION TO MODIFY

IN THE CIRCUIT COURT OF THE 4TH JUDICIAL CIRCUIT, IN AND FOR CLAY COUNTY, FLORIDA
CASE# 2013DR-1953
Division
Justice Barnes,
Petitioner
and
Jessica Rivas,
Respondent.
TO: Jessica Rivas
Respondent's last known address: 11990 Beach Blvd Apt 303, Jacksonville, FL 32246
YOU ARE NOTIFIED that an action for Supplement Petition to Modify has been filed against you and that you are required to serve a copy of your written defenses, If any, to it on Justice Barnes whose address is 12050 Cone St, New Port Richey, FL 34654, on or before August 28, 2025, and file the original with the clerk of this Court at 825 North Orange Ave, Green Cove Springs, FL 32043, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
Dated: July 14, 2025.
CLERK OF THE CIRCUIT COURT
By: Chelsey Mason
Deputy Clerk
Legal 156891 Published 7/24/2025, 7/31/2025, 8/7/2025 and 8/14/2025 in Clay County's Clay Today newspaper

NOTICE OF MEETINGS RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Ridge-wood Trails Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2026 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida 32068 on the first Wednesday of each month as follows or otherwise noted:
November 5, 2025
January 7, 2026
March 4, 2026
May 6, 2026
July 1, 2026
September 2, 2026
The meetings are open to the public and

LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 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 Feed Mill Community Development District ("**District**") will hold the following public hearings and regular meeting:

DATE: August 26, 2025
TIME: 10:00 AM
LOCATION: Holiday Inn and Suites
620 Wells Road
Orange Park, FL 32073

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, 2025, and ending September 30, 2026 ("**FY 2026**"). The second public hearing is being held pursuant to Chapters 170, 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 FY 2026; 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. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed 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:

Lot Type*	Total # of Units / Acres	ERU Factor	Proposed Annual O&M Assessment**
SF 40'	23	0.8	\$851.06
SF 45'	0	0.9	\$171.73
SF 50'	133	1.0	\$1,063.78
SF 60'	156	1.323	\$1,407.45
Undeveloped Land	124.19	Per Acre	\$383.04

*Your lot type is provided on page 1 of this notice.
** Including collection costs and early payment discounts

The proposed O&M Assessments as stated include collection costs and/ or early payment discounts imposed on assessments collected by the Clay County ("**County**") Tax Collect on the 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 public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2025. 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 District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W Boca Raton, Florida 33431, Ph: (561) 571-0010 ("**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.

District Manager
Wrathell, Hunt and Associates, LLC

RESOLUTION 2025-15
A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES AT BEL-

LA LAGO COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED EXPANSION IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE EXPANSION IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; DECLARING SPECIAL ASSESSMENTS TO FUND THE DISTRICT'S PROPOSED BUDGET; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION AND NOTICES PURSUANT TO FLORIDA LAW; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Lakes at Bella Lago Community Development District ("**District**") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended, located entirely within Clay County, Florida; and

WHEREAS, the District was established by Ordinance No. 2023-7, adopted by the Board of County Commissioners of Clay County, Florida ("**County**"), on January 24, 2023, as amended by Ordinance No. 2024-50, adopted by the County on November 12, 2024 (together, "**Ordinance**"), amending the external boundaries of the District to include an additional 20.03 acres of land, more or less ("**Expansion Parcel**") and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, and previously determined to finance, fund, plan, establish, acquire, install, equip, operate, extend, or construct certain improvements, including but not limited to: transportation facilities, utility facilities, recreational facilities, and other infrastructure projects, and services necessitated by the development of, and serving lands within and without the boundary of the District; and

WHEREAS, the District evidenced its intent to defray the cost of such improvements through the levy and collection of assessments against property within the District benefitted by such improvements ("**Debt Assessments**"), pursuant to Resolution Nos. 2023-25, 2023-30, and 2023-36 (together, "**Assessment Resolutions**") prior to the addition of the Expansion Parcel to the District boundary; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements described in the Supplement to the *Engineer's Report for the Lakes at Bella Lago Community Development District*, dated January 28, 2025 and attached hereto as Exhibit A, which amends and supplements the District's *Engineer's Report for the Lakes at Bella Lago Community Development District* dated February 6, 2023 and revised March 13, 2023, as supplemented from time to time (together, "**Engineer's Report**" and the improvements described therein as it relates to the Expansion Parcel, the "**Expansion Improvements**"); and

WHEREAS, the Engineer's Report details the scope and cost of public improvements necessary to serve the District, including the Expansion Improvements related to the Expansion Parcel; and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost of the Expansion Improvements by the levy of special assessments pursuant to Chapter 190, *Florida Statutes* ("**Assessments**") upon the Expansion Parcel; and

WHEREAS, the District is empowered by Chapters 170, 190, and 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Expansion Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the District lands including the Expansion Parcel, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Lakes at Bella Lago Community Development District Amended and Restated Master Special Assessment Methodology Report* dated January 28, 2025, attached hereto as **Exhibit B**, which amends the Master Special Assessment Methodology Report, dated March 9, 2023, as supplemented from time to time (together, "**Assessment Report**"), all of which are on file at the office of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District Records Office**") and

WHEREAS, the lands within the District including the Expansion Parcel benefit from the entire Capital Improvement Plan described in the Engineer's Report; and

WHEREAS, as set forth in the Assessment Report, the District hereby finds and determines as follows:

- (i) benefits from the Expansion Improvements will accrue to the property improved, including the Expansion Parcel;
- (ii) the amount of those benefits will exceed the amount of the Assessments, and
- (iii) the Assessments are fairly and reasonably allocated; and

WHEREAS, the District has also adopted its budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2025**"), attached hereto as **Exhibit C**; and

WHEREAS, pursuant to resolutions adopted by the Board, as may amended and adopted each fiscal year, the District previously determined it is in the best interest of the District to fund the administrative, operations, and maintenance services (together, "**Services**") set forth in the Adopted Budget by levy of special assessments on lands within the District ("**O&M Assessments**"), pursuant to Chapters 170, 190, and 197, *Florida Statutes*; and

WHEREAS, the District hereby determines that the benefits would accrue to all properties within the District, including the Expansion Parcel, as outlined in the Adopted Budget, in an amount equal to or in excess of the O&M Assessments, and that such O&M Assessments would be fairly and reasonably allocated as set forth in the Adopted Budget; and

WHEREAS, the Board has considered the Adopted Budget, including the O&M Assessments, and desires to set the required public hearing to levy such O&M Assessments on the Expansion Parcel.

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

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARING DEBT ASSESSMENTS.** The Board hereby declares that it has determined to undertake all or a portion of the Expansion Improvements and to defray all or a portion of the cost thereof by the Debt Assessments and is as set forth in the Assessment Report attached as Exhibit B.

3. **DESIGNATING THE NATURE AND LOCATION OF EXPANSION IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Expansion Improvements are described in **Exhibit A** and as set forth in the Engineer's Report, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. **DECLARING THE TOTAL ESTIMATED COST OF THE EXPANSION IMPROVEMENTS, THE PORTION TO BE PAID BY DEBT ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE DEBT ASSESSMENTS ARE TO BE PAID.**

A. The total estimated construction cost of the Capital Improvement Plan is **\$44,384,476.00**, which includes **\$4,921,200.00** of Expansion Improvements related to the Expansion Parcel ("**Estimated Expansion Cost**").

B. The Debt Assessments on the District lands including the Expansion Parcel will defray approximately **\$61,050,000**, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Expansion Cost, as well as other financing-related costs, capitalized interest, and a debt service reserve as set forth in **Exhibit B**.

C. The manner in which the Debt Assessments shall be apportioned and paid is set forth in the Assessment Report attached as **Exhibit B**, as may be modified by supplemental assessment resolutions. Commencing with the years in which the Debt Assessments are certified for collection, the Debt Assessments shall each be paid in not more than thirty (30) annual installments. The Debt Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Debt Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **DESIGNATING THE LANDS UPON WHICH THE DEBT ASSESSMENTS SHALL BE LEVIED.** The Assessments shall be levied, within the District, on all lots and lands in the Expansion Parcel adjoining and contiguous or bounding and abutting upon such Expansion Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Expansion Improvements and the estimated cost of the Expansion Improvements, all of which are open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the maximum assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. **DECLARING O&M ASSESSMENTS.** Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, the O&M Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Adopted Budget attached hereto as **Exhibit C**. The nature of, and plans and specifications for, the Services to be funded by the O&M Assessments are described in the Adopted Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the District Records Office. The O&M Assessments shall be levied within the District on all benefitted lots and lands, including the Expansion Parcel, and shall be apportioned, all as described in the Adopted Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District Records Office. The O&M Assessments shall be paid in one or more installments pursuant to a bill issued by the District pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, *Florida Statutes*.

9. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, among other provisions of Florida law, there are hereby declared two (2) public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS
DATE: August 26, 2025
TIME: 10:00 a.m.
LOCATION: Holiday Inn & Suites
620 Wells Road
Orange Park, Florida 32073

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District Expansion Improvements as identified in the Engineer's Report and the preliminary assessment roll, a copy of which is on file at the District Records Office, and to hear comment and objections on the proposed O&M Assessments to be levied upon the Expansion Parcel. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Clay County (by two (2) publications one (1) week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of the hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

10. **ASSESSMENT RESOLUTIONS REMAIN IN EFFECT.** This Resolution is intended to supplement the Assessment Resolutions relating to the District's levy of special assessments on certain lands within the boundaries of the District benefitting from the Capital Improvement Plan, including the Expansion Improvements. As such, all such prior resolutions, including but not limited to the Assessment Resolutions, remain in full force and effect.

11. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Clay County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

13. **SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

14. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 22 nd day of July, 2025.	
ATTEST:	LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT
<u>/s/ Ernesto Torres</u> Secretary/Assistant Secretary	<u>/s/ Martha Schiffer</u> Chair/Vice Chair, Board of Supervisors
Exhibit A:	Supplement to the Engineer's Report for the Lakes at Bella Lago CDD, dated January 28, 2025
Exhibit B:	Lakes at Bella Lago Community Development District Amended and Restated Master Special Assessment Methodology Report dated January 28, 2025
Exhibit C:	Adopted Budget for Fiscal Year 2026

Legal 158312 published 7/31 & 8/7/2025 in Clay County's Clay Today Newspaper.

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

6B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt & Associates, LLC and, in the course of that employment, serve as Financial Analyst for the Lakes at Bella Lago Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Lakes at Bella Lago Community Development District.
4. I do hereby certify that on July 29, 2025, and in the regular course of business, I caused the notice required by Section 197.3632(4)(b), *Florida Statutes*, in the form attached hereto as **Exhibit A**, to be sent via first class mail to affected landowner(s) in the Lakes at Bella Lago Community Development District of their rights under Chapters 190, 197, and 170, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 29th day of July 2025, by Curtis Marcoux, for Wrathell, Hunt & Associates, LLC, who is ☒ personally known to me or ☐ has produced _____ as identification, and who ☐ did / ☒ did not take an oath.



DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC


Print Name: _____
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices
EXHIBIT B: List of Addressees

Lakes at Bella Lago Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 29, 2025

VIA FIRST CLASS MAIL

Mattamy Jacksonville LLC

4901 Vineland Rd, Ste 450

Orlando, FL 32811-7229

PARCEL ID: See 'Exhibit: B' Attached

RE: Lakes at Bella Lago Community Development District
Fiscal Year 2026 Budget and O&M Assessments

Dear Property Owner:

You are receiving this notice because you own property within the Lakes at Bella Lago Community Development District (“**District**”). The District is in the process of adopting its proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”). Florida law requires the District to hold public hearings on the Proposed Budget and the operations and maintenance assessments (“**O&M Assessments**”) that will fund it. These public hearings are open to the public and will take place during the meeting of the District’s Board of Supervisors at the following date, time, and location:

Date:	August 26, 2025
Time:	10:00 a.m.
Location:	Holiday Inn and Suites 620 Wells Road Orange Park, Florida 32073

The hearings will be conducted pursuant to Chapters 170, 190 and 197, Florida Statutes, for the purposes of (1) adopting the District’s Proposed Budget for Fiscal Year 2026, and (2) levying O&M Assessments to fund the Proposed Budget for Fiscal Year 2026. The District is a special purpose unit of local government established under Chapter 190, Florida Statutes, for the purpose of providing infrastructure and services to your community, and these O&M Assessments help us fulfill those purposes. The proposed O&M Assessment information for your property is set forth in **Exhibit A**. As shown in **Exhibit A**, there is a proposed O&M Assessments will cover expenses related to improvement projects for the District, including but not limited to operation and maintenance of landscape and irrigation improvements, amenities and common area improvements; increased costs for the services necessary to operate and maintain the District’s facilities and infrastructure; and other operation and maintenance of District administrative services.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the hearings and meeting may be obtained by contacting the District Manager by mail at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at (561) 571-0010 (“**District Manager’s Office**”), or by visiting the District’s website at <https://lakesatbellalagocdd.net>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least three 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 and comment at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of issuance 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.

If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ernesto J. Torres", is enclosed in a thin black rectangular border.

Ernesto Torres
District Manager
Lakes at Bella Lago CDD

EXHIBIT A
Summary of O&M Assessments – Lakes at Bella Lago

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2026, the District expects to collect no more than **\$437,557** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on an Equivalent Residential Unit (“**ERU**”) basis for platted lots.
3. **Schedule of O&M Assessments:**

Lot Type*	Total # of Units / Acres	ERU Factor	Proposed Annual O&M Assessment**
SF 40’	23	0.8	\$851.06
SF 45’	0	0.9	\$171.73
SF 50’	133	1.0	\$1,063.83
SF 60’	156	1.323	\$1,407.45
Undeveloped Land	124.19	Per Acre	\$383.04

**Your lot type is provided on page 1 of this notice.*

*** Including collection costs and early payment discounts*

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2025. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance 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.

4. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2025, the District intends to have the County Tax Collector collect the assessments on the tax roll. Alternatively, the District may choose to directly collect and enforce the assessments on certain benefitted property. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **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.

Exhibit: B

[illegible]

Lakes at Bella Lago Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 29, 2025

VIA FIRST CLASS MAIL

Meritage Homes of Florida Inc

8800 E Raintree Dr, Suite 300

Scottsdale, AZ 85260-3957

PARCEL ID: See 'Exhibit: B' Attached

RE: Lakes at Bella Lago Community Development District
Fiscal Year 2026 Budget and O&M Assessments

Dear Property Owner:

You are receiving this notice because you own property within the Lakes at Bella Lago Community Development District (“**District**”). The District is in the process of adopting its proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”). Florida law requires the District to hold public hearings on the Proposed Budget and the operations and maintenance assessments (“**O&M Assessments**”) that will fund it. These public hearings are open to the public and will take place during the meeting of the District’s Board of Supervisors at the following date, time, and location:

Date:	August 26, 2025
Time:	10:00 a.m.
Location:	Holiday Inn and Suites 620 Wells Road Orange Park, Florida 32073

The hearings will be conducted pursuant to Chapters 170, 190 and 197, Florida Statutes, for the purposes of (1) adopting the District’s Proposed Budget for Fiscal Year 2026, and (2) levying O&M Assessments to fund the Proposed Budget for Fiscal Year 2026. The District is a special purpose unit of local government established under Chapter 190, Florida Statutes, for the purpose of providing infrastructure and services to your community, and these O&M Assessments help us fulfill those purposes. The proposed O&M Assessment information for your property is set forth in **Exhibit A**. As shown in **Exhibit A**, there is a proposed O&M Assessments will cover expenses related to improvement projects for the District, including but not limited to operation and maintenance of landscape and irrigation improvements, amenities and common area improvements; increased costs for the services necessary to operate and maintain the District’s facilities and infrastructure; and other operation and maintenance of District administrative services.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the hearings and meeting may be obtained by contacting the District Manager by mail at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by phone at (561) 571-0010 (“**District Manager’s Office**”), or by visiting the District’s website at <https://lakesatbellalagocdd.net>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least three 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 and comment at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of issuance 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.

If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ernesto J. Torres".

Ernesto Torres
District Manager
Lakes at Bella Lago CDD

EXHIBIT A
Summary of O&M Assessments – Lakes at Bella Lago

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2026, the District expects to collect no more than **\$437,557** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on an Equivalent Residential Unit (“**ERU**”) basis for platted lots.
3. **Schedule of O&M Assessments:**

Lot Type*	Total # of Units / Acres	ERU Factor	Proposed Annual O&M Assessment**
SF 40’	23	0.8	\$851.06
SF 45’	0	0.9	\$171.73
SF 50’	133	1.0	\$1,063.83
SF 60’	156	1.323	\$1,407.45
Undeveloped Land	124.19	Per Acre	\$383.04

**Your lot type is provided on page 1 of this notice.*

*** Including collection costs and early payment discounts*

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2025. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance 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.

4. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2025, the District intends to have the County Tax Collector collect the assessments on the tax roll. Alternatively, the District may choose to directly collect and enforce the assessments on certain benefitted property. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **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.

Exhibit: B

[illegible]

[illegible]

26-05-25-010101-021-38	Meritage Homes of Florida Inc	8800 E Raintree Dr, Suite 300, Scottsdale, AZ 85260-3957
23-05-25-010101-018-00	Meritage Homes of Florida Inc	
26-05-25-010101-004-00	Meritage Homes of Florida Inc	

Lakes at Bella Lago Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 29, 2025

VIA FIRST CLASS MAIL

XXX

XXX

XXX

PARCEL ID:

RE: Lakes at Bella Lago Community Development District
Fiscal Year 2026 Budget and O&M Assessments

Dear Property Owner:

You are receiving this notice because you own property within the Lakes at Bella Lago Community Development District (“**District**”). The District is in the process of adopting its proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”). Florida law requires the District to hold public hearings on the Proposed Budget and the operations and maintenance assessments (“**O&M Assessments**”) that will fund it. These public hearings are open to the public and will take place during the meeting of the District’s Board of Supervisors at the following date, time, and location:

Date:	August 26, 2025
Time:	10:00 a.m.
Location:	Holiday Inn and Suites 620 Wells Road Orange Park, Florida 32073

The hearings will be conducted pursuant to Chapters 170, 190 and 197, Florida Statutes, for the purposes of (1) adopting the District’s Proposed Budget for Fiscal Year 2026, and (2) levying O&M Assessments to fund the Proposed Budget for Fiscal Year 2026. The District is a special purpose unit of local government established under Chapter 190, Florida Statutes, for the purpose of providing infrastructure and services to your community, and these O&M Assessments help us fulfill those purposes. The proposed O&M Assessment information for your property is set forth in **Exhibit A**. As shown in **Exhibit A**, there is a proposed O&M Assessments will cover expenses related to improvement projects for the District, including but not limited to operation and maintenance of landscape and irrigation improvements, amenities and common area improvements; increased costs for the services necessary to operate and maintain the District’s facilities and infrastructure; and other operation and maintenance of District administrative services.

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Ernesto Torres
District Manager
Lakes at Bella Lago CDD

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Property ID	Parcel ID	Formatted Owner 1	Formatted Address
118286	26-05-25-010101-020-81	Aker Christa Lee Et Al	3311 Lago Vista Dr, Green Cove Springs, FL 32043-8793
118288	26-05-25-010101-020-83	Alcantara Melissa L	3299 Lago Vista Dr, Green Cove Springs, FL 32043-8793
118341	26-05-25-010101-021-36	Andrade Carlos	3643 Bella Sera Ln, Green Cove Springs, FL 32043-8785
118263	26-05-25-010101-020-58	Bailey Matthew Sean	3487 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118323	26-05-25-010101-021-18	Bell Kemp Crystal Gail	3569 Bella Sera Ln, Green Cove Springs, FL 32043-8790
118330	26-05-25-010101-021-25	Bennett Kenneth Businge	3597 Bella Sera Ln, Green Cove Springs, FL 32043-8790
118137	26-05-25-010101-019-32	Bowers Christopher Lewis	3215 Lago Vista Dr, Green Cove Springs, FL 32043-8793
118331	26-05-25-010101-021-26	Bowser Terry Lydell II	3601 Bella Sera Ln, Green Cove Springs, FL 32043-8785
118181	26-05-25-010101-019-76	Bowser Terry Lydell Sr	2860 Bella Terra Loop, Green Cove Springs, FL 32043-8787
118314	26-05-25-010101-021-09	Buchanan Christopher E	3533 Bella Sera Ln, Green Cove Springs, FL 32043-8790
118325	26-05-25-010101-021-20	Burch Adela Marie	3577 Bella Sera Ln, Green Cove Springs, FL 32043-8790
118266	26-05-25-010101-020-61	Burgos Gonzalez Bryan Enrique	3499 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118185	26-05-25-010101-019-80	Cariaga Merilyn Calpo	2876 Bella Terra Loop, Green Cove Springs, FL 32043-8787
118328	26-05-25-010101-021-23	Carr Christian Edward	3589 Bella Sera Ln, Green Cove Springs, FL 32043-8790
118334	26-05-25-010101-021-29	Casillas Yarrissa	3613 Bella Sera Ln, Green Cove Springs, FL 32043-8785
118340	26-05-25-010101-021-35	Ceylan Kaihan	3637 Bella Sera Ln, Green Cove Springs, FL 32043-8785
118130	26-05-25-010101-019-25	Chestnut Nicolai John Clyde	3171 Lago Vista Dr, Green Cove Springs, FL 32043-8792
118349	26-05-25-010101-021-44	Clay County Utility Authority	3176 Old Jennings Rd, Middleburg, FL 32068-3907
118257	26-05-25-010101-020-52	Coratolo Joan D Et Al	3461 Bella Sera Ln, Green Cove Springs, FL 32043
118310	26-05-25-010101-021-05	Crawford Terri Summers	3517 Bella Sera Ln, Green Cove Springs, FL 32043
118268	26-05-25-010101-020-63	Cunningham Korey Jonathan	3458 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118187	26-05-25-010101-019-82	Davis Chennel Corvea	2886 Bella Terra Loop, Green Cove Springs, FL 32043-8787
118272	26-05-25-010101-020-67	De Jesus Omar Guadalupe	3488 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118335	26-05-25-010101-021-30	Deabreu Andrew Reid	3617 Bella Sera Ln, Green Cove Springs, FL 32043-8785
118176	26-05-25-010101-019-71	Depot Jeffrey Alan Et Al	2840 Bella Terra Loop, Green Cove Springs, FL 32043-8787
118178	26-05-25-010101-019-73	Dillon Terrance Paul	2848 Bella Terra Loop, Green Cove Springs, FL 32043-8787
118319	26-05-25-010101-021-14	DuBose Kiara Simone	3553 Bella Sera Ln, Green Cove Springs, FL 32043-8790
118313	26-05-25-010101-021-08	Edgar Maryjane	3529 Bella Sera Ln, Green Cove Springs, FL 32043-8790
118136	26-05-25-010101-019-31	Evans Gary Ronald	3207 Lago Vista Dr, Green Cove Springs, FL 32043-8793
118275	26-05-25-010101-020-70	Flores Goytia Kamila Naylim Et Al	3504 Bella Sera Ln, Green Cove Springs, FL 32043-8790
118321	26-05-25-010101-021-16	Frank Tyler Harrison	3561 Bella Sera Ln, Green Cove Springs, FL 32043-8790
118342	26-05-25-010101-021-37	Gaetano Daniel John	3645 Bella Sera Ln, Green Cove Springs, FL 32043-8785
118183	26-05-25-010101-019-78	Gizzi Matthew A	2868 Bella Terra Loop, Green Cove Springs, FL 32043-8787
118254	26-05-25-010101-020-49	Golatt Willie Jr Et Al	3451 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118202	26-05-25-010101-019-97	Gonzalez Maribel Eugenia	3240 Lago Vista Dr, Green Cove Springs, FL 32043-8793
118171	26-05-25-010101-019-66	Green Oscar Jr	2820 Bella Terra Loop, Green Cove Springs, FL 32043-8787
118329	26-05-25-010101-021-24	Guevara Edgar Morales	3593 Bella Sera Ln, Green Cove Springs, FL 32043-8790
118320	26-05-25-010101-021-15	Haas Bryce	3557 Bella Sera Ln, Green Cove Springs, FL 32043-8790
118172	26-05-25-010101-019-67	Hardiman Matthew S	2824 Bella Terra Loop, Green Cove Springs, FL 32043-8787
118177	26-05-25-010101-019-72	Harmon Quinton Rashad	2844 Bella Terra Loop, Green Cove Springs, FL 32043-8787
62244	23-05-25-010101-000-00	Holstein Commercial LLC Et Al	8825 Perimeter Park Blvd, Ste 104, Jacksonville, FL 32216-1127
118339	26-05-25-010101-021-34	Howell Adam	3633 Bella Sera Ln, Green Cove Springs, FL 32043-8785
118247	26-05-25-010101-020-42	Khiev Dararon	3434 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118180	26-05-25-010101-019-75	Larson John Kevin	2856 Bella Terra Loop, Green Cove Springs, FL 32043-8787
118269	26-05-25-010101-020-64	Leckwold Christina Marie	3466 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118174	26-05-25-010101-019-69	Lewis Sydney Lee	2832 Bella Terra Loop, Green Cove Springs, FL 32043-8787
118262	26-05-25-010101-020-57	Longworth Kory William	3483 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118131	26-05-25-010101-019-26	Lumpkin Rebecca Nikelle	3177 Lago Vista Dr, Green Cove Springs, FL 32043-8792
118260	26-05-25-010101-020-55	Lynch Michael Brandon	3475 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118327	26-05-25-010101-021-22	Martinez Arturo	3585 Bella Sera Ln, Green Cove Springs, FL 32043-8790
118337	26-05-25-010101-021-32	McLaughlin Tony Lee Jr Et Al	3625 Bella Sera Ln, Green Cove Springs, FL 32043-8785
118318	26-05-25-010101-021-13	McNair Marilyn Denise Et Al	3549 Bella Sera Ln, Green Cove Springs, FL 32043-8790
118251	26-05-25-010101-020-46	Melvin Emily	3439 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118274	26-05-25-010101-020-69	Mendez Nicholas Et Al	3500 Bella Sera Ln, Green Cove Springs, FL 32043-8790
118132	26-05-25-010101-019-27	Milligan Adam Christopher	3181 Lago Vista Dr, Green Cove Springs, FL 32043-8792
118135	26-05-25-010101-019-30	Monroe Cody Kincaid	3203 Lago Vista Dr, Green Cove Springs, FL 32043-8793
118173	26-05-25-010101-019-68	Moser Matthew Ryan	2828 Bella Terra Loop, Green Cove Springs, FL 32043-8787
118316	26-05-25-010101-021-11	Muller Tiffany Marie	3541 Bella Sera Ln, Green Cove Springs, FL 32043-8790
118326	26-05-25-010101-021-21	Munoz Laura	3581 Bella Sera Ln, Green Cove Springs, FL 32043-8790
118324	26-05-25-010101-021-19	Murdock Kalee Rose	3573 Bella Sera Ln, Green Cove Springs, FL 32043-8790
118175	26-05-25-010101-019-70	Navarro Victoria Laura	2836 Bella Terra Loop, Green Cove Springs, FL 32043-8787
118134	26-05-25-010101-019-29	Nirenberg Mark Jay	3199 Lago Vista Dr, Green Cove Springs, FL 32043-8792
118186	26-05-25-010101-019-81	Palmer John David	2880 Bella Terra Loop, Green Cove Springs, FL 32043-8787
118273	26-05-25-010101-020-68	Patel Hetanshu Manojkuma Et Al	3496 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118267	26-05-25-010101-020-62	Poloway-Puryear Douglas Edward Et Al	3503 Bella Sera Ln, Green Cove Springs, FL 32043-8790
118336	26-05-25-010101-021-31	Redruello Hansel Miranda	3621 Bella Sera Ln, Green Cove Springs, FL 32043-8785
118312	26-05-25-010101-021-07	Reineke Megan	3525 Bella Sera Ln, Green Cove Springs, FL 32043-8790

118265	26-05-25-010101-020-60	Reynolds Douglas Robert	3495 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118129	26-05-25-010101-019-24	Rice Nicole Elizabeth	3167 Lago Vista Dr, Green Cove Springs, FL 32043-8792
118217	26-05-25-010101-020-12	Santiago Luis A	3050 Bella Collina Way, Green Cove Springs, FL 32043-8788
118261	26-05-25-010101-020-56	Shirley Jason L	3479 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118317	26-05-25-010101-021-12	Sloatman John Klein III	3545 Bella Sera Ln, Green Cove Springs, FL 32043-8790
118333	26-05-25-010101-021-28	Solano Christopher Rigo	3609 Bella Sera Ln, Green Cove Springs, FL 32043-8785
118283	26-05-25-010101-020-78	Stricklin Maegen Brooke	3558 Bella Sera Ln, Green Cove Springs, FL 32043-8790
118170	26-05-25-010101-019-65	Suttles William Mason	2814 Bella Terra Loop, Green Cove Springs, FL 32043-8787
118255	26-05-25-010101-020-50	Szwabo Jozef Anton	3455 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118244	26-05-25-010101-020-39	Torres Nieves Michael Manuel	3422 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118271	26-05-25-010101-020-66	Trobaugh Tabitha Leah	3476 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118138	26-05-25-010101-019-33	Tusky Brandon Richard	3221 Lago Vista Dr, Green Cove Springs, FL 32043-8793
118133	26-05-25-010101-019-28	Tyler Katelyn Brooke	3187 Lago Vista Dr, Green Cove Springs, FL 32043-8792
118256	26-05-25-010101-020-51	Ulman Deborah	3459 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118141	26-05-25-010101-019-36	Welsh James Charles	3235 Lago Vista Dr, Green Cove Springs, FL 32043-8793
118311	26-05-25-010101-021-06	Wheeler Jennifer	3521 Bella Sera Ln, Green Cove Springs, FL 32043-8790
118258	26-05-25-010101-020-53	Wheelous Calvin Dione	3467 Bella Sera Ln, Green Cove Springs, FL 32043-8789
118315	26-05-25-010101-021-10	Woodards Nikkiya W	3537 Bella Sera Ln, Green Cove Springs, FL 32043-8790

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

6C

RESOLUTION 2025-19

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lakes at Bella Lago Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Clay County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit B**; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to specially benefitted lands is shown in **Exhibits A and B** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.

- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Debt Assessments directly collected by the District are due 50% by October 1, 2025, and 50% by March 1, 2026. Operation and maintenance special assessments are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026, and 25% due no later than May 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 26TH DAY OF AUGUST, 2025.

ATTEST:

**LAKES AT BELLA LAGO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

7

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

7A

**LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026 FUNDING AGREEMENT (MATTAMY)**

This agreement (“**Agreement**”) is made and entered into this 1st day of October 2025, by and between:

LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Clay County, Florida (“**District**”), with an address of c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431; and

MATTAMY JACKSONVILLE LLC, a Delaware limited liability company, and a landowner in the District (“**Developer**” and, together with the District, “**Parties**”), with a local mailing address of 7800 Belfort Parkway, Suite 195, Jacksonville, Florida 32256.

RECITALS

WHEREAS, the District was established by an ordinance enacted by the Clay County Board of County Commissioners for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, pursuant to that certain Joint Development and Escrow Agreement entered into by and between Developer and Meritage Homes of Florida, Inc. (“**Meritage**”) dated June 24, 2022 (the “**JDA**”), Developer is actively developing certain real property within the District and presently owns a portion of such real property identified in the District’s Fiscal Year 2026 Assessment Roll (the “**Assessment Roll**”), appended to the attached **Exhibit A** and incorporated herein by reference, which real property is located entirely within the District and which real property will benefit from the timely operation and maintenance of the District's facilities, activities and services and from the continued operation of the District (the “**Property**”); and

WHEREAS, the District previously adopted its general fund budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026 Budget**”); and

WHEREAS, this Fiscal Year 2026 Budget, which the Parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, following the adoption of the Fiscal Year 2026 Budget, the District has the option of levying non-ad valorem assessments on all land within its boundaries that will benefit

from the activities, operations and services set forth in such budget (hereinafter referred to as the “**O&M Assessment(s)**”), or utilizing such other revenue sources as may be available to it; and

WHEREAS, due to the nature of the ownership of the Property, the District is not able to predict with absolute certainty the amount of monies necessary to fund the District’s activities, operations and services set forth in the Fiscal Year 2026 Budget; and

WHEREAS, in contemplation of the foregoing, and in lieu of levying an increased amount in O&M Assessments on the Property to fund the Fiscal Year 2026 Budget, the Developer desires to provide the monies necessary to fund the actual expenditures for the Fiscal Year 2026 Budget (hereinafter referred to as the “**O&M Budget Payment**”) which are not otherwise funded by O&M Assessments levied upon benefited lands located within the District; and

WHEREAS, Developer agrees to provide such necessary funds in proportional share as set out in the JDA and according to the terms herein; and

WHEREAS, the Parties desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. FUNDING. Upon the District Manager’s written request, the Developer agrees to make available to the District the monies necessary to fund all expenditures of the Fiscal Year 2026 Budget not otherwise funded through O&M Assessments, within fifteen (15) days of written request by the District, for its 40.37% proportional share as set forth in the JDA. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District’s ability to levy special assessments upon the lands within the District, including the Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District’s Fiscal Year 2026 Budget or otherwise.

2. CONTINUING LIEN. District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing from Developer under the terms of this Agreement and for interest thereon, and for reasonable attorneys’ fees, paralegals’ fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District’s lien. The lien shall be effective as of the date and time of the recording of a “Notice of Lien for Fiscal Year 2026 Budget” in the public records of Clay County, Florida (“**County**”), stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2026 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager’s direction, the District may also bring an action at law against

the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

3. ALTERNATIVE COLLECTION METHODS.

- a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, *Florida Statutes*, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser.

4. AGREEMENT; AMENDMENTS. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

5. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. ASSIGNMENT. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

7. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

8. THIRD-PARTY RIGHTS; TRANSFER OF PROPERTY. This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser be bound by the terms of this Agreement. The Developer shall give ninety (90) days prior written notice to the District under this Agreement of any such sale or disposition.

9. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The Parties agree that venue shall be in Clay County, Florida.

10. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. EFFECTIVE DATE. The Agreement shall take effect as of October 1, 2025. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

12. PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Developer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited, to Section 119.0701, Florida Statutes. Among other requirements and to the extent applicable by law, Developer shall 1) keep and maintain public records required by the District under this Agreement; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided

in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Developer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Developer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Developer, Developer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Developer acknowledges that, pursuant to Section 287.058(c), Florida Statutes, the District may unilaterally cancel this Agreement if the Developer refuses to allow public access to all documents, papers, letters, or other material made or received by the Developer in conjunction with this Agreement, unless such records are exempt under Florida law. Developer acknowledges that the designated Public Records Custodian for the District is **Daphne Gillyard**.

IF DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO DEVELOPER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, GILLYARDD@WHHASSOCIATES.COM, AND 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FL 33431.

13. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

14. ANTI-HUMAN TRAFFICKING. Developer certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Developer agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*.

[Signatures on following page.]

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Its: _____

MATTAMY JACKSONVILLE LLC

By: _____
Its: _____

EXHIBIT A: Fiscal Year 2026 Assessment Roll
EXHIBIT B: Fiscal Year 2026 Budget

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

7B

**LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026 FUNDING AGREEMENT (MERITAGE)**

This agreement (“**Agreement**”) is made and entered into this 1st day of October 2025, by and between:

LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Clay County, Florida (“**District**”), with an address of c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431; and

MERITAGE HOMES OF FLORIDA, INC., a Florida corporation and a landowner in the District (“**Developer**” and, together with the District, “**Parties**”), with an address of 13901 Sutton Park Drive South, Suite C-350, Jacksonville FL 32224.

RECITALS

WHEREAS, the District was established by an ordinance enacted by the Clay County Board of County Commissioners for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, pursuant to that certain Joint Development and Escrow Agreement entered into by and between Developer and Mattamy Jacksonville LLC (“**Mattamy**”) dated June 24, 2022 (the “**JDA**”), Developer is actively developing certain real property within the District and presently owns a portion of such real property identified in the District’s Fiscal Year 2026 Assessment Roll (the “**Assessment Roll**”), appended to the attached **Exhibit A** and incorporated herein by reference, which real property is located entirely within the District and which real property will benefit from the timely operation and maintenance of the District's facilities, activities and services and from the continued operation of the District (the “**Property**”); and

WHEREAS, the District previously adopted its general fund budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026 Budget**”); and

WHEREAS, this Fiscal Year 2026 Budget, which the Parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, following the adoption of the Fiscal Year 2026 Budget, the District has the option of levying non-ad valorem assessments on all land within its boundaries that will benefit from the activities, operations and services set forth in such budget (hereinafter referred to as the “**O&M Assessment(s)**”), or utilizing such other revenue sources as may be available to it; and

WHEREAS, due to the nature of the ownership of the Property, the District is not able to predict with absolute certainty the amount of monies necessary to fund the District's activities, operations and services set forth in the Fiscal Year 2026 Budget; and

WHEREAS, in contemplation of the foregoing, and in lieu of levying an increased amount in O&M Assessments on the Property to fund the Fiscal Year 2026 Budget, the Developer desires to provide the monies necessary to fund the actual expenditures for the Fiscal Year 2026 Budget (hereinafter referred to as the "**O&M Budget Payment**") which are not otherwise funded by O&M Assessments levied upon benefited lands located within the District; and

WHEREAS, Developer agrees to provide such necessary funds in proportional share as set out in the JDA and according to the terms herein; and

WHEREAS, the Parties desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. FUNDING. Upon the District Manager's written request, the Developer agrees to make available to the District the monies necessary to fund all expenditures of the Fiscal Year 2026 Budget not otherwise funded through O&M Assessments, within fifteen (15) days of written request by the District, for its 59.63% proportional share as set forth in the JDA. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District's ability to levy special assessments upon the lands within the District, including the Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's Fiscal Year 2026 Budget or otherwise.

2. CONTINUING LIEN. District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing from Developer under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2026 Budget" in the public records of Clay County, Florida ("**County**"), stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2026 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has

demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

3. ALTERNATIVE COLLECTION METHODS.

- a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, *Florida Statutes*, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser.

4. AGREEMENT; AMENDMENTS. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

5. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. ASSIGNMENT. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

7. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

8. THIRD-PARTY RIGHTS; TRANSFER OF PROPERTY. This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser be bound by the terms of this Agreement. The Developer shall give ninety (90) days prior written notice to the District under this Agreement of any such sale or disposition.

9. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The Parties agree that venue shall be in Clay County, Florida.

10. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. EFFECTIVE DATE. The Agreement shall take effect as of October 1, 2025. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

12. PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Developer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited, to Section 119.0701, Florida Statutes. Among other requirements and to the extent applicable by law, Developer shall 1) keep and maintain public records required by the District under this Agreement; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Developer does not

transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Developer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Developer, Developer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Developer acknowledges that, pursuant to Section 287.058(c), Florida Statutes, the District may unilaterally cancel this Agreement if the Developer refuses to allow public access to all documents, papers, letters, or other material made or received by the Developer in conjunction with this Agreement, unless such records are exempt under Florida law. Developer acknowledges that the designated Public Records Custodian for the District is **Daphne Gillyard**.

IF DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO DEVELOPER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, GILLYARDD@WHHASSOCIATES.COM, AND 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FL 33431.

13. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

14. ANTI-HUMAN TRAFFICKING. Developer certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Developer agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*.

[Signatures on following page.]

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Its: _____

**MERITAGE HOMES OF FLORIDA,
INC.**

By: _____
Its: _____

EXHIBIT A: Fiscal Year 2026 Assessment Roll

EXHIBIT B: Fiscal Year 2026 Budget

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

8

**Lakes at Bella Lago Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), *Florida Statutes*, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: August 26, 2025

Print Name: _____

Lakes at Bella Lago Community Development District

District Manager: _____

Date: August 26, 2025

Print Name: Ernesto Torres

Lakes at Bella Lago Community Development District

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

9



Commercial Agreement / Set UP

Corporate Office- 8400 Baymeadows Way Suite 12, Jacksonville, FL 32256

Orlando office-3701 N. John Young Pkwy, Suite 105 Orlando, FL 32804, Tampa Office-14175 Icot Blvd. Ste 100 Clearwater, FL 33760, Ocala

Office- 1721 Northwest Pine Ave. Ocala, FL 34476, Daytona Office- 745 South Nova Road Ormond Beach, FL 32174

Treasure/Space Cost- 360 Thor Ave. SE Suite 6 Palm Bay, FL 32909 Sarasota-2155 12th St. Sarasota, FL 34237, St. Mary's- 1721 Osborn Road, Suite B, St. Mary's, GA 31558

Toll Free: 800-225-5305 – www.turnerpest.com

Service Info

Billing Info (leave blank if same)

Current Acct #	977851	Current Acct#	
Business Name	Lakes at Bella Lago CDD	Business Name	
Contact	John	Contact	
Position		Position	
Phone	904-476-9732	Phone	
Email	jwilliams@vestapropertyservices.com	Email	
2 nd Contact		2 nd Contact	
Position		Position	
Phone		Phone	
Email		Email	
Address	3055 Lago Vista Dr Green Cove Springs, FL 32043	Address	

Invoicing (choose)	Email	X	Print		Consolidated Invoicing (y/n)	YES	X	NO
Service Reports	Email	X	Print		Purchase Order Number			
Is there a multiple location Attachment?					Tax Exempt # (attached form)			
Salesperson:	Allan Brown				Lead by:			
Preferred Payment Method				ACH Credit Card (complete appropriate form)				
Available Service Days: Monday Tuesday Wednesday Thursday Friday Saturday								
Available Service Hours: 8 to 5				to	Note:			
Check Pests Covered: Rodents Interior Ants Roaches Wasps Occasional Invaders								

Setup Costs (list all equipment and services)

Recurring Costs

First Month's Invoice(s) to include Setup Costs and Recurring Costs			
Desired Start Date:	Service Notes:		Service Frequency:
Service and Equipment to Include: - Monthly interior and exterior pest control program. - Turner staff will inspect the interior of the structure for signs of pest activity. - Turner staff will treat the interior of the structure with a liquid residual, bait, and/or dust at technician's discretion. - Turner staff will inspect the exterior of the structure for signs of pest activity. - Turner staff will treat the exterior of the structure with a liquid residual and/or granular at technician's discretion. - This service comes with trouble calls included for all covered pest at no additional cost.	- Monthly interior and exterior pest control program. - Turner staff will inspect the interior of the structure for signs of pest activity. - Turner staff will treat the interior of the structure with a liquid residual, bait, and/or dust at technician's discretion. - Turner staff will inspect the exterior of the structure for signs of pest activity. - Turner staff will treat the exterior of the structure with a liquid residual and/or granular at technician's discretion. - This service comes with trouble calls included for all covered pest at no additional cost.		Weekly (CPCW)
			Bi-Weekly (CPCB)
			Monthly (CPCM)
			Bi-Monthly (CPCEOM)
			Quarterly (CPCQ)
			Annual (CPCA)
			Twice Annual (CPC2A)
			One-Time

July 24, 2025

The Proposal and Pricing contained herein will be honored 30 days from printed date above.



Commercial Agreement / Set UP

Corporate Office- 8400 Baymeadows Way Suite 12, Jacksonville, FL 32256

Orlando office-3701 N. John Young Pkwy, Suite 105 Orlando, FL 32804, Tampa Office-14175 Icot Blvd. Ste 100 Clearwater, FL 33760, Ocala

Office- 1721 Northwest Pine Ave. Ocala, FL 34476, Daytona Office- 745 South Nova Road Ormond Beach, FL 32174

Treasure/Space Cost- 360 Thor Ave. SE Suite 6 Palm Bay, FL 32909 Sarasota-2155 12th St. Sarasota, FL 34237, St. Mary's- 1721 Osborn Road, Suite B, St. Mary's, GA 31558

Toll Free: 800-225-5305 – www.turnerpest.com

Covered pest: Ants (Excluding Carpenter and Pharoah), roaches, wasp (within 15 feet from the ground), and other common invaders.				Covered pest: Ants (Excluding Carpenter and Pharoah), roaches, wasp (within 15 feet from the ground), and other common invaders.					
Initial Cost:\$90				Cost per Visit:\$90					
CPC-INITIAL:\$90 Pest Control:\$90 SMART: Equipment: Clean-Out: Total first bill:\$180+Tax if applicable			Waived				Pest Control:\$90 SMART: Equipment: Total:\$90+Tax if applicable		
			Tax						
Techs Needed					Techs Needed			Est T	

By:		By:	
Turner Representative	Date	Customer Representative	Date

--	--

Additional Notes:

Terms and Conditions

Customer agrees to pay the amount stated for the specified services. If Turner Pest Control has made an appointment with customer and customer refuses to allow technician to treat or has not followed preparation instructions which, in turn, will require a return visit, customer will be billed for one regular service visit. If the technician arrives to service the customer and any necessary equipment is damaged or missing from the work site (i.e. rodent bait stations, interior rodent traps, fly lights, etc.), the technician will replace the equipment at the expense of the customer in accordance with the equipment replacement costs outlined in this agreement. Customer will be invoiced for each regular service visit and other specified services. Payment terms are NET 30- Payment is due 30 days from completion of service.

Turner offers two standard invoicing options-

☐ Standard Paper Invoice via Mail

☒ Standard Electronic PDF invoice via Email

Pricing contained in this proposal assumes one of the above options will be utilized for invoicing and payment terms. In the event special billing is required (i.e. payment portal, company website submission, etc.), an additional service fee will be added to the recurring service(s) cost outlined in this agreement.

Should a past due account be referred to an attorney for collection or legal action be required for Turner to enforce payment under this agreement, customer agrees to pay and reimburse Turner for all court costs, attorney fees, out-of-pocket expenses, and other necessary costs that may be incurred in such proceedings together with interest at a rate of 1.5% per month. If customer is a non-resident, customer certifies that it is doing business in the state of Florida. The parties submit all their disputes arising out of or in connection with this Agreement to the exclusive jurisdiction of the Courts of Duval County Florida.

If Turner fails to provide satisfactory services, customer has the right to give written notice to Turner to render satisfactory services, specifying the aspect of the service found to be unsatisfactory. If unsatisfactory conditions have not been corrected within 30 days of such notice, customer will have the right to cancel this agreement with 30 days written notice. This agreement shall be effective for an original period of one year with a continuation on a month to month basis.

By:		By:	
Turner Representative	Date	Customer Representative	Date

July 24, 2025

The Proposal and Pricing contained herein will be honored 30 days from printed date above.

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2025**

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 3,299	\$ -	\$ -	\$ 3,299
Investments				
Revenue	-	251,600	-	251,600
Reserve	-	278,375	-	278,375
Prepayment	-	10,461	-	10,461
Capitalized interest	-	39	-	39
Construction		-	70,412	70,412
Undeposited funds	12,441	-	-	12,441
Due from Landowner	22,555	-	-	22,555
Deposit	3,065	-	-	3,065
Total assets	<u>41,360</u>	<u>540,475</u>	<u>70,412</u>	<u>652,247</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 16,935	\$ -	\$ -	\$ 16,935
Due to Other	1,917	-	-	1,917
Contracts payable	-	-	360	360
Due to Landowner	4,772	11,039	1,044	16,855
Due to Meritage Homes	3,834	-	-	3,834
Accrued taxes payable	30	-	-	30
Landowner advance	11,000	-	-	11,000
Total liabilities	<u>38,488</u>	<u>11,039</u>	<u>1,404</u>	<u>50,931</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	<u>22,555</u>	<u>-</u>	<u>-</u>	<u>22,555</u>
Total deferred inflows of resources	<u>22,555</u>	<u>-</u>	<u>-</u>	<u>22,555</u>
Fund balances:				
Restricted for:				
Debt service	-	529,436	-	529,436
Capital projects	-	-	69,008	69,008
Unassigned	(19,683)	-	-	(19,683)
Total fund balances	<u>(19,683)</u>	<u>529,436</u>	<u>69,008</u>	<u>578,761</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 41,360</u>	<u>\$ 540,475</u>	<u>\$ 70,412</u>	<u>\$ 652,247</u>
Total liabilities and fund balances	<u>\$ 41,360</u>	<u>\$ 540,475</u>	<u>\$ 70,412</u>	<u>\$ 652,247</u>

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 47,824	\$ 236,304	\$ 559,934	42%
Total revenues	<u>47,824</u>	<u>236,304</u>	<u>559,934</u>	42%
EXPENDITURES				
Professional & administrative				
Supervisor' fees	215	861	2,400	36%
Management/accounting/recording	4,000	40,000	48,000	83%
Legal	59	30,895	25,000	124%
Engineering	450	450	2,000	23%
Audit	-	4,800	5,500	87%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	83	833	1,000	83%
Trustee*	-	8,492	5,500	154%
Telephone	17	167	200	84%
Postage	28	205	500	41%
Printing & binding	42	417	500	83%
Legal advertising	-	2,508	1,750	143%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	5,500	95%
Contingencies/bank charges	100	1,203	750	160%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	210	210	100%
Total professional & administrative	<u>4,994</u>	<u>97,121</u>	<u>100,190</u>	97%
Field Operations				
Landscape maintenance				
Maintenance contract	6,583	70,687	154,000	46%
Plant replacement	-	-	7,500	0%
Repair/maintenance/pressure washing	-	-	2,500	0%
Electric	-	-	400	0%
Stormwater management	433	4,330	5,196	83%
Field operations management	-	-	12,500	0%
Unbudget field operations expenses	-	2,015	-	N/A
Repairs & supplies				
Irrigation-repair	-	7,412	5,000	148%
Utilities				
Electricity-irrigation	-	-	18,000	0%
Electricity unbudget code	377	1,466	-	N/A
Road signage repair	-	-	3,000	0%
Total field operations	<u>7,393</u>	<u>85,910</u>	<u>208,096</u>	41%

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<i>Amenity center</i>				
Utilities				
Internet & cable	151	1,040	9,566	11%
Electric	-	1,762	65,000	3%
Potable water	-	-	5,000	0%
Reclaim water	3,124	31,838	45,000	71%
Trash removal	-	-	2,916	0%
Management contracts				
Facility management	1,498	13,883	22,500	62%
Landscape seasonal (annuals & pine straw)	-	-	5,500	0%
Landscape contingency	-	-	5,500	0%
Pool repairs	1,208	2,728	7,000	39%
Pool chemicals	813	2,148	18,000	12%
Janitorial services	708	1,598	4,500	36%
Janitorial supplies	-	-	1,500	0%
Facility maintenance	940	2,122	6,000	35%
Holiday decorations	-	-	12,666	0%
Office supplies	-	-	1,000	0%
<i>Taxes/insurance</i>				
Property insurance	-	12,148	40,000	30%
Total amenity center	<u>8,442</u>	<u>69,267</u>	<u>251,648</u>	28%
Total field operations & amenity center	<u>15,835</u>	<u>155,177</u>	<u>459,744</u>	34%
Total expenditures	<u>20,829</u>	<u>252,298</u>	<u>559,934</u>	45%
 Excess/(deficiency) of revenues over/(under) expenditures	 26,995	 (15,994)	 -	
 Net change in fund balances	 26,995	 (15,994)	 -	
Fund balances - beginning	(46,678)	(3,689)	-	
Fund balances - ending	<u>\$ (19,683)</u>	<u>\$ (19,683)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 259,828	\$ 261,396	99%
Assessment levy: off-roll	-	299,000	299,001	100%
Interest	1,297	20,066	-	N/A
Total revenues	<u>1,297</u>	<u>578,894</u>	<u>560,397</u>	103%
EXPENDITURES				
Debt service				
Principal	-	105,000	105,000	100%
Prepayment	-	25,000	-	N/A
Interest	-	444,803	445,151	100%
Total debt service	<u>-</u>	<u>574,803</u>	<u>550,151</u>	104%
Other fees & charges				N/A
Tax collector	-	5,197	5,446	95%
Transfer out	2,771	2,771	-	N/A
Total other fees and charges	<u>2,771</u>	<u>7,968</u>	<u>5,446</u>	146%
Total expenditures	<u>2,771</u>	<u>582,771</u>	<u>555,597</u>	105%
				N/A
Excess/(deficiency) of revenues over/(under) expenditures	(1,474)	(3,877)	4,800	-81%
Fund balances - beginning	530,910	533,313	597,760	
Fund balances - ending	<u>\$ 529,436</u>	<u>\$ 529,436</u>	<u>\$ 602,560</u>	

**LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 225	\$ 2,390
Total revenues	<u>225</u>	<u>2,390</u>
EXPENDITURES		
Construction cost	<u>360</u>	<u>3,786</u>
Total expenditures	<u>360</u>	<u>3,786</u>
Excess/(deficiency) of revenues over/(under) expenditures	(135)	(1,396)
OTHER FINANCING SOURCES/(USES)		
Transfer in	<u>2,771</u>	<u>2,771</u>
Total other financing sources/(uses)	<u>2,771</u>	<u>2,771</u>
Net change in fund balances	2,636	1,375
Fund balances - beginning	<u>66,372</u>	<u>67,633</u>
Fund balances - ending	<u><u>\$ 69,008</u></u>	<u><u>\$ 69,008</u></u>

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Lakes at Bella Lago Community Development District held a Regular Meeting on July 22, 2025 at 10:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present:

Martha Schiffer	Vice Chair
Rose Bock	Assistant Secretary
Megan Germino	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates LLC
Jennifer Kilinski (via telephone)	District Counsel
Dan Fagen	Vesta
John Williams	Vesta

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 10:05 a.m.

Supervisors Schiffer, Germino and Bock were present. Supervisors Smith and O'Leary were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-14, Designating a Date, Time and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments for the Expansion Parcel as Authorized by Section

**197.3632, Florida Statutes; Authorizing the
Publication of the Notice of Such Hearing;
and Providing an Effective Date**

Mr. Torres presented Resolution 2025-14. This is related to the Expansion Parcel additional acres added to the CDD. It enables the CDD to utilize the services of the Property Appraiser and Tax Collector.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-14, Designating a Date, Time and Location of August 26, 2025 at 10:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073 for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments for the Expansion Parcel as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-15, Declaring Special Assessments; Designating the Nature and Location of the Proposed Expansion Improvements; Declaring the Total Estimated Cost of the Expansion Improvements, the Portion to Be Paid by Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Declaring Special Assessments to Fund the District's Proposed Budget; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution and Notices Pursuant to Florida Law; and Addressing Conflicts, Severability, and an Effective Date

Mr. Torres presented Resolution 2025-15. This is related to the Expansion Parcel added to the CDD.

On MOTION by Ms. Schiffer and seconded by Mr. Smith, with all in favor, Resolution 2025-15, Declaring Special Assessments; Designating the Nature and Location of the Proposed Expansion Improvements; Declaring the Total Estimated Cost of the Expansion Improvements, the Portion to Be Paid by Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Declaring Special Assessments to Fund the District's Proposed Budget; Addressing the Setting of Public Hearings on August 26, 2025 at 10:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073; Providing for Publication of this Resolution and Notices Pursuant to Florida Law; and Addressing Conflicts, Severability, and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Ratification of Food Truck Vendor License Agreement**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Food Truck Vendor License Agreement with Jacqui's Java, was ratified.

SIXTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2025**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

SEVENTH ORDER OF BUSINESS**Approval of May 27, 2025 Regular Meeting Minutes**

On MOTION by Ms. Bock and seconded by Ms. Schiffer, with all in favor, the May 27, 2025 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kilinski | Van Wyk, LLC**

Ms. Kilinski reminded the Board Members to file Form 1 by July 1, 2025 and to complete the required ethics training before December 31, 2025.

B. District Engineer (Interim): England-Thims & Miller, Inc.

121 There was no report.

122 **C. Amenity and Field Operations: Vesta**

123 Mr. Fagen presented the Field Operations Report and proposals for erosion repairs.

124 Discussion ensued regarding what entity should make the repairs, the lack of funds for
125 this in the CDD budget, the experience and quality of the contractors who provided proposals,

126 **D. District Manager: Wrathell, Hunt and Associates, LLC**

127 • **UPCOMING MEETINGS**

128 ➤ **August 26, 2025 at 10:00 AM [Adoption of FY2026 Budget]**

129 ➤ **September 23, 2025 at 10:00 AM**

130 ○ **QUORUM CHECK**

131

132 **NINTH ORDER OF BUSINESS**

Board Members' Comments/Requests

133

134 There were no Board Members' comments or requests.

135

136 **TENTH ORDER OF BUSINESS**

Public Comments

137

138 No members of the public spoke.

139

140 **ELEVENTH ORDER OF BUSINESS**

Adjournment

141

142 **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the**
143 **meeting adjourned at 10:21 a.m.**

144

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

148

149

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151 _____
Secretary/Assistant Secretary

Chair/Vice Chair

LAKES AT BELLA LAGO

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Holiday Inn & Suites, 620 Wells Road, Orange Park, Florida 32073</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 22, 2024 CANCELED	Regular Meeting	10:00 AM
November 14, 2024 CANCELED	Special Meeting	10:00 AM
January 28, 2025	Regular Meeting	10:00 AM
February 25, 2025 CANCELED	Regular Meeting	10:00 AM
March 25, 2025	Public Hearings and Regular Meeting <i>Uniform Method, Debt Assessment & Rules</i>	10:00 AM
April 22, 2025 CANCELED	Regular Meeting	10:00 AM
May 27, 2025	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	10:00 AM
June 24, 2025 CANCELED	Regular Meeting	10:00 AM
July 22, 2025	Regular Meeting	10:00 AM
August 26, 2025	Public Hearings and Regular Meeting <i>Adoption of FY26 Budget, Uniform Method of Collection and Debt Assessment Hearings for Boundary Amendment</i>	10:00 AM
September 23, 2025	Regular Meeting	10:00 AM